



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

WEDNESDAY, OCTOBER 28, 2015, 09:00 a.m.

Please be advised that in keeping with a 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.

I. CALL TO ORDER:

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

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	ABSENT (excused)
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	ABSENT (unexcused)
Alexander C. Ives, Alternate Member	PRESENT
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Please note that Mr. Ives will be voting in Mr. Knowles absence, and Mr. Small will be voting in Mr. Garrison's absence.

Staff members present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Nancy Roedel, Interim Board Secretary. John C. Randolph, Town Attorney was absent.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 18, 2015 MEETING:

A MOTION WAS MADE BY MR. IVES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED WITH ALL IN FAVOR.

V. APPROVAL OF THE AGENDA:

A MOTION WAS MADE BY MRS. VANNICK TO APPROVE THE AGENDA WITH THE FOLLOWING CHANGES:

B-077-2015 475 N. County Rd. was removed.

B-09-2015 108 El Mirasol was deferred to the November meeting.

B-114-2015 204 Via Del Mar deferred to the December meeting.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED WITH ALL IN FAVOR.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

Mrs. Roedel administered the oath at this time and throughout the meeting as necessary.

VII. OTHER BUSINESS:

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 076 - 2015 New Residence

Address: 318 Caribbean Road

Applicant: John T. Metzger, as Manager of 318 Caribbean Road Holdings, LLC

Architect: Roy & Posey/Stephen Roy

Project Description: Construction, on an empty lot, of a two-story 8,660 sq. ft. single-family dwelling, a 1,498 sq. ft. two-story guest house, and a 746 sq. ft. gate house. The architectural style of the home falls under a broadly inclusive category referred to as "New Traditionalism".

At the August meeting, a motion carried to approve the architecture and landscaping as submitted, with the gate being deferred to the September meeting. At the September meeting, a motion was carried to defer to October, to further re-study the gate consistent with the concerns expressed by the commission regarding the color.

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

ARCHITECTURAL PRESENTATION BY: Stephen Roy

Mr. Roy quickly recapped where the project left off at the September meeting. Some of the articulation that is being used in the main house with the wide blade louver, will be introduced at the entry points to the property. The color of the gate will be white instead of Harbor Haze, which was originally proposed.

Commissioner Comments: There was some concern among the Commissioner about the width of the gate. It was suggested to narrow the gate to make it more residential. The project is very tasteful.

A MOTION WAS MADE BY MR. KARAKUL TO APPROVE THE PROJECT AS PRESENTED, WITH THE CAVEAT, THAT THE GATE WOULD BE NARROWED TO 14 FT. AND BRINGING THE COLUMNS IN. MOTION SECONDED BY MRS. VANNECK MOTION CARRIED WITH ALL IN FAVOR.

B - 077 - 2015 Landscape/Hardscape Modification

Address: 475 N. County Road

Applicant: Vicki & Chris Kellogg

Architect: Environment Design Group/Dustin Mizell

Project Description: Relocation of the existing service drive to the east side of the property. The existing parking area, landscape buffer, and perimeter fencing will be modified as part of this proposal.

At the August meeting, this project was not heard and was deferred to the September meeting. At the September meeting, this project was deferred to October at the request of the architect.

Please be advised, this project was removed from the Agenda and is reflected in "Approval of the Agenda".

B - 081 - 2015 Demolition and New Construction

Address: 232 Via Marila

Applicant: Charles F. Willis IV Living Trust (Trustee)

Architect: Bridges, Marsh & Associates, Inc./M. Mark Marsh

Project Description: Demolition of existing one story residence. Proposal for new two-story Anglo Caribbean residence with hardscape and landscape.

At the August meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried for approval of the architecture and landscape as presented with the rear wing being deferred until the September meeting. At the September meeting, this was deferred to the October meeting at the request of the architect. The deferral to October was approved under Approval of the Agenda.

Call for disclosure of ex parte communication: Disclosure by Mrs. Vanneck, Mr. Gruss, Mr. Ives, Mr. Small and Ms. Grace.

ARCHITECTURAL PRESENTATION BY: Mark Marsh

Mr. Marsh stated, that at the August meeting, he was asked by the Commission to revisit the South East wing of the house. The concerns were with some of the stairs and some of the gutters in this area of the house. All of the issues have been re-studied and addressed. The plan has changed in size and scale. The proposal, in this modification is about 600 ft. less, than what was proposed in August. Nothing else has changed in the site plan.

Commission Comments: Good job. There was a concern with the roof line, which may be attributed to the deceptiveness of the line drawing; in Plan, it is far enough back. A lighter color roof was suggested, so the heat would not be absorb as much. It would have been nice to have two chimneys to make the house more symmetrical.

