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

FRIDAY, NOVEMBER 15, 2013, 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 (9:02:46 a.m.)

Mr. Karakul, serving as Acting Chairman, called the meeting to order at 9:02 a.m.

II. ROLL CALL (9:02:55 a.m.)

Robert J. Vila, Chairman	ABSENT (unexcused)
Nikita Zukov, Vice Chairman	ABSENT (unexcused)
Kenn Karakul, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived shortly after Roll Call)
Michael B. Small, Alternate Member	PRESENT (voting until Mr. Ives arrived)

Staff members present: Veronica Close, Assistant Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. John C. Randolph, Town Attorney, did not attend this meeting.

III. PLEDGE OF ALLEGIANCE: (9:03:20 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 23, 2013 MEETING: (9:03:42 a.m.)

MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA: (9:03:57 a.m.)**
Mr. Karakul listed the various changes to the agenda:

B-025-2013	389 S. Lake Drive	Request to withdraw the project
B-093-2013	1340 N. Ocean Blvd.	Request deferral to the December meeting
B-097-2013	516 S. Ocean Blvd.	Request deferral to the December meeting
B-100-2013	149 Brazilian Ave.	Request deferral to the December meeting
B-102-2013	310 Australian Ave.	Request deferral to the December meeting
B-103-2013	1340 N. Ocean Blvd.	Request deferral to the December meeting
A-040-2013	221 Ocean Terrace	Request deferral to the December meeting

MOTION BY MRS. VANNECK FOR APPROVAL OF THE REVISED AGENDA.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:06:13 a.m.)**
Mrs. Delp administered the oath at this time and as necessary throughout the meeting.

VII. **OTHER BUSINESS:** None

VIII. **PROJECT REVIEW (9:06:41 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS (9:06:46 a.m.)**
B - 025 - 2013 Exterior Modifications
Address: 389 South Lake Drive
Applicant: 389 Corporation Cooperative
Architect: James C. Paine, Jr.
Project Description: Removal of precast concrete screens which extend vertically from bottom to top of existing 6 story structure. Replace master bedroom windows, previously behind screens, with new horizontal sliding impact windows to match, white finish. Provide window guard rail protection at 42" A.F.F.

This project was heard at the April meeting and was deferred to the May meeting. At the May meeting, the project was not heard, but was deferred to the August meeting at the request of the applicant. At the August meeting, the project was not heard, and was deferred to the November meeting at the request of the applicant. ***Please be advised that the applicant requests that the project is withdrawn at this time.***

PROJECT WITHDRAWN. SEE MOTION AT "APPROVAL OF THE AGENDA".

B - 093 - 2013 New Residence
Address: 1340 N. Ocean Boulevard
Applicant: Elizabeth & Michael Chu
Architect: Randall Stofft Architects
Project Description: New 2-story single family residence with final landscape/hardscape.
Building-soft white: Roof-grey; Trim-stone/wood

At the October meeting, a motion carried to defer the project to next month (November), until the demolition comes before ARCOM, and after the demolition is approved, ARCOM will re-visit this. ***Please be advised that the attorney for the property owner has requested deferral to the December meeting.***

PROJECT DEFERRED TO DECEMBER. SEE MOTION AT "APPROVAL OF THE AGENDA".

B - 097 - 2013 New Residence
Address: 516 S Ocean Boulevard
Applicant: Mr. and Mrs. Chris Sinclair
Architect: MP Design & Architecture Inc.
Project Description: New two-story residence, pool, landscape & hardscape

At the October meeting, a motion carried to approve the project subject to re-visiting the details next month (November) of the east elevation, soffit and cornice details, the pool house and the north side at the main entry door. ***Please be advised that the architect has requested deferral to the December meeting.***

PROJECT DEFERRED TO DECEMBER. SEE MOTION AT "APPROVAL OF THE AGENDA".

B - 098 - 2013 Addition and Renovation
Address: 240 Garden Road
Applicant: Mr. & Mrs. Louis Polk
Architect: MP Design & Architecture Inc.
Project Description: One-story addition and renovation to existing residence, new pool, landscape and hardscape

This project had been on the October agenda, but the architect had requested deferral to the November meeting.

