



MINUTES
ARCHITECTURAL COMMISSION
IN THE TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL,
360 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

WEDNESDAY, FEBRUARY 23, 2011, 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 (8:58:42 a.m.)

Chairman Smith called the meeting to order at 9:00 a.m.

II. ROLL CALL (8:59:05 a.m.)

Jeffery W. Smith, Chairman: PRESENT
William J. Strawbridge, Jr., Vice Chairman: PRESENT
Leslie C. Diver, Member: PRESENT
Samuel M. Boykin, Member: EXCUSED
Kenn Karakul, Member: PRESENT
Nikita Zukov, Member: PRESENT
Robert J. Vila, Member: PRESENT
Ann L. Vanneck, Alternate Member: PRESENT
Martin D. Gruss, Alternate Member: PRESENT
Peter I. C. Knowles II, Alternate Member: PRESENT

III. PLEDGE OF ALLEGIANCE (8:59:27 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE JANUARY 26, 2011 MEETING (8:59:44 a.m.)

MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

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

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY (9:00:16 a.m.)

By Mrs. Delp now and throughout the meeting as necessary.

VII. OTHER BUSINESS: (9:00:31 a.m.)

None

VIII. PROJECT REVIEW (9:00:34 a.m.)

A. MAJOR PROJECTS - OLD BUSINESS (9:00:37 a.m.)

None

B. MAJOR PROJECTS - NEW BUSINESS (9:00:40 a.m.)

B - 007 - 2011 Addition

Address: 353 North Lake Way

Applicant: Frances Eisenberg

Architect: SKA Architect + Planner, Jacqueline Albarran

Project Description: New second story addition to an existing two story residence. Roof slope and white concrete tiles to match existing. Hurricane impact wood doors and windows and all detailing to match existing.

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

Architect Jacqueline Albarran presented this project as outlined above. She explained that the project includes no changes to landscape or hardscape. On the second floor, a vestibule, two guest suites and a staff connection piece are being added. Exteriorly, the design is very symmetrical and maintains a center axis.

Commission comments: Well done; bring the two story section to the front plane of the building; it does not have the style and grace of the house next door; the quoins should not be used unless they touch the ground; I like it.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 6-1, WITH MR. SMITH OPPOSED.

B - 008 - 2011 Final Landscape

Address: 170 Barton Avenue

Applicant: Georgiana Slade, Manager, 170 Barton Avenue, LLC, & Alan Stopek and Steve Kvarnberg

Architect: Alan Stopek & Steve Kvarnberg

Project Description: Final Landscape plan

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

Alan Stopek of Efflorescence, Landscape Architect, presented this request along with Mark Marsh, Architect. He introduced architect Mark Marsh to discuss the front gates. The requested gates (2 at the front elevation and 1 at the service drive) are proposed as solid cypress gates with classic hinges. Solid gates are requested because Barton Avenue is such a high traffic street. Mr.

Stopek reviewed the landscape plan as submitted. Front landscaping will be formal complementing the architecture of the home. The courtyard is proposed as a minimalist Japanese style garden with three dry gardens, sculpted vertical elements, granite boulders, and an organic shaped pool. The pool is more of a reflective pond, only 4-5 ft. deep; a gunite pool with dark blue pebble tec. Either Chicago or St. Louis brick will be used on the driveway, and on the west driveway tire treads.

Commission comments: Good; gates are fine; concern with the amount of lawn and the amount of water and fertilizer which will be required; problem with front entry streetscape...too much of wall is exposed; pool is very large and there is no focal point at the pool; add more plants at pool.

Mr. Page stated that the code requires at least a 3 ft. hedge in front of the wall. Secondly, the Town Council has made Smart Irrigation systems a requirement.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, BUT THE APPLICANT IS TO INCREASE THE GREEN ON THE FRONT WALL SO THAT NO MORE THAN 18 INCHES OF THE WALL CAN BE SEEN.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

[B - 009 - 2011 Gates](#)

Address: 11 Lagomar Road

Applicant: 128 Oceanview LLC

Architect: Mario Nievera Design Inc.

Project Description: Proposed main entrance and service gate designs

Mr. Smith re-stated his previously declared Voting Conflict with regard to this project, one of his clients, and passed the gavel to Mr. Strawbridge.

Call for disclosure of ex parte communication: None declared

Keith Williams of Mario Nievera Design Inc. explained that the Town Council had granted special exception approval for each of the two new entry gates (main and service), one sliding and one swinging. The opaque gates will be white powder coated aluminum horizontal panels and solid pieces of frosted glass. They are 12 feet wide by 6 feet high.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

[B - 010 - 2011 Modifications](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Address: 396 Royal Palm Way

Applicant: Three Ninety Six Ltd Partnership

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Construct one carport/awning to provide covered parking for seven existing parking spaces on the south side of the Trust Company's existing parking lot. Restripe the existing parking lot to increase the number of parking spaces from 28 to 29. Expand the existing dumpster enclosure to incorporate an enclosure for recycle containers. Modify the existing landscaping in the planting areas on the north, west, and south sides of the buildings. Modify the

entry of the north facade. Modify the entry of the south facade and relocate the handicap ramp for improved accessibility from the accessible parking spaces.