MOTION MADE BY MRS. VANNECK TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED WITH SIX IN FAVOR, ONE OPPOSED, WITH MR. KARAKUL DISSENTING.

As a reminder, Mr. Page advised the Commission of the three month (December, January and February) moratorium, in which Town Code does not allow any demolition permits to be issued. Mr. Page brought everyone's attention to the fact that the home that is there now, had been previously permitted for demolition, and the Building Official will only accept demolition permit applications until November 15. Mr. Marsh reported that they do not plan to apply for the demolition permit until March.

B - 090 - 2015 Modifications

Address: 2800 S. Ocean Boulevard

Applicant: J.V. Associates (P.B.) LLC - Collin Clark, General Manager

Architect: Leo A. Daly

Project Description: The Four Seasons Resort Palm Beach is planning modifications to the hotel site in order to improve its guest facilities in terms of aesthetics, functionality, guest amenities and life safety standards. Includes west garden improvements, hotel facade improvements, remodel lobby level interiors, and pool deck improvements.

At the August meeting, this project was not heard and deferred to the September meeting at the applicant's request. At the September meeting, this project was deferred to the October meeting at the attorney's request.

Call for disclosure of ex parte communication: Disclosure by Mr. Sammons, Mrs. Vanneck, Mr. Ives and Mr. Villa

ARCHITECTURAL PRESENTATION BY: Paul Twitty, Leo Daly

LANDSCAPE PRESENTATION: Andres Paradelo, Fernando Wong

ALSO TESTIFIED: Brad Garven, Leo Daly, Tim Johnson, Fernando Wong

Mr. Twitty stated that the project being considered is going to have some exterior modifications, and a great deal of interior modifications, particularly around the pool area. The building is large, which limits what can be done on the exterior, from a stylistic standpoint. A decision was made, to go with what is termed as International style, or Mid-Century modern. The building, at present, is somewhat non-descript in style, the theme of the architecture will be carried on all four sides of the buildings.

Commission Comments: Overall, it will probably be an improvement to the property. It's the right way to go with it, your pushing it into a style where it had none before. I think it's great. It definitely adds distinction. Did you study the railings; it seems like the black railings with the same pickets; could be restudied and made more interesting. Is consideration given to the hotel becoming more ecologically contemporary with the renovations?

Mr. Garvin addressed the railings stating the element came from the owners, who are international people; they took pictures of railings they liked, the railings were researched and this is the one that was settled on. The reason for the thin pickets is to allow people to see through. The black railings will be re-examined. Mr. Twitty addressed the issue of ecology and

stated that as far as the exterior, the gray glass will be the ecological component to the project. Some of the landscaping and lighting will be further reviewed.

Mr. Paradelo gave a slide presentation showing the improvements to the hardscape. The existing conditions will remain at the front of the property. The ingress-egress up to the port cochere is being defined by a tabby finish, which will enhance the entry, and the whole entry sequence. No changes are being proposed to the front, along the road or along the façade of the building.

Commission Comments: The Town Council asked that any vegetation on the beach be replaced, but it is my understanding, that the beach dunes will not be touched. Mr. Paradelo stated, they would add to the vegetation if it is disturbed. Mr. Garven said the dunes will not be disturbed. A suggestion was made to revisit the front entrance, there are three different materials being used in the area. A suggestion was made to replace the impatiens, in the front entrance. Mr. Johnson stated they will be more than happy to talk to the hotel manage regarding the annuals.

**MOTION MADE BY MR. KARAKUL TO APPROVE THE ARCHITECTURE AS PRESENTED WITH THE EXCEPTION OF THE RAILINGS WHICH WILL BE RE-STUDIED AND BROUGHT BACK IN NOVEMBER AND PARTIALLY APPROVING THE LANDSCAPE INCLUDING THE POOL AREA AND THE EAST HALF OF THE PROPERTY BUT DEFERRING THE ENTRANCE, LIGHTING AND THE PARKING AREA ON THE WESTERN HALF OF THE PROPERTY FOR RE-STUDY.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED WITH ALL IN FAVOR.**

B - 093 - 2015 Tunnel and Landscaping

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1520 S. Ocean Blvd.

Applicant: Il Sogno LLC (Janet Vargas, Manager)

Architect: Peter Pennoyer Architects/Tim Kelly

Original Project Description: Construction of a tunnel beneath South Ocean Boulevard, tunnel stairs, and installation of landscaping east of South Ocean Boulevard. Revised Project

Description: New tunnel beneath South Ocean Boulevard; East of South Ocean Boulevard: new seawall, new beach house, replacement of beach access stairs, new tunnel stairs, new landscaping and hardscaping; West of South Ocean Boulevard: new tunnel stairs, new front wall, new entry gates, piers and lights, new landscaping and hardscaping.

