



MINUTES
ARCHITECTURAL COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
360 SOUTH COUNTY ROAD, PALM BEACH

WEDNESDAY, SEPTEMBER 22, 2010, 9:00 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town’s website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (9:00:22 a.m.)

Chairman Smith called the meeting to order at 9:02 a.m.

II. ROLL CALL: (9:00:34 a.m.)

The following members were present: Jeffery W. Smith, Chairman, Leslie C. Diver, Nikita Zukov, and Robert J. Vila; and alternate members: Ann L. Vanneck, Martin D. Gruss and Peter I. C. Knowles II. Members Samuel M. Boykin (excused), William J. Strawbridge, Jr. Vice Chairman, (unexcused), and Kenn Karakul (absence pending classification) were absent.

Staff members present were John Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney John Randolph was not present.

III. PLEDGE OF ALLEGIANCE: (9:00:58 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 25, 2010 MEETING: (9:01:18 a.m.)

MOTION BY MR. ZUKOV FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA :** (9:01:53 a.m.)

**MOTION BY MS. DIVER FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
(9:01:55 a.m.) By Mrs. Delp

VII. **OTHER BUSINESS:**(9:02:31 a.m.)

Informal Review: Design of Worth Avenue Holiday Tree Base (Paul Brazil, Director of Public Works)

Paul Brazil, Director of Public Works, explained that in conjunction with the Worth Avenue Improvement Project, the merchants thought it would be appropriate to improve the base of the Worth Avenue Christmas Tree as well. Though the merchants have already been provided a few design options for the base, those options have been viewed as only “acceptable”, rather than preferred or desired. As a result, the Project Architect, Mark Marsh has been asked to design a base which is more fitting for the avenue. Mr. Brazil apologized that no designs were available for review today, but would like to return to the commission next month. The goal is to have the design approved and have the new base constructed and available for this holiday season, though that may not be possible due to time constraints. Costs relative to the new base will come from donated funds. He also reported that the existing holiday trees will most likely need to be replaced, and suggested that this time next year, there may be a need for new trees and new decorations. Mr. Brazil asked for the assistance from ARCOM in selecting a firm to do this design work, and have that firm offer several design schemes for consideration by ARCOM.

VIII. **PROJECT REVIEW**(9:05:08 a.m.)

A. **MAJOR PROJECTS - OLD BUSINESS**

B - 037 - 2010 New conservatory

Address: 286 Jamaica Lane

Applicant: Elizabeth Raese

Architect: Harvey E. Koehnen

Project Description: Remove existing 6x8 dollhouse and replace with new 14x15 glass conservatory (white aluminum)

Please note that at the August meeting, there was a motion for deferral of the project so the applicant can show proper landscaping screening which protects the neighbor’s view and the views from the road. Please be advised that the applicant has requested a deferral to the October meeting.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO OCTOBER.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

[B - 038 - 2010 Demolition](#)

Address: 255 Nightingale Trail

Applicant: Laurence Austin

Architect: SKA Architects/Patrick W. Segraves

Project Description: Demolition of existing two-story wood frame home

Please note that at the August meeting, there was a motion for deferral to the September meeting. The architect is to indicate, on the plans, which trees and landscaping are to remain.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Patrick Segraves presented this request explaining that all perimeter landscaping will be retained; and, the property will be sodded and irrigated.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B. [MAJOR PROJECTS - NEW BUSINESS](#)

B - 035 - 2010 New commercial building

Address: 2880 South Ocean Boulevard

Applicant: HOJO Partners, LLC

Architect: The Lawrence Group Architects

Project Description: A one-story office building with a combination of flat and pitched roofs and the demolition of the existing one-story building.

Call for disclosure of ex parte communication: Mr. Zukov made an ex parte declaration.

Architect Eugene Lawrence requested demolition of the existing structure which is in poor condition. Four Ficus trees will be retained, but the rest of the landscaping is of no significance. Mr. Lawrence explained that a phased development is proposed for this site with the first phase being a 4,000 sq. ft. real estate office (one story). The second phase is planned as a one story structure as well. The building has a central clerical area ringed with private offices, a training room, a lunch room and toilet facilities. Parking is in the rear along with the generator, dumpster and loading zone. Mr. Lawrence reviewed the site, the plans and elevations. Landscape Architect Jeff Blakely presented the landscape/hardscape plan repeating that the four large Ficus will be retained for scale and shade. In the eventual location of Phase II, a temporary mini-park will be created.

