

**MINUTES OF THE ARCHITECTURAL COMMISSION
JUNE 23, 2009 AT 9:30 A.M.
CITY CENTER, 401 CLEMATIS STREET, WEST PALM BEACH**

I. CALL TO ORDER

II. ROLL CALL

PRESENT:

William P. Feldkamp, Chairman
Jeffery W. Smith, Vice-Chairman
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Samuel M. Boykin, Member
Kenn Karakul, Member
Ann L. Vanneck, Alternate Member
Nikita Zukov, Alternate Member
John Page, Director of Planning, Zoning & Building
John Lindgren, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Thomas M. Youchak, Member (excused)
Robert J. Vila, Alternate Member (excused)
Note: Ms. Vanneck was a voting member throughout the meeting.

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

Mr. Page announced that the third floor of the town's emergency operation center is now available for commission meetings. After discussion, it was agreed to hold the remaining ARCOM meetings at the town's E.O.C. room at the central fire station. It was further decided to have July's meeting on the previously scheduled day of Tuesday, July 21, 2009.

MOTION BY MR. BOYKIN TO MOVE THE ARCOM MEETINGS TO THE E.O.C. ON THE THIRD FLOOR OF THE FIRE STATION, THAT THE NEXT MEETING BE HELD ON TUESDAY, JULY 21ST AND THEREAFTER THE MEETINGS WILL BE HELD ON THE ORIGINAL WEDNESDAY MEETING SCHEDULE AND EACH MEETING TO START AT 9:00 A.M. (THE NOVEMBER AND DECEMBER MEETINGS WILL BE HELD ON THE THIRD FRIDAY OF THE MONTH).

MOTION SECONDED BY MR. SMITH.

MOTION CARRIED UNANIMOUSLY.

Presentation from Public Works Director Paul Brazil Regarding Town Aesthetics/Signage

Mr. Brazil stated that the Town Council asked staff to work with the Architectural Commission to try to improve the esthetics because the over-abundance and the non-uniformity of the signs was brought to their attention. He handed the Commission pamphlets with photographs of various choices of poles, signs, lettering, etc. that are available and asked them to circle their preferences.

Town Attorney Randolph asked the Commissioners to sign the pamphlets to comply with the Public Records Law.

Mr. Smith suggested forming a committee to review the options that are available for street signage as it a big expense and a large project.

MOTION BY MR. KARAKUL TO FORM A COMMITTEE OF THREE TO COME BACK TO THE COMMISSION WITH THEIR RECOMMENDATIONS (FOR STREET SIGNAGE).

MOTION SECONDED MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VII. PROJECT DEFERRALS/REMOVAL

B35-09 V13-09 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 will be demolished. The applicant requests a variance to allow a point of measurement of 11.72 ft. NGVD for building height in lieu of the 8.63 feet NGVD maximum allowed to construct 2,365 square foot one and two-story additions.

This project was deferred from the May meeting for restudy.

Attorney requests deferral to the July meeting.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VIII. PROJECT REVIEW

A. TOWN COUNCIL PROJECTS – VARIANCE REQUESTS DEFERRALS

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

None

B. TOWN COUNCIL PROJECTS – VARIANCE REQUESTES – NEW BUSINESS

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

None

C. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None

D. DEFERRALS AND CONTINUATION – MAJOR PROJECTS

None

E. NEW BUSINESS – MAJOR PROJECTS

B43-09 Tennis Courts/Tennis Building

Address: 760 North Ocean Boulevard

Applicant: Palm Beach Country Club

Architect: SKA Architects/Patrick Segraves

Project Description: Request for extension of project previously approved in May 2008 to construct a new two-story tennis building and tennis courts.

There were no ex parte communications disclosed relative to this project.

Architect Patrick Segraves presented the project.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B44-09 Chickee Beach Cabana

Address: 200 South Ocean Boulevard
Applicant: Julie Heberlein and Robert J. Reveley
Architect: Leslie Divoll
Project Description: Proposed construction of a 206 square foot chickee beach cabana on a vacant beach lot.

Mr. Smith said he spoke with Mr. Reverley and with the architect. Ms. Diver said she met with the architect and reviewed the plans.