At the August meeting, this project was deferred pending submission of a proper application. At the September meeting a motion carried to defer to the October meeting, where the consideration for the beach house be moved to the north end of the property, so it doesn't impact the view as your driving from the south and doing the stairs the same way they were done on the west side.

Call for disclosure of ex parte communication: Disclosure by several Commission members.

ARCHITECTURAL PRESENTATION BY: Tim Kelly, Peter Pennoyer Architects

LANDSCAPE PRESENTATION: Andres Paradelo, Paradelo Burgess Design Studio

ALSO TESTIFIED: Frank Lynch on behalf of the applicant

Mr. Lynch stated at the last meeting they were asked to address a number of issues; which have all been studied and revised. Upon the completion of the Architectural presentation, Mr. Lynch would like to address the variances. He advised the variances have not changed.

Mr. Kelly gave an overview of the new proposed changes. The elevation facing the ocean has been revised to move the beach house to the north at the recommendation of the Commission, and to consider the south neighbors view. The east stairs, the front wall and the tunnel have also been addressed.

Commission Comments: There was a lengthy discussion among the Commissioners regarding the impact on traffic while the tunnel is under construction, the height and design of the beach house, the scale of the gates, the concerns of the neighbors, and the obstruction of the sightlines to the ocean.

**A MOTION WAS MADE BY MR. SAMMONS TO DEFER THE PROJECT TO THE NOVEMBER MEETING.
MOTION SECONDED BY MR. KARAKUL,
MOTION CARRIED WITH FOUR IN FAVOR AND THREE OPPOSED WITH MRS. VANNECK, MR. GRUSS AND MR. SMALL DISSENTING.**

B - 095 - 2015 New Residence

Address: 108 El Mirasol

Architect: Callori Architects/Michael T. Callori

Project Description: New two story Mediterranean style residence, pool, hardscape, landscape; one story garage. Building - White Stucco, Off White Cast Stone; Beige Trim; Roof - Peach Beige Palette

At the September meeting, a motion carried to defer to the October meeting.

Please be advised that the architect has requested deferral to November ARCOM meeting.

B - 096 - 2015 Demolition and New Residence

Address: 449 Australian Ave.

Applicant: Cushing Investments, LLC

Architect: Kevin Asbacher

Project Description: Demolition of an existing 1 story, 6 unit, multi-family building.

Construction of a 2 story, British Colonial, single family residence, with final landscape and hardscape. Building, Trim and Shutter Color - White; Roof - White concrete Tile.

A motion was carried to defer the demolition until the October meeting.

Call for disclosure of ex parte communication: Disclosure by all Commission members

ARCHITECTURAL PRESENTATION BY: Kevin Ashbacher, Asbacher Architecture

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams

Mr. Ashbacher stated that the Town Council has approved the site plan and all objections from the neighbors have been withdrawn. The proposed demolition site is 3 ft. below FEMA flood elevation regulations and reuse of the building would not be reasonable.

MOTION WAS MADE BY MRS. VANNECK TO APPROVE THE DEMOLITION WITH THE TYPICAL CAVEATS TO SOD AND IRRIGATE WITHIN 30 DAYS.

MOTION SECONDED BY MR. GRUSS

MOTION CARRIED WITH FIVE IN FAVOR AND TWO OPPOSED WITH MR. KARAKUL AND MR. SAMMONS DISSENTING.

Mr. Asbacher gave an overview of the plan for the proposed new two story single family residence, with a pool and covered terrace on the rear. The project is in compliance with all zoning codes meeting the height and set back requirements.

Commission Comments: For such a narrow lot, the house is as high as a three story condominium. The scale seems to be off. Its way to high and will be awkward on the street, just does not fit. Based on the elevations, this is a cottage not a mansion. It has the effect of looking like a cottage, sitting on top of an office building. This is not Anglo Caribbean as described. This may be a client driven situation, trying to get a big house to fit into a little house. This project is not successful.

MOTION MADE BY MRS. VANNECK TO DEFER THE ARCHITECTURE FOR RE-STUDY UNTIL THE NOVEMBER MEETING.

MOTION SECONDED BY MR. KARAKUL

MOTION CARRIED WITH ALL IN FAVOR.

B - 100 - 2015 New Residence

Address: 125 Casa Bendita

Applicant: Bendita Holdings, LLC

Architect: MP Design & Architecture

Project Description: New one and two story residence, pool, landscape and hardscape. Building Color - Light Grey; Trim Color - White; Roof - Grey Cement Tile.

