

**MINUTES OF THE ARCHITECTURAL COMMISSION
JULY 21, 2009 AT 9:00 A.M.
355 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

II. ROLL CALL

PRESENT:

William P. Feldkamp, Chairman
Jeffery W. Smith, Vice-Chairman
William J. Strawbridge, Jr., Member (arrived at 9:19 a.m.)
Leslie C. Diver, Member
Thomas M. Youchak, Member (arrived at 9:41 a.m.)
Samuel M. Boykin, Member
Kenn Karakul, Member (arrived at 9:03)
Robert J. Vila, Alternate Member (arrived at 9:38 a.m.)
Ann L. Vanneck, Alternate Member
Nikita Zukov, Alternate Member
John C. Randolph, Town Attorney
John Page, Director of Planning, Zoning & Building
John Lindgren, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

None

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Feldkamp

IV. APPROVAL OF THE MINUTES FROM THE MAY 29, 2009 MEETING

MOTION BY MS. DIVER TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN PERSONS TESTIFYING

Persons testifying were sworn in at this time and periodically throughout the meeting

VI. OTHER BUSINESS

None

**VII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING,
ZONING AND BUILDING DEPARTMENT**

None

VIII. PROJECT REVIEW

A. PROJECT DEFERRAL/REMOVAL

B59/09 Demolition

Address: 170 Barton Avenue

Applicant: 170 Barton Avenue, LLC

Architect: Bridges, Marsh & Associates

Project Description: Demolition of existing residence

The attorney requests deferral to the August meeting.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B. TOWN COUNCIL PROJECTS VARIANCE REQUESTS NEW BUSINESS

None.

Formal action may be taken relative to these projects pending Town Council approval

None

C. COMMUNICATIONS FROM CITIZENS

(THREE MINUTES PLEASE)

None

B35/09 Two Story Addition

Address: 221 Ocean Terrace

Applicant: Robert and Helen Ficalora

Architect: Jeffrey Brasseur

Project Description: A two-story addition of a master suite, bedroom, family room and dining room.

The kitchen will be remodeled. The existing family room and dining room is to be demolished.

This project was deferred from the May meeting for restudy and deferred from the June meeting at the attorney's request.

Mr. Lindgren noted that there has been a change of architects for this project.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B45/09 Second Floor Addition

Address: 1231 North Lake Way

Applicant: Dr. Michael Dennis

Architect: Mesa Architecture

Project Description: Proposal of a second floor addition over an existing one-story residence.

This project was deferred from the June meeting for restudy.

Ex parte communication disclosures

Ms. Vanneck said she met with the architect and discussed the plans. Mr. Feldkamp said he met with the architect and spoke to him by telephone; he also spoke by telephone and had e-mail communications with the owner. Mr. Smith said he had e-mail communications with the architects and the owner and he met with the architects. Ms. Diver said she met with the architects and had e-mail communications with the architects. Mr. Zukov said he met with the architect and the owner.

Architect Dale Posey presented the project and introduced his partner Steve Roy and the property owner Dr. Dennis.

Dr. Dennis spoke on behalf of the project.

Mr. Posey explained the changes made to the plan from the last meeting; the roofing material changed from white flat cement tile to wood shake and the hip roof elements were removed from the north and south sides making the roof a straight gambrel. In addition, the gabled dormer windows were changed to hip dormer windows.

After project review, the shed dormer windows were preferred on the front elevation.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE SHED DORMER WINDOWS ON THE WEST FAÇADE AND THAT THERE WILL BE A PRE CONSTRUCTION MEETING BEFORE THE PROJECT BEGINS.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B49/09 Roof Style Change

Address: 270 Bradley Place

Applicant: Tim Givens Building & Remodeling

Architect: Bridges, Marsh & Associates, Inc.

Project Description: One-story flat roof existing home to receive a new hip roof.

There were no ex parte communications disclosed regarding this project.

Architect Mark Marsh proposed adding a hip roof behind the existing parapet wall on a Regency style home.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B50/09 Demolition & New Two-Story Residence, Landscape & Hardscape

Address: 235 Eden Road

Applicant: 235 Eden Road, LLC

Architect: Smith and Moore

Project Description: Demolition of an existing one-story residence and pool and construction of a new two-story residence with a pool. Final landscape and hardscape.

This project was informally reviewed at the June meeting.

Mr. Feldkamp said he met with the architect. Ms. Diver said she was contacted by the architect by telephone, but was unable to meet with him.

Architect Peter Papadopoulos proposed demolition of the existing house, which is approximately 3,000 sq.ft. in size. Architect Paul E. Kohler, Jr. designed it in 1950.

Landscape Architect Keith Williams presented the landscape plan, which indicated that some of the existing landscaping will be relocated and reused.