Architect Leslie Divoll proposed a chickee hut made of cypress poles with a palmetto thatched roof.

Mr. Lindgren noted that there were 15 letters in the file supporting the project, and one letter opposed to the project.

**MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE MODIFICATIONS THAT THE HIP ROOF BE CHANGED TO MATCH THE OCTAGON PORTION OF THE STRUCTURE, SEAGRAPES TO SCREEN IT FROM THE STREET, AND TO MOVE IT TWENTY FEET FROM THE ROAD.
MOTION SECONDED BY MR. STRAWBRIDGE.
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.

Mr. Strawbridge and Mr. Feldkamp said they met with the architect. Ms. Vanneck said she met with the architect and visited the site.

Architect Dale Posey and Associate Steve Roy presented the proposed second floor addition.

It was commented that the partial second floor addition did not work with the existing house. It was suggested raising the second floor plate and adding a roof.

Mr. Lindgren noted that there were three letters and two e-mails in the file supporting the project.

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

After discussion, Mr. Strawbridge withdrew his motion.

**MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE JULY MEETING FOR RESTUDY.
MOTION SECONDED BY MS. VANNECK.
MR. FELDKAMP OPPOSED.
MOTION CARRIED 6-1.**

B46-09 New Residence, Landscape & Hardscape

Address: 228 Seabreeze Avenue
Applicant: Mr. and Mrs. Robert Feldman
Architect: MP Design, Inc.
Project Description: New two-story residence, new landscape and hardscape (previously approved March/April 2008)

There were no ex parte communications disclosed regarding this project.

Designer Michael Perry presented the project. He noted that the windows were changed at the Commission's request from their last review.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION THAT THE APPROVAL CONTINUES WITH THE CURRENT OWNER.

MOTION SECONDED BY MS. DIVER.

MR. KARAKUL OPPOSED.

MOTION CARRIED 6-1.

B47-09 Landscape & Hardscape

Address: Lot 5 Lagomar Road (128 Ocean View Road)
Applicant: Mr. and Mrs. Stephen Dattels/128 Ocean View, LLC.
Landscape Architect: Mario Nievera
Project Description: Proposed hardscape and planting plans for final ARCOM approval.

Mr. Smith declared a previous Conflict of Interest and left the dais during the discussion. Mr. Zukov was voting in Mr. Smith's absence. Ms. Vanneck and Mr. Feldkamp said they met with the landscape architect and discussed the plans. Ms. Diver said that she tried to meet with the landscape architect, but never did.

Landscape Architect Keith Williams proposed a driveway made of cast stone planks and grass strips.

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

MOTION SECONDED BY MS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B48-09 Exterior Finish Renovations

Address: 170 Barton Avenue
Applicant: 170 Barton Avenue, LLC.
Architect: Bridges, Marsh & Associates, Inc.
Project Description: Interior renovations/alterations and exterior finish renovations and new impact doors and windows to existing Mediterranean John Volk residence.

Mr. Strawbridge said he met with the architect and reviewed the plans.

Architect Mark Marsh mentioned that the house was designed by Architect Volk in the late 1920's. He proposed replacing the clay barrel tile roof with flat clay tile roofing to match the existing garage/guest house.

Landscape Architect Alan Stoheck proposed a new driveway and motor court off of Barton Avenue.

The Commissioner's commented that the proposed windows at the balconies should remain as French doors. The flat roof tile is not appropriate for the house and the stained glass window should remain.

Mr. Marsh replied that the stained glass window is an appliqué.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS SUBMITTED WITH THE EXCEPTION THAT THE FRENCH DOORS, ON THE NORTH FAÇADE, ARE TRUE LITE FRENCH DOORS TO THE GROUND HAVING NO PANELS, THE STAIN GLASS WINDOW REMAIN OR COME BACK TO THE COMMISSION WITH OTHER OPTIONS AND THE ROOF REMAIN CLAY BARREL TILE AND THE ROOF ON THE DETACHED GARAGE BE CHANGED FROM FLAT THE BARREL TILE.