A motion carried to defer to the October meeting, for re-study of the thickness of the mass of the building and the fenestration with an effort for uniformity and consistent proportion.

Call for disclosure of ex parte communication: Disclosure by all Commission members

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams

Mr. Perry reviewed the original site plan and the new proposed site plan. There are some adjustments made to the floor plan based on the comments of the Commissioners. The library and guest bedroom wing has been bumped out. The exercise room and master suite have been moved back in order to modify the roof plan. The south elevation became more symmetrical with the façade with the pushing back of the exercise room and the master suite on the west side and library and guest bedroom coming out. The entry has been lowered back down. The cornice line has been reduced. The windows have been changed at the garage to bring the sill up. The windows have been proportioned better so there wasn't as many variations. The French doors at master bedroom and dining room on the North elevation have been reduced, two windows with shutters at the pool cabana a single window with shutters over the breakfast room doors and raised cornice over the living room center core was done to soften the second floor. The French doors above the terrace were also reduced to make them smaller than the French doors on the first floor. The shutters are more consistent on the East elevation; the oval windows have been raised and reduced in size. Same was done on the West elevation to create consistency with the

windows, doors and shutters. The integral gutter has been incorporated as suggested in an earlier meeting.

Commission Comments: Thank you very much for making the suggested changes. There is some detail issues that should be addressed. Over all this is a very successful project.

Mr. Williams presented the landscape, and advised it has not changed very much, since the last presentation. We will be incorporating coconut palms along the north property line. The pool in the back of the property has been pushed north to capture as much sun as possible. We have incorporated confederate jasmine on the garage wall, and introduced some pots on top of the terrace to help break up the façade. Two coconut palms have been added to help screen that part of the building.

Commission Comments: There are seven trees on the South elevation view; is it possible to reduce that number? Mr. Williams stated he does have an option that uses five.

MOTION MADE BY MR. KARAKUL TO APPROVE THE ARCHITECTURE WITH CONSIDERATION OF COMMENTS REGARDING THE FRONT ENTRANCE, THE SIDE DOOR AND THE SIDE ARCH, AND TO APPROVE THE LANDSCAPING AS PRESENTED WITH THE OPTION OF FIVE TREES ON THE SOUTH ELEVATION. MOTION SECONDED BY MR. SAMMONS. MOTION CARRIED WITH ALL IN FAVOR.

B - 103 - 2015 Addition/Modification

Address: 12 Lagomar Rd.

Applicant: Joanne & Roberto DeGuardiola

Architect: Mario Nievera

Project Description: Addition of fenced tennis court, pavilion and modification of existing pool.

At the September meeting, this project was deferred to October at the attorney's request.

Call for disclosure of ex parte communication: Disclosure by several Commission members

ARCHITECTURAL PRESENTATION BY: Mario Nievera, Nievera Williams

ALSO TESTIFIED: Maura Ziska, On behalf of the owner, Nancy Carter, 6 Lagomar Rd., Joanne DeGuardiola, Applicant/owner

Ms. Ziska stated that this is a combination project, and is on the agenda for Town Council next month. The recommendation of the Commission for the variances is being requested.

Mr. Nievera presented the landscape plan beginning with existing conditions, as seen from both sides of Lagomar. The plan is simple, with an existing 20 ft. high Ficus hedge that follows all of Lagomar Rd. The property slopes down, at a considerable amount of feet from the South East corner, all the way to the circle, at the North end. There is an existing driveway, on the East side of the property. The existing swimming pool, is going to be slightly modified, there will be a floating terrace that is reachable by stepping stones, with an overlook. The tennis court will be screened from the street. A sound proofing mesh will be used, as part of the proposed fence for the tennis court.

Commission Comments: It is fully enclosed and nice. The South West corner of the tennis court is too small. It was agreed that it will be moved 5 ft. north. The obvious noise factor to the neighbors is a concern. I have faith the acoustic wall in capturing most of the sound.

Mrs. Carter stated that the street is very tranquil and she objects to the project. She objected to this project being in the front yard.

Ms. Ziska responded, there is enough green space to spare by right, and they are allowed to have a tennis court.

Mrs. DeGuardiola stated, the acoustic fence is 1 in. thick and will absorb 50-80% of the noise, in addition to the hedge. The tennis court can be moved easily to the North. The tennis court will not be seen from any place on Lagomar.

MOTION MADE BY MRS. VANNECK THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT OF THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED WITH ALL IN FAVOR.

MOTION WAS MADE BY MRS. VANNECK TO APPROVE THE PROJECT AS PRESENTED WITH THE CAVEAT THAT THE TENNIS COURT IS MOVED 5 FT. TO THE NORTH.