MOTION BY MR. SMITH TO APPROVE DEMOLITION WITH THE PROVISION TO SOD AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

Architects Peter Papadopoulos and Dan Kahan proposed a 5,200 sq. ft. Georgian style home with a garage located off the alley at the rear of the property.

Mr. Kahan noted that this house is registered with the United States Green Building Council and they will seek a Leed Certification at the end of the project.

Mr. Williams presented the final landscape and hardscape project.

Ms. Vanneck felt that the house was located much closer to the street than the neighboring home.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MS. VANNECK OPPOSED.

MOTION CARRIED 6-1.

B52/09 Additions

Address: 201 Garden Road

Applicant: Mr. and Mrs. Pepe Fanjul, Jr.

Architect: Smith and Moore Architects

Project Description: One and two-story additions and alterations to an existing two-story residence. Final landscape and hardscape.

Mr. Youchak, Mr. Feldkamp Mr. Vila said he drove by the site.

Architect Harold Smith proposed a second story addition to the existing French Regency style home.

The fenestration was discussed and noted that the windows on the second floor were larger than the windows on the first floor. In addition, the shutter sizes should be proportioned for the windows.

Landscape Architect Paul Catania proposed a new driveway of tabby material with cast stone bordering.

Responding to the question of why ARCOM did not review the architecture relative to the variance request, Zoning Administrator Paul Castro explained that the policy has changed to bring only multiple variance requests to the Commission for their architectural opinion. Otherwise, cubic content ratio, landscape/openspace and lot coverage variances will continue to come to the Commission first.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE AUGUST MEETING TO RESTUDY THE FENESTRATION.

MOTION SECONDED BY MS. DIVER.

Under discussion, it was suggested approving the project and coming back with the window changes.

MR. STRAWBRIDGE WITHDREW HIS MOTION.

MS. DIVER WITHDREW HER SECOND.

MOTION BY MS. DIVER TO APPROVE THE PROJECT WITH THE PROVISION TO COME BACK WITH CHANGES IN THE FENESTRATION.

MOTION SECONDED BY MR. SMITH.

MOTION CARRIED UNANIMOUSLY.

B53/09 Increase Size of Storefront

Address: 232 and 234 Worth Avenue

Applicant: Christopher Kaufmann

Architect: James C. Paine, Jr.

Project Description: Combine the storefronts of 232 and 234 Worth Avenue into a single storefront to match the existing storefront and 232 Worth Avenue.

Mr. Feldkamp said he walked by the site and Mr. Vila said he drove by the site.

Architect James Paine proposed expansion of the existing storefront at 232 Worth Avenue. He indicated that the signage is to be individual standing letters with gold leaf lettering on the windows.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT WITH THE REMOVAL OF THE TRAVERTINE MATERIAL AT THE SIDES OF THE BUILDING AND THAT THE SIGNAGE PROPOSAL COME BACK TO STAFF FOR APPROVAL.

MOTION SECONDED BY MR. YOUCHAK.

SUBSTITUTE MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH STUCCO ON EITHER SIDES OF THE BUILDING AND WITH THE ADDITION OF A SMALL EDGE, (MATERIAL TO BE OF OWNER'S CHOICE), AT THE TOP OF THE BUILDING TO GIVE IT SOME VISUAL FINISH.

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

B54/09 New Commercial/Residential/Office Building

Address: 333 Peruvian Avenue

Applicant: L. G. Lima LLC

Architect: LaBerge & Menard

Project Description: New construction of a two-story commercial/residential/office building. Cast stone/stucco, clay barrel tile roof, aluminum doors/windows, and (preliminary) landscape and hardscape.

Ms. Vanneck said she met with the landscape architect. Mr. Strawbridge and Ms. Diver said they met with the architect and discussed the plans. Mr. Feldkamp said he met with the landscape architect and the architect.

Architect Michael Johnson introduced Project Designer Daniel Menard and Landscape Architect Steve Kvarnberg. Mr. Menard stated that the ground floor will be retail space and the second floor will contain office space and two apartments. Mr. Kvarnberg presented the preliminary landscape plan.

Ms. Gay Cinque, who resides at 3 Golfview Road, addressed the Commission and stated that she owns the property to the east of this project. Her concerns were with the driveway location; potential conflict with her driveway, the proposed landscaping; hiding her building from the street, and the location of the air-conditioning units relative to the location of the bedroom in her building.

Mr. Menard offered to reverse the driveway layout, but by doing so, they would lose the lovely wall next door as an entry feature.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE ROOF PITCH TO 4/12, COVER THE ALUMINUM DOOR WITH WOOD TRIM, CREATE MORE RHYTHM WITH THE ROOF AND COME BACK WITH A DIFFERENT SOLUTION FOR THE BACK.