Call for disclosure of ex parte communication: Disclosure by Mr. Small

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Perry first requested deferral of the landscape, hardscape & pool to the December meeting. Today, only the architecture and the site plan are to be reviewed. Plan elements include: Relocate pool and eliminate raised coping; relocated entrance to center of house with a new, small covered entrance; extend breezeway and enclose portion of it for a larger kitchen and create a dining room; add driveway in the front; and, change roof from barrel tile to white cement tile.

Under commission comments: You made the plan logical; only issue is with the entry…the porch is unnecessarily high…intercolumniation is very wide…side lites are too wide; lower the eave; the columns do not line up with the architrave…the necks of the columns need to line up with the architrave.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, BUT INCORPORATING MR. SAMMONS' SUGGESTIONS ABOUT THE MODIFICATIONS TO THE FRONT ENTRANCE.

MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

IT WAS CLARIFIED THAT THE MOTION INCLUDES DEFERRAL OF THE LANDSCAPE/HARDSCAPE AND POOL TO THE DECEMBER MEETING.

B - 100 - 2013 Landscape/Hardscape
Address: 149 Brazilian Avenue
Applicant: 149 Brazilian LLC
Architect: John Lang, Lang Design Group
Project Description: Landscape/Hardscape for new residence - final

At the October meeting, a motion carried for approval of the project as presented with a deferral of the gate and piers which are deferred to next month (November). ***Please be advised that the landscape architect has requested deferral to the December meeting.***

PROJECT DEFERRED TO DECEMBER. SEE MOTION AT "APPROVAL OF THE AGENDA".

B. **MAJOR PROJECTS-NEW BUSINESS**

B - 101 - 2013 New residence
Address: 167 Dunbar Road
Applicant: Laura Andrassy
Architect: Roger P. Janssen
Project Description: New 2-story residence, pool, hardscape and landscape. Roof-wood shingles; Building and trim color-off white

There was no person in the audience to present the project.

MOTION BY MRS. VANNECK TO MOVE THIS PROJECT TO THE END OF THE AGENDA.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

After Mr. Karakul's first call for a short recess (a few moments later in the meeting)...
MOTION BY MRS. VANNECK TO DEFER, AT THE ARCHITECT'S REQUEST, PROJECT B-101-2013, 167 DUNBAR ROAD, TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

B - 102 - 2013 Demolition and New Residence
Address: 310 Australian Avenue
Applicant: 310 Australian Avenue, LLC
Architect: SKA Architect + Planner, Patrick W. Segraves, A.I.A.
Project Description: New two-story Mediterranean style home to be approximately 4500 sq. ft. Home will consist of three bedrooms, four and one-half bathrooms, living room, dining room, family room, kitchen, loggia, cabana bath and two car garage with guest bedroom and guest bathroom above. Final landscape and hardscape will also be included. Demolition of existing

one-story residence, demolition of two-story garage/guest house and demolition of one-story carriage house. Roof-terracotta clay barrel tile; Building color-white; Trim-cast stone

Please be advised that the attorney for the applicant has requested deferral to the December meeting.

PROJECT DEFERRED TO DECEMBER. SEE MOTION AT "APPROVAL OF THE AGENDA".

B - 103 - 2013 Demolition
Address: 1340 N. Ocean Boulevard
Applicant: Elizabeth & Michael Chu
Architect: Randall Stofft Architects
Project Description: Demolition of existing two-story residence

Please be advised that the attorney for the applicant has requested deferral to the December meeting.

PROJECT DEFERRED TO DECEMBER. SEE MOTION AT "APPROVAL OF THE AGENDA".

C. **MINOR PROJECTS - OLD BUSINESS**

A - 035 -2013 Shutters
Address: 1720 S. Ocean Boulevard
Applicant: Ruby S. Rinker
Contractor: Folding Shutter Corp.
Project Description: Installing (26) rolling armor screens - crank; installing (2) rolling shutters - electric

At the October meeting, a motion carried to defer to next month (November) and bring a demo unit and photos of installations.

There was no person in the audience to present the project.

MOTION BY MRS. VANNECK TO MOVE THIS PROJECT TO THE END OF THE AGENDA.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

After the short recess called by Mr. Karakul, this item was re-called.

ARCHITECTURAL PRESENTATION BY: Gary Knelson, Folding Shutter Corp.
(Note: There was no call for disclosure of ex parte communication for this project.)

Mr. Knelson returned to ARCOM today with revised plans and a sample of the proposed armor screens. He explained the shutter product and its installation in detail.