MOTION SECONDED BY MR. IVES

MOTION CARRIED WITH ALL IN FAVOR.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 104 - 2015 Addition/Modifications

Address: 196 Via Del Mar

Applicant: Christopher Vecellio

Architect: Lang Design Group, John E. Lang

Project Description: Modifications to existing hardscape, landscape and lighting. Add service entry driveway gate and piers.

Call for disclosure of ex parte communication: Disclosure by Mr. Vila and Ms. Grace

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

ALSO TESTIFIED: Christopher Vecellio, Applicant/owner

Mr. Lang stated the hardscape and landscape, as well as the lighting will be addressed in this proposal. A portion of the project includes, refreshing the driveway in the front and adding a gate in the service area. The driveway has never been appropriate to the house. The gate is right on top of South County, and is a safety issue for the children, also the inside of the garage can be seen from that side. The proposal addresses these security issues.

Commission Comments: I have an objection to seeing wheels on gates. Mr. Lang stated they will hide the wheels. If you narrowed the width of the gate, you would have more room to turn around. A palace gate on a service entry is not appropriate. The gate is ok, due to the particulars of the situation.

Mr. Vecellio stated, that yes, technically this is a service entrance, but it is the main entrance the family uses. The intention is to try and keep the children inside the gate. Also, the back entrance

of the house is covered with cast stone, columns and decorative work. Although it is a service entrance, and not the front entrance to the house, it is a decorated entrance which is used every day.

MOTION MADE BY MR KARAKUL TO APPROVE THE LANDSCAPE AS PRESENTED WITH THE CAVEAT OF COVERING THE GATE WHEELS.

MOTION SECONDED BY MR. IVES

MOTION CARRIED WITH FIVE IN FAVOR AND TWO OPPOSED WITH MR. VILA AND MR. SAMMONS DISSENTING.

B - 105 - 2015 Demolition

Address: 250 Ocean Terrace

Applicant: 250 Ocean Terrace, LLC

Architect: Kirchhoff & Associates, Architects

Project Description: Demolition of existing residence, landscape, hardscape and pool

Call for disclosure of ex parte communication: Disclosure by Mrs. Vanneck, Mr. Karakul, Mrs. Villa and Mr. Small

ARCHITECTURAL PRESENTATION BY: Tom Kirchhoff, Kirchhoff & Associates

Mr. Kirchhoff stated the house was built in 1950 and is nondescript. The proposal is to tear the house down and build another one story residence in April.

Commission Comments: I would like to know what material will be kept in the Landscape, other than the Areca Palms. Mr. Kirchhoff said they will be keeping what's along the alley in the back and will remove the Areca palms.

MOTION MADE BY MRS. VANNECK TO APPROVE AS PRESENTED WITH THE CAVEAT THAT THE ARECA PALMS WILL BE REMOVED.

MOTION SECONDED BY MR. SMALL

MOTION CARRIED WITH ALL IN FAVOR.

B - 106 - 2015 Demolition

Address: 250 Esplanade Way

Applicant: Lisa and Patrick McGowan

Engineer: Consulting Engineering Services, Inc. Charles O. Buckalew

Project Description: Demolition of existing structure.

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

ARCHITECTURAL PRESENTATION BY: Charles Weidner, Buckalew Engineers

ALSO TESTIFIED: Anne Metzger, Esplanade Way

Mr. Weidner stated this is a corner lot; the house was built in 1977 and is roughly 2,600 sq. ft. They are proposing to demo the residence and come back for a new residence submittal. As part of the demolition, only the landscaping, directly abutting the home and the perimeter buffer wall will be removed.

MOTION MADE BY MR. KARAKUL TO APPROVE THE DEMOLITION AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED WITH ALL IN FAVOR.

Mrs. Metzger said the neighbors are concerned about parking. They also want to be sure that extermination is done before the demolition begins.

B - 107 - 2015 New Residence

Address: 245 Jamaica Lane

Applicant: Roman and Helena Martinez

Architect: SKA Architect + Planner, Jacqueline Albarran

Project Description: New one story structure in the French provincial style with sloped roof, French doors and casement windows. New driveway, patio and landscape design

Call for disclosure of ex parte communication: Disclosure by several Commission members

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran

LANDCAPE PRESENTATION BY: Jorge Sanchez

Mrs. Albarran presented the plan for the proposed new one story residence.

Mr. Sanchez stated that this project emulates what is most wanted in the North end. The project takes into consideration all of the features that are allowed by the Town. He then gave an overview of the landscape portion of the project going over all the materials to be used.