Commission comments: Building is almost schematic in nature; columns and windows are questionable; bays are unequal in size; rustication of keys above with columns below is questionable; this is a very important building at a gateway to

Palm Beach; demolition request is fine, but not the design of the new building; this is just phase 1, and you are not revealing what phase 2 will look like, so I am very concerned about the detailing of this building and it should be considered as a very important building; problem with front entry height; problem with flat roof; problem with building styles in general; continue another bay across the front elevation; all bays should be the same; west elevation (last opening on west side) – use something other than glass because of different function; problem with landing of red roof; would recommend deferral for re-study to build more cohesive architecture which does justice for the site; we have not been shown Phase II or III, so it is very difficult to judge the project; we need more information on Phase II and III; strongly disagree with other members...this is a Post Modern interpretation of conventional Palm Beach style, and we need more of this, not less; this has architectural integrity; this is an example of form following function.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL PROVISIONS FOR SODDING AND IRRIGATING.

**MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

MOTION BY MS. DIVER TO DEFER THE PROJECT TO OCTOBER FOR RE-STUDY. (It was clarified, for the applicant, that the commission would like to see a hint of Phase II and III.)

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

[B - 043 - 2010 Awning/roof deck lounge](#)

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE(S)

Address: 324 Royal Palm Way

Applicant: RP/SR RPW LLC (Matt Mitchell, GP)

Architect: GS&P Architects, Keith Spina

Project Description: Install new fabric awning structure for 20 covered parking spaces on south side of existing parking lot. Create new outdoor employee lounge on second floor roof deck with new fabric awning structure, planters and pavers.

In conjunction with: SITE PLAN REVIEW #9-2010 WITH SPECIAL EXCEPTION AND VARIANCE The application of RP/RS Royal Palm Way, LLC (Matt Mitchell, GP); relative to property commonly known as 324 Royal Palm Way; described as Lots 44 and 45, Block D, Revised Map of ROYAL PARK ADDITION to the Town of Palm Beach, Florida, according to the plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida; located in the C-OPI Zoning District. The applicant is requesting a Site Plan Review to: (i) construct 1,411 square foot roof terrace on the third floor of the existing building; and (ii) construct twenty (20) carports/awnings to provide covered parking on the south side of the existing parking lot. Special Exception request to allow a roof terrace which would create a third story addition onto an existing partial three story commercial building in the C-OPI Zoning District; a Variance to allow lot coverage for the carport/awnings to be 39% in lieu of the

29% existing and the 25% maximum allowed in the C-OPI Zoning District.
[Attorney: Maura A. Ziska]

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Keith Spina presented this request, as described above. The awning to cover the parking will be striped in hunter green and white. A smaller awning is planned for the rooftop terrace, but the majority of that terrace will be uncovered. Mr. Spina also reported that a permit has already been submitted to the Building Department for exterior improvements to the back of the building. These improvements do not require ARCOM approval, but Mr. Spina showed the revised elevations in any case. There was some resistance to the covered parking plan as proposed which provided covered parking for seventeen (17) cars along the south property line and then for another three (3) spaces on the west property line. Members had a problem with only covering three spaces on the west side.

MOTION BY MS. DIVER FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE REMOVAL OF THE AWNING COVERING FROM THE THREE (WEST) SPACES.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

MOTION BY MS. DIVER THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 044 - 2010 New Single Family Home

Address: 225 Nightingale Trail

Applicant: Dr. and Mrs. Michael and Ellen Lospinuso

Architect: SKA Architects/Patrick W. Segraves

Project Description: New two-story (CBS) island style home to be approximately 4,000 square feet. Colors: Building-tan; roof-white; trim-white; shutters-white

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Pat Segraves and Landscape Architect Keith Williams from Mario Nievera Designs presented the request for the proposed one and two-story Island style home and the preliminary landscape/hardscape plan. Some project features: one story wings flanking two-story center; metal clad Pella white windows; white aluminum operable shutters; Toasted almond – exterior color; white concrete color through roof tiles; garage is side loading; double hung windows, six over six; salvaged brick driveway with grass border on axis with front door; 13'x 37' pool on axis with living room; and, salvaged brick and coral pool terrace. Mr.