Under commission comments: The box will affect the architecture and the appearance of the house; these screens will be down all summer long…six months, and I cannot support it; how about using these on facades that cannot be seen from the street, not on the front facade; Colonial shutters would work here; this is a prominent house with tremendous character; this detrimentally affects the architecture of the house; I cannot approve this facing South Ocean; and historically, roll down shutters were not favored by ARCOM.

Staff noted that this property fronts on South Ocean Boulevard and Parc Monceau. Mr. Lindgren also confirmed that this type of shutter has already been staff approved for use at the loggia area.

MOTION BY MR. HOMES THAT THE RETRACTABLE ARMOR SYSTEM BE APPROVED IN THE LOGGIA, AND NON-STREET FRONTING EXPOSURES, AND THAT STREET FRONTING WINDOWS AND OPENINGS COME BACK TO US IN DECEMBER FOR AN ALTERNATIVE SOLUTION.

Staff interjected that an alternate solution of just anchors in the wall to facilitate panels or the Armor screen fabric would be acceptable, and would not require ARCOM approval. For alternate shutter types, however, the applicant should return to ARCOM, and for other solutions which might require more than just the anchors, a similar return is required.

MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. IVES OPPOSED.

D. **MINOR PROJECTS - NEW BUSINESS**

A - 040 - 2013 Addition, Fenestration, Pool Revisions
Address: 221 Ocean Terrace
Applicant: Robert & Helen Ficalora
Architect: YRA Design Inc.
Project Description: Facade and hardscape revisions to a previously approved one and two-story home

Deferral requested to the December meeting.

PROJECT DEFERRED TO DECEMBER. SEE MOTION AT "APPROVAL OF THE AGENDA".

A - 041 - 2013 Pavilion and Front Entry Addition
Address: 1290 N. Ocean Boulevard
Applicant: 1290 Investments LLC
Architect: Bridges Marsh & Associates
Project Description: Provide a covered pavilion in the back yard with modifications to existing terrace and privacy wall and minor exterior modifications to existing house

There was no person in the audience to present this project.

The Chairman elected to take a short recess at approximately 9:15 a.m. to allow for the arrival of other presenters.

Later, the item was re-called.

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and Mr. Small

ARCHITECTURAL PRESENTATION BY: Guillermo Vasquez, Bridges Marsh & Associates

Mr. Vasquez explained that the owner, through this project, intends to make the entrance to the house more obvious and to create more privacy in the back yard. The proposal includes the elimination of the stepping terrace in favor of a narrow stair; raise the wall and add a decorative gate; and, create a pavilion (simple shape with details matching the house) instead of a temporary canopy in the rear of the house.

Under commission comments, Mr. Sammons commented that the pavilion posts are overpowered by the roof of the pavilion, and that pairs of posts in the corners would be better.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED, WITH THE "SUGGESTIONS THAT I MADE."
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (9:44:48 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (9:44:50 a.m.)

Mr. Homes brought several topics up for discussion: (1) The Palm House; (2) Island Drive and Everglades Island; and (3) 1045 South Ocean Boulevard.

Veronica Close provided an update relative to the Palm House. Mr. Homes noted that no work is being done there, and mentioned many problems associated with this site.

Regarding Island Drive and Everglades Island, Mr. Lindgren stated that he had spoken with Mr. Page this morning relative to this subject. Mr. Lindgren reported that by the end of the first week of December, it is anticipated that all of the Town construction will be completed on Island Road. Permitting of parking on Island Drive was stopped approximately one week ago. Mr. Homes stated that he will be reluctant to approve future requests for Island Road until these problems are alleviated.

Mr. Lindgren reported that no landscaping has been approved for the Borislow property, despite suggestions made by ARCOM. Those suggestions were not placed in the form of a motion. He provided some additional information relative to previous staff approvals at this site.

XI. **ADJOURNMENT: (9:59:12 a.m.)**
MOTION BY MR. SAMMONS TO ADJOURN THE MEETING AT 10:06 A.M.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

THE NEXT MEETING OF THE ARCHITECTURAL COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 12, 2013 AT 9:00 A.M. IN THE TOWN COUNCIL CHAMBERS, 2ND FLOOR, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,

Kenn Karakul, Acting Chairman
ARCHITECTURAL COMMISSION

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