Commission Comments: This is a wonderful project. Over all it's a very nice project and it's nice that it's a one story home. The front element seems oversized and should be toned down.

MOTION MADE BY MR. KARAKUL TO APPROVE AS PRESENTED.

MOTON SECONDED BY MRS. VANNECK.

MOTION CARRIED WITH ALL IN FAVOR.

B - 108 - 2015 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 200 Via Palma

Applicant: Herbert J. and Jeanne S. Siegel

Architect: Kirchhoff & Associates Architects

Project Description: Modify existing Regency style residence into Mediterranean style residence. New Pitched terra-cotta clay barrel tile roof. New loggia to replace existing. Demolish existing one story cabana. New one story Mediterranean style cabana. Other associated improvements.

Call for disclosure of ex parte communication: Disclosure by several Commission members

ARCHITECTURAL PRESENTATION BY: Tom Kirchhoff, Kirchhoff and Associates

Mr. Kirchhoff stated that the property is on the very west end of Via Palma. There are three aspects to what is being requested today. Demolition and replacement of a one story cabana, demolition and replacement of a wooden loggia and adding a new roof on the house, which will

be raised up 5 ft. Also, adding some Mediterranean elements to the character. He also stated that the landscape will remain as it is.

Commissioner Comments: You are taking a very nice house and making it something that it really cannot be. There were some concerns regarding the roof, windows and shutters. A lot of the detailing here misses. This house is not landmarked, and I can see what they are trying to remedy here.

MOTION MADE BY MR. KARAKUL THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED WITH SIX IN FAVOR AND ONE OPPOSED WITH MR. SAMMONS DISSENTING.

MOTION MADE BY MR. SMALL TO APPROVE THE CABANA DEMOLITION AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED WITH ALL IN FAVOR.

MOTION MADE BY MR. SAMMONS TO DEFER THE ARCHITECTURE TO NOVEMBER FOR FURTHER STUDY.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED WITH ALL IN FAVOR.

B - 109- -2015 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 425 Worth Ave. P.H. A

Applicant: Mr. John O. Pickett Jr.

Architect: Gramatan Corp.

Project Description: Project for an addition of a 148 square foot dining room on the back terrace of the west penthouse of a six story building.

Call for ex parte communication Disclosure by Mr. Sammons, Mrs. Vanneck, Mr. Ives and Mr. Small

ARCHITECTURAL PRESENTATION BY: Gerard Beekman, Gramatan Corp.

Mr. Beekman stated that the building was completed in 1971, and does not conform to current code. He reviewed the proposed extension of the North terrace where a new room will be created with large windows to the North, and smaller windows on the East and West. The apartment is currently 3,565 sq.ft; the addition will add about 148 sq.ft. of conditioned space. This project has been approved by the Condo Board. They are asking for three variances.

Commission Comments: The project is artfully thought out. It isn't visible from the street. The three new windows don't match anything in the apartment. Well presented.

MOTION MADE BY MR. KARAKUL THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED WITH ALL IN FAVOR.

MOTION MADE BY MR. IVES TO APPROVE THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED WITH SIX IN FAVOR AND ONE OPPOSED WITH MRS. VANNECK DISSENTING.

B - 110 - 2015 Modification/Landscape/Hardscape

Address: 619 Island Dr.

Applicant: Mr. and Mrs. Ray Celdinas

Architect: Roger P. Janssen

Project Description: Modifications to previously approved new construction of a 2-story residence with pool, landscape and hardscape. Request for a 12 month extension of November 14, 2014 (B-106-2014) approval.

Call for disclosure of ex parte communication: Disclosure by several Commission members

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Daily Janssen Architects.

LANDCAPE PRESENTATION BY: Keith Williams, Nievera Williams

Mr. Janssen stated that the nature of this request is two-fold. Approval was received eleven months ago, and they are now proposing a few modifications; they would like to request an extension of the approval. The modifications will mainly be made to the entry façade. The original entry had a colonnade across the entire mid-section. The goal is now, to have an entry pavilion, instead of the entry colonnade. The shutters will be changed from a dark blue to a lighter blue. In addition, some of the fenestration was simplified.

Mr. Lindgren suggested that Mr. Janssen advise the Commissioners that there was a separate approval that is no longer needed. If this approval is granted, the first approval will be withdrawn.

Mr. Williams stated that there are no changes; other than to the spa, on the original concept, it was located on the West side of the pool, it was moved to the East side of the pool, and is now back on the West side of the pool. There was also a fountain that was moved.

Commission Comments: I like it, it's nice and simplified. I prefer the original plans referring to the back; they did not seem as glassy.