Segraves noted, for the record, that the project does not max out the site; living area approximately 4,000 square feet.

Commission comments: Fits nicely into neighborhood; Front elevation is lovely; front elevation-front porch pushed up against east side; windows as shown on drawings are all different styles; landscape plans not legible; no articulation of front door; plans difficult to read; landscape plans do not match architectural plans at all; second story may be too high; generally successful, but needs uniformity; second floor is too heavy; second floor windows too tall; oval windows flanking front door are too powerful; front porch slammed into corner; house has no sense of balance; wood rafters heavy; transom from front door slams into porch ceiling; nice that the site is not maxed out. In general, the architectural plans did not match the landscape/hardscape plans and did not match the mini-sets given to the members.

**MOTION BY MR. ZUKOV FOR DEFERRAL TO OCTOBER.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

[B - 045 - 2010 Landscape](#)

Address: 333 Peruvian Avenue

Applicant: Donna Lloyd George

Architect: KVL A Design LLC, Steve Kvarnberg and Alan Stopek, Efflorescence, Inc.

Project Description: Final landscape plan

Call for disclosure of ex parte communication: Several members made ex parte declarations

Attorney James Brindell, representing Ms. Lloyd George, stated that the neighbor to the west is Lawrence Moens who is represented by Attorney Maura Ziska. As Ms. Ziska could not attend due to the birth of her child, and her partner could not attend either, they have requested that any decision relative to the west landscaping be deferred to the October meeting. Mr. Brindell provided a copy of the e-mail exchanges between Attorney Ron Kochman and himself relative to the deferral requested.

Landscape Architect, Alan Stopek, presented the final landscape plan. Some project particulars: Plan meets code; cast stone sidewalks; grey brick paver driveway; Front elevation: two-tiered planting beds off the sidewalk with plantings in a diamond pattern; North perimeter: three-tiered plantings; 5 Royal Palms transplanted here, Coconut Palms, and Cat Palms; East side: Alexander Palms; West side: to be deferred. The applicant was asked to address lighting and railing design when he returns next month. Let the record show that the project architect was present and testified relative to the railing.

Mr. Lindgren read an e-mail, just received, into the record from Mary Randolph Ballinger, 354 Chilean Avenue.

Commission comments: Lighting and railing design to return; for one member, the diamond pattern is too formal and too commercial in comparison to the rest of the street; another member likes the diamond pattern as a point of interest; it is a commercial building; only concern is the east side...you'll be able to see through the Alexander Palms, so consider understory planting; please render the east and west elevations for the next meeting so definitive decisions can be made.

MOTION BY MR. ZUKOV FOR DEFERRAL TO THE OCTOBER MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED 4-3, WITH MESSRS. VILA, GRUSS, AND KNOWLES VOTING AGAINST.

B - 046 - 2010 New Single Family Home

Address: 207 Via Tortuga

Applicant: Addison Construction Corp.

Architect: Alfred A. Cilcius

Project Description: New two-story (CBS) residence. Colors: Building-Off White; Roof-Natural Clay (barrel tile); Trim-Natural Stone

Please be advised that staff recommends deferral of this project. Mr. Lindgren reported that after review of the project, staff discovered that a variance was needed. To avoid the need for the variance, the applicant will re-design the project.

MOTION BY MS. DIVER FOR DEFERRAL TO OCTOBER.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

B - 047 - 2010 Antenna

Address: 2774 South Ocean Boulevard

Applicant: Town of Palm Beach/Ambassador South

Architect: None .

Project description: Mounting of a stealth antenna to an existing condominium building to provide critical and essential fire and police communication coverage/services

Call for disclosure of ex parte communication: None since last month.

There were no changes to the project since it was heard informally last month.

MOTION BY MRS. VANNECK FOR APPROVAL.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

B - 048 - 2010 Landscape/Hardscape

Address: 208 Barton Avenue

Applicant: Barry Snyder

Architect: Parker-Yannette Design Group (Steve Parker)

Project Description: Final landscape/hardscape plan

Call for disclosure of ex parte communication: Mrs. Vanneck made an ex parte declaration.