Attorney Jim Brindell addressed the Commission and noted that the location of the air-conditioning units was part of the site plan review approved by the Town Council.

MR. STRAWBRIDGE WITHDREW HIS MOTION.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B55/09 Demolition

Address: 315 South Woods Road

Applicant: Lawrence S. Blumberg; Manager Woods Landing LLC

Attorney: David Layanm; Greenberg Traurig

Project Description: This request is for the demolition of the existing single family home located at 315 S. Woods Road. The swimming pool shall remain and additional landscaping is proposed.

Ms. Vanneck and Mr. Vila said they visited the site and Mr. Feldkamp said he met with the architect.

Site Planner Seth Behn, with the law firm of Greenburg and Traurig, presented the demolition proposal of a house built in 1972. He explained that the property will be landscaped around the existing swimming pool.

Discussion took place regarding the swimming pool remaining on the property without a principal structure. Mr. Page said that he would look into the legalities that may exist to keep the swimming pool in place.

MOTION BY MR. SMITH TO APPROVE DEMOLITION OF THE STRUCTURE WITH THE PROVISION TO SOD AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Steven Dauber, representing 315 South Woods Road, presented the proposed landscape plans at this time.

B56/09 New Residence

Address: 150 Kings Road

Applicant: Kings Estate, Inc. c/o Maura Ziska

Architect: SKA Architect + Planner/Pat Segraves

Project Description: Extension of project previously approved in August 2008 to construct a new two-story classic style home to be approximately 6,900 square feet.

Mr. Feldkamp said he met with the architect.

Architect Mindy Schwab requested a 12-month extension of a previously approved project.

MOTION BY MS. DIVER TO APPROVE THE PROJECT FOR AN ADDITIONAL TWELVE MONTHS.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B57/09 Landscape, Hardscape & Site Lighting

Address: 240 Sanford Avenue

Applicant: Dr. and Mrs. Dare

Landscape Architect: John Lang/Lang Design Group

Project Description: Final landscape and driveway modification and site lighting.

There were no ex parte communications regarding this project.

Landscape Architect John Lang presented the final landscape, hardscape and site lighting project. Architect Dan Kahan answered various architectural questions.

MOTION BY MS. DIVER TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE FRONT WALL AND ALL PIERS, EXCEPT THE TWO (PIERS) AT THE FRONT ENTRY WHICH WILL NOT INVADE THE SPACE OF THE ROYAL PALMS.

MOTION SECONDED BY MR. SMITH.

MOTION CARRIED UNANIMOUSLY.

B58/09 Awnings

Address: 125 Worth Avenue

Applicant: CP 125 Worth Avenue LLC

Architect: Keith Spina

Project Description: Ground Level: Install (10) new fabric awnings. Third Level: Replace fabric on existing awnings.

Mr. Youchak and Ms. Diver said they spoke to the architect on the telephone. Mr. Strawbridge said he had a telephone conversation with the owner.

Architect John Glidden presented awnings to be added to the 125 Worth Avenue Building.

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION DIED FOR A LACK OF A SECOND.**

**MOTION BY MR. SMITH TO DENY THE PROJECT.
MOTION DIED FOR A LACK OF A SECOND.**

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE AUGUST MEETING FOR RESTUDY
WITH THE INDICATION THAT THE APPLICANT IS ENCOURAGED TO FIND A SOLUTION THAT DOES NOT
INCLUDE AWNINGS.**

**MOTION SECONDED BY MR. KARAKUL.
MR. FELDKAMP OPPOSED.
MOTION CARRIED 6-1.**

F. DEFERRALS AND CONTINUATIONS MINOR PROJECTS
None.

G. NEW BUSINESS MINOR PROJECTS

A12/09 Vinyl Fencing

Address: 157 Peruvian Avenue

Applicant: Alban Co.

Architect: Smith and Moore Architects

Project Description: Replacement of a wood fence with a white vinyl fence

Ms. Vanneck said she met with the property owner. Mr. Feldkamp said he met with the architect.

Architect Harold Smith indicated that the vinyl fence would replace a wood fence at the rear of the property.

The Commission asked that staff bring vinyl-fencing material to the Commission for review if it can be seen from any public right-of-way.

**MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

Mr. Page updated the Commission on the Master Plan for the Royal Poinciana area. The plan was delivered to the Town Council; however, it has not been approved. The Council has determined that the Royal Poinciana Plaza, the Breaker's PUD and the Greater Poinciana Way Commercial Area will be considered separately.

XI. ADJOURNMENT

MOTION BY MR. YOUCHAK TO ADJOURN THE MEETING AT 12:18 P.M.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, August 26, 2009 at 9:00 a.m. in the Emergency Operations Center at 355 South County Road, Palm Beach, third floor of the Fire Department.

Respectfully submitted,

William P. Feldkamp, Chairman