MOTION MADE BY MR. KARAKUL TO APPROVE AS PRESENTED INCLUDING THE TWELVE MONTH EXTENSION.

MOTION SECONDED BY MR. SMALL

MOTION CARRIED WITH ALL IN FAVOR.

B - 111 - 2015 Addition/Modification

Address: 240 Seabreeze Ave.

Applicant: Shillelagh Group, LLC c/o Michael J. Flynn

Architect: Michael J. Johnson, Architect

Project Description: Reconfigure north (street) elevation with new windows, front door, entry porch and precast stone elements. White stucco finish, stained wood front door and white windows. Existing barrel tile roof eave and outriggers to remain.

Call for ex parte communication: Disclosure by Mr. Small and Ms. Grace

ARCHITECTURAL PRESENTATION BY: Michael Johnson

Mr. Johnson gave a brief overview of the modifications they are proposing, including changes to the front entry, and windows and doors throughout, and also adding a precast water table and precast surrounds. Smooth stucco will be used on the outside.

Commission Comments: You're trying to amp it up, too much for what it is. The integrity of the building, when you flush it out with smooth stucco will be bringing it into a different century. There was a concern with the windows among several Commissioners. The water table is big, could you have two courses instead of three. Mr. Johnson said he will take the water table down.

**MOTION MADE BY MR. SAMMONS TO APPROVE AS PRESENTED WITH THE
CAVEATS THAT THE WATER TABLE IS REDUCED TO ONE OR TWO COURSES,
AND THE REDUCTION OF THE SURROUND AROUND THE FRONT DOOR TO
ALLOW FOR SIMILAR WINDOWS TOP AND BOTTOM IN TERMS OF WIDTH.
MOTION SECONDED BY MR. KARAKUL
MOTION CARRIED WITH ALL IN FAVOR.**

B - 112 - 2015 New Residence

Address: 530 South Ocean Blvd.

Applicant: 530 South Ocean Boulevard, LLC c/o Gregory Young

Architect: Smith and Moore Architects, Inc. Harold J. Smith

Project Description: 12 month extension to a previously proved application for a new residence, landscape and hardscape.

Call for disclosure of ex parte communication: No Disclosure

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

Mr. Smith stated he is requesting a twelve month extension, to unanimous approval, that was granted last March for the construction of a 14,000 sq. ft. French Chateau inspired home.

**MOTION MADE BY MR. SAMMONS TO GRANT THE EXTENSION FOR TWELVE
MONTHS.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED WITH ALL IN FAVOR.**

B - 113 - 2015 Re-approval of new beach cabana with Landscape/Hardscape

Address: 1900 South Ocean Blvd.

Applicant: Mr. Keith Frankel

Architect: Bridges, Marsh & Associates

Project Description: One story Bermuda style beach house with patio, spa and landscaping.

Call for ex parte communication: None

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges, Marsh & Associates

Mr. Marsh explained that while applying for permitting, for the cabana, through DEP and DOT, this took much longer than anticipated. During that time the twelve month approval expired. Nothing has changed on the project.

MOTION MADE BY MR. KARAKUL FOR REAPPROVAL OF THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED WITH FOUR IN FAVOR AND THREE OPPOSED WITH MRS. VANNECK, MR. GRUSS AND MR. SMALL DISSENTING.

B - 114 - 2015 New Residence

Address: 204 Via Del Mar

Applicant: Via Del Mar, LLC

Architect: Smith and Moore Architects/Peter Papadopoulos

Project Description: New two story Mediterranean Revival residence with detached pool cabana on vacant lot. Final landscape and hardscape.

Call for disclosure of ex parte communication:

Please be advised that the architect has requested deferral to the December ARCOM meeting.

C. MINOR PROJECTS - OLD BUSINESS:

D. MINOR PROJECTS-NEW BUSINESS:

A - 053 - 2015 Addition/Modification

Address: 100 El Bravo Way

Applicant: Ken Tropin as Trustee of the Kenneth G. Tropin Trust

Architect: Brooks & Falotico Associates, Inc. Chuck Willette

Project Description: Addition of office and side entry along with driveway and landscape alterations on El Bravo Way. Modifications to doors, hardscape and landscape, alterations along South Ocean Boulevard. Various additions and modifications in the courtyard and rear of the house below existing roof lines.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Louise Brooks, Brook and Falotico

LANDCAPE PRESENTATION BY: Scott Hinen and Gregory Lombardi

Ms. Brooks presented the minor architectural additions and renovations to the home. The work is intended to replicate all roof lines, over hangs, details and materials. All additions will be made in the existing setbacks.