Attorney Tim Hanlon, representing the property owner, stated that the flat roof on the garage building was approved by staff and that it was processed properly. The driveway gates and the ficus trees were discussed at this time .

MOTION SECONDED BY MS. VANNECK.

AMENDED MOTION BY MR. SMITH TO INCLUDE THAT THE LANDSCAPING, HARDSCAPING AND GATES RETURN TO THE COMMISSION FOR REVIEW, AND THAT THE GARAGE ROOF CAN MAINTAIN THE FLAT ROOFING TILE.

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.

Mr. Feldkamp said he met with the architect and discussed this plan.

Architect Mark Marsh proposed adding a hip roof to the existing Regency style home.

It was suggested to place the roof behind the parapet to be in keeping with the original architect's style.

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

MOTION SECONDED BY MS. VANNECK.

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 moved to the Informal Review section of the agenda.

Ms. Vanneck said she met with the landscape architect. Mr. Feldkamp said he met with the landscape architect and spoke with the architect by telephone.

Architect Harold Smith and Landscape Architect Keith Williams presented an informal review of project B50-09.

B51-09 New Residence, Landscape & Hardscape

Address: 304 Garden Road
Applicant: Victor Spilotro
Architect: Thomas M. Kirchhoff
Project Description: New one-story Regency inspired residence, landscape and hardscape.

Ms. Vanneck, Mr. Karakul, Mr. Feldkamp and Ms. Diver said they met with the architect. Mr. Strawbridge said he met with the architect and visited the site.

Architect Thomas Kirchhoff presented the Contemporary/Regency style residence and Landscape Architect Mark Henegan presented the landscape/hardscape proposal.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

F. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A6-09 Driveway Gates

Address: 201 Indian Road
Applicant: Tom Hodge/201 Indian Road, LLC
Contractor: Bulldog Fence
Project Description: Install 6' tall custom welded double driveway swinging gates, arched top with welded caps.

This project was deferred from the April meeting for restudy and deferred from the May meeting as no one was present to represent the project. Note: If no one is present to address this project, than it will be removed from the agenda.

No one was present to represent the project.

MOTION BY MR. SMITH TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

G. NEW BUSINESS – MINOR PROJECTS

A10-09 Accordion Shutters

Address: 140 Royal Palm Way
Applicant: Palma Plaza Owner's Association, Inc.
Architect: Andrew Kobosko
Project Description: Color coded accordion shutters on all windows, installing shutters inside columns and inside existing decorative shutters to maintain the same appearance.

There were no ex parte communications disclosed.

Andy Kobosko, representing Guardian Storm Shutters, proposed folding shutters painted to match the color of the building.

MOTION BY MR. KARAKUL TO APPROVE THE ACCORDION SHUTTERS IN A BRONZE COLOR TO FIT BETWEEN THE DECORATIVE SHUTTER AND THE WINDOW (IN MATCHING COLORS).

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

A11-09 Windows & Doors Replacement

Address: 409 Seabreeze Avenue
Applicant: Lawrence Lunt
Architect: REG Architects
Project Description: Two-story cottage renovation to include new impact resistant windows and doors, new garage doors and exterior stair renovation. Windows towards neighboring properties will be replaced with false windows and shutters, and the thru-wall A/C units will be replaced with a mini-split system.

Architect Rick Gonzalez proposed expanding the garage space on the detached cottage building which would make the building conforming to the zoning code. He also proposed revised windows on the building.

Discussion took place regarding a non conforming building being increased in volume. Mr. Smith thought that this may not be allowed.

MOTION BY MS. DIVER TO APPROVE THE PROJECT SUBJECT TO THE PROJECT MEETING THE ZONING CODE.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

IX. INFORMAL REVIEW

Address: 333 Peruvian Avenue

Project Description: Construct a new two-story 7,082 square foot building. The first floor is to include retail space and seventeen parking spaces. The second floor is the two residential units and office space.

This application was previously approved by ARCOM and it has been completely revised to require no variances.

No one was present to represent this project.

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

None

XI. ADJOURNMENT

**MOTION BY MS. VANNECK TO ADJOURN THE MEETING AT 12:47 P.M.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Commission will be held on Tuesday, July 21, 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