Steve Parker, Landscape Architect, presented this request. Some project particulars: Front driveway on axis with front door; cast stone with brick inlays; front courtyard with two piers on either side; two piers out front as well; two pot fountains in courtyard; formal symmetrical pool with cast stone coping; Old Chicago brick driveway in rear to garage; low voltage site lighting well under established maximums; trench drains and French drains; removal of certain landscape material along west property line to allow for installation of 6 ft. courtyard wall; and, relocation of two (2) palms either to the property of neighbor to west, or elsewhere on the subject property. Let the record show that Jon Moore, Project Architect, testified to the gates.

Commission comments: Be sure to obtain neighbor's permission to relocate palms to her property; reservations about two sets of piers at front entry...it's excessive; come back with gate design; since landscaping is being removed along west property line, make sure the neighbors have privacy at their second story; front elevation is littered with palms...does not look like a Palm Beach entry; existing west perimeter landscaping is dense now and you are removing it to install a wall and an 8 ft. hedge...make it a 12 ft. hedge and let it grow; very simplistic landscape; there is no hierarchy in the landscape...it lacks imagination. Staff will look into the previous approval as it relates to the two piers and gates.

MOTION BY MS. DIVER FOR DEFERRAL TO OCTOBER.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS

A - 009 - 2010 Balustrade & site wall

Address: 300 Dunbar Road

Applicant: Dean O'Hare c/o M.Timothy Hanlon

Architect: T & L Architecture Inc.

Project Description: Addition of ornamental balustrade on top of existing parapet. Also, addition of new site wall at entry points of driveway, replace existing site wall at pool and related landscaping

Please note that at the July meeting, there was a motion for approval of the project, with the proviso that the two piers be added as recommended, that there is a solid wall by the swimming pool area, and, that the applicant returns with details of the design of the front door. Please note that at the August meeting, the architect requested deferral of the front door design to the September meeting, and

a motion was made to that effect. Please be advised that the architect has requested a deferral to the October meeting.

**MOTION BY MS. DIVER FOR DEFERRAL TO OCTOBER.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

D. MINOR PROJECTS - NEW BUSINESS

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)(11:01:42 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:(11:01:45 a.m.)

Mr. Zukov voiced a concern about the buildings which are approved by ARCOM and then are shuttered for six months at a time by aluminum or wood. He asked the members to think about this and how ARCOM could control this issue. Mr. Smith responded that most new buildings have impact windows and doors, but others noted that shutters are still quite often applied over the impact openings. There is a provision within Town Code relative to commercial buildings in this regard, but there is no code provision for residences. Mr. Page recalled that such provisions had once been considered for residences, but they were never approved. Mr. Page will do some research into this matter. It was suggested that a hurricane protection plan might be a requirement in the future for new homes.

Mr. Zukov asked about the correct procedure to allow members to visit a site. Mr. Page noted that there is a provision in the LPC ordinance which allows members access to properties, but there is no provision in the ARCOM ordinance. Mr. Page will discuss this with the Town Attorney, especially with regard to liability.

Ms. Diver mentioned that she sees too many television dishes on beautiful landmarked homes which can be seen from the street. Mrs. Vanneck noted that the Federal government regulates that dishes cannot be denied, but the Town might stipulate that they cannot be visible from the street.

Mr. Page promised that he will have the Building Official present at the October meeting to discuss the issues which have been mentioned.

Mr. Page reported that as the Town Council struggles with the budget, they will consider the possibility of reducing the number of meetings for all Town boards and commissions. Chairman Smith responded that this has come up before, and it was decided that construction should not be held up.

Mr. Page reported that all departments have been instructed to minimize the use of the Town Attorney's time. As such, staff will try to gauge the critical importance of agenda items so that Mr. Randolph only attends an ARCOM meeting when necessary.

Mr. Smith announced that he will be absent from the October meeting and will be on vacation.

XI. ADJOURNMENT:

MOTION BY MRS. VANNECK TO ADJOURN AT 11:15 A.M.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, October 27, 2010 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

**Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION**

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