Commission Comments: I don't get the library windows, they seem way off. I just don't think the scale is right. This house is not landmark; but is a very important house. I am given to great pause, about everything, that is being presented to us now. I think a lot is being lost, about what is great with this property.

Mr. Hinen went through the presentation, touching on the modifications and improvements that are planned for the site. The hatch area is where the improvements are being planned and the majority of the hardscape is Chicago red brick.

Commission Comments: Will the Mimusops tree be relocated to another part of the property? Mr. Lombardi replied they are trying to find a place. I don't think you will be able to save the Mimusops Tree, it's just too big.

A MOTION WAS MADE BY MR. SMALL TO DEFER TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED BY SIX VOTES IN FAVOR ONE VOTE OPPOSED WITH MR. IVES DISSENTING.

A - 056 - 2015 (Minor with Notice) Landscape/Hardscape

Address: 755 North County Rd.

Applicant: Beach Club, Inc.

Architect: Mario Nievera

Project Description: Final hardscape and landscape improvements for tennis court and croquet member areas, including walkway replacement with cast stone, new plantings, new decorative piers and pedestrian gates.

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

ARCHITECTURAL PRESENTATION BY: Caitlin Mitchell, Nievera Williams

Ms. Mitchell stated they are proposing several cosmetic changes, which will require the removal of the existing stone paver walkway, that runs between the croquet court and the existing tennis court that is in disrepair and overgrown with under story planting. Ms. Mitchell gave an overview of the new materials, proposed for the project.

Commission Comments: It was a suggestion by the Commission that all Australian pines be kept? The pedestrian gate has nothing to do with the beach club. I agree the gates are a little fancy for the surrounding's.

MOTION BY MRS VANNECK TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. SMALL.

MOTION APPROVED WITH ALL IN FAVOR. .

A - 057 - 2015 Awning (Amending Application A-049-2015)

Address: 313 1/2 Worth Ave.

Applicant: Bice Restaurant/Tricony Management, LLC

Architect: ACI, Inc.

Project Description: Delete two existing awnings within the via at Via Bice Restaurant and install one new retractable, larger awning at the same location.

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

ARCHITECTURAL PRESENTATION BY: Richard Leja, ACI, Inc.

Mr. Lega stated he is seeking approval for a retractable awning in the outdoor seating area off the via. Approval was received, last month for a fixed awning. The owner now desires a retractable awning, in that location. The awning that was approved last month is not retractable. Mr. Leja presented the retractable awning that they would like to propose.

Commission Comments: I don't have a sense of what this will do to the architecture in the via. In the previous scheme, the poles were less obtrusive, which meant they did not need any detail, the new ones are big. This is a totally different feeling from the old one.

MOTION MADE BY MR. KARAKUL TO DEFER TO THE NOVEMBER MEETING FOR RE-STUDY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED WITH ALL IN FAVOR.

2015 Garage Door

Address: 162 East Inlet Dr.

Applicant: Mr. David Shulman

Architect: SKA Architects

Project Description: Garage door replacement, clear cypress with a limed finish.

Call for disclosure of ex parte communication: Mr. Small

ARCHITECTURAL PRESENTATION BY: Pat Seagraves, SKA Architects

Mr. Seagraves advised that with the last renovation the garage door was not touched. The door is dark, and they are proposing a lime cypress finish, they would also like to use the cypress lime on the gates. The doors would have panels, so there would be some detail.

Commission Comments: The house has a lot of brown accents, how is the lime going to fit in? I would like to see a color depiction of what the doors will look like next to the house.

MOTION BY MR. SAMMONS TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED WITH SIX IN FAVOR AND ONE OPPOSED WITH MRS. VANNECK DISSENTING.

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

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

Mr. Page announced that the ARCOM meeting in November will take place on Monday the 16th and the December ARCOM meeting will take place on Thursday the 10th. Also as a reminder, Mr. Vila had requested authorization from the Commission to have a discussion with the Zoning Administrator, regarding any zoning code revisions that needed to be reviewed; that discussion has been scheduled for the November meeting.

XI. ADJOURNMENT:

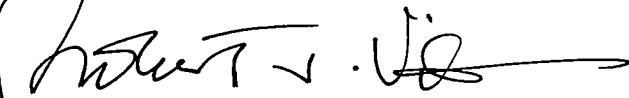
MOTION MADE BY MR. IVES TO AJOURN THE MEETING AT 3:36 P.M.

MOTION SCEONDED BY MR. KARAKUL.

MOTION CARRIED WITH ALL IN FAVOR.

The next meeting of the Architectural Commission will be held on Monday, November 16, 2015 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Rd. Palm Beach.

Respectfully submitted,



Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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