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

Attorney Maura Ziska stated that a recommendation from ARCOM is required relative to the variance request for the rear carport awning which will cover seven vehicles. Keith Spina, Architect, first stated that they are withdrawing the minor project (found later on this agenda) which had been deferred from last month, and is now rolled into this project. The larger project includes the north entrance, the south entrance, and the covered parking in the rear. Several changes have been made to the north facade since last month: squaring off the landscape walls in the front; removal of quoins; insert pilasters on each side of the front door; and, wood and glass door with new transoms, to name a few. Members who commented saw this design as a vast improvement from last month's presentation. At the south entrance, the domed roof is replaced with a flat roof and quoins have been eliminated. In the rear, the covered parking will be accomplished with a dark green canvas awning which will blend in with the hedge.

Since there have been a few requests lately for covered parking, there were some cautionary comments about not encouraging covered parking all over town. Another member felt that there was little difference between the view of a parking lot and the view of a parking lot with an awning for covered parking.

MOTION BY MR. KARAKUL TO APPROVE THE ARCHITECTURE OF THE BUILDING AS PRESENTED.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY, AND THAT LANDSCAPING BE ADDED IN THE AREA OF THE COVERED PARKING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED 6-1, WITH MR. SMITH OPPOSED.

[B - 011 - 2011 Additions](#)

Address: 260 Dunbar Road

Applicant: Benjamin and Elizabeth Gordon

Architect: Smith and Moore Architects, Inc.

Project Description: One-story master bath and library additions

Call for disclosure of ex parte communications: Mr. Vila made an ex parte declaration.

Daniel Kahan, Architect with Smith and Moore Architects, presented this request on behalf of the Gordons who seek to create a permanent family home appropriate for modern life. He noted that a one story kitchen addition in the rear had previously received staff approval. The proposal before the commission today was for a one-story addition on the east side of the house for a master suite and office. In addition, picket railings at the front door will be changed to Chinese Chippendale, and there are also some fenestration changes. All colors and materials will match the existing home. All landscape will be maintained.

Members took exception to the Chippendale railings, as they did not exactly match the original Volk railings.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, BUT STUDY THE RAILINGS AND TRY TO AUTHENTICATE ONE OF THE VOLK APPROACHES FOR RAILINGS.

MOTION SECONDED BY MR. ZUKOV AND MR. VILA.

MOTION CARRIED UNANIMOUSLY.

C. [MINOR PROJECTS - OLD BUSINESS](#) (10:07:20 a.m.)

[A - 001 - 2011 Exterior Modifications](#)

Address: 396 Royal Palm Way

Applicant: Keith Spina, Glidden Spina & Partners

Architect: Keith Spina

Project Description: Remove the existing painted aluminum entry door and arched top transom window and replace with a code compliant painted aluminum entry door and transom window, including a required structural support beam which will be stucco faced to match the adjacent existing stucco; and, reconfigure the stucco faced site planter walls at the north entrance, including the addition of decorative stucco faced pilasters.

Please note that this project was deferred from the January meeting for restudy. The architect informs that they intend to withdraw this project since its scope is included in the larger project which is listed earlier in this agenda.

NOTE: THIS MINOR PROJECT WAS WITHDRAWN EARLIER IN THE MEETING AS ITS PROJECT DESCRIPTION BECAME PART OF THE LARGER PROJECT REVIEWED FOR THIS ADDRESS.

D. [MINOR PROJECTS - NEW BUSINESS](#) (10:07:31 a.m.)

[A - 002- 2011 Front door changes](#)

Address: 116 Gulfstream Road

Applicant: Mr. and Mrs. Robert Wood

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Remove existing copper canopy over front door and change front door surround with Classical entry

Call for disclosure of ex parte communication: Ms. Diver made an ex parte declaration.

Architect Pat Segraves presented this request as described in the project description. He explained that the existing copper roof is leaking and the owner would like to replace it with something else. The existing door and transom will remain.

Commission comments: This does not improve the design; no good reason to change; it changes the whole scale of the front door and not for the better; not the right solution; the existing is better; discourage the owner from making this change; it is out of scale with the roof; I don't have as negative a reaction...it's not that out of scale or problematic; I like the front as it was, but I have no objection to it...if this is what the owner wants, I have no objection; this is not good architecture...a Classical element glued onto a house that is not Classical.

**MOTION BY MR. ZUKOV TO DENY THE PROJECT.
MOTION SECONDED BY MR. VILA.
MR. VILA WITHDREW HIS SECOND.
MOTION FAILED FOR LACK OF A SECOND.**

**MOTION BY MR. VILA FOR DEFERRAL, WITH A RECOMMENDATION THAT THE
ARCHITECT CONSIDER RESTORING OR RE-CREATING THE DESIGN THAT IS
ALREADY THERE.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. ZUKOV OPPOSED.**

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (10:15:50 a.m.)

None

**X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING,
ZONING AND BUILDING DEPARTMENT: (10:15:58 a.m.)**

Chairman Smith noted that this is the last meeting for Mr. Strawbridge and Mr. Boykin. Their service will be missed on the Architectural Commission.

Mr. Page thanked those members who are leaving service on ARCOM. He reminded everyone that Friday, February 25, 2011 is the filing deadline for Applications for Service on the Architectural Commission, and new appointments will be made at the March 8, 2011 Town Council meeting.

Mr. Knowles expressed his concern, voiced earlier by Mr. Smith as well, about a trend toward requests for covered parking. He viewed this as an issue for town-wide consideration.

**XI. ADJOURNMENT: (10:17:40 a.m.)
MOTION BY MS. DIVER TO ADJOURN THE MEETING AT 10:18 A.M.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Commission will be held at 9:00 a.m. on Wednesday, March 23, 2011 in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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