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

## WEDNESDAY, OCTOBER 23, 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 (9:00:16 a.m.)**

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

**II. ROLL CALL (9:00:19 a.m.)**

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|---|---|
| Robert J. Vila, Chairman | PRESENT |
| Nikita Zukov, Vice Chairman | PRESENT |
| Kenn Karakul, Member | PRESENT |
| Ann L. Vanneck, Member | ABSENT (unexcused) |
| 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 |
| Michael B. Small, Alternate Member | PRESENT |

Mr. Gruss will be voting today due to the absence of Mrs. Vanneck.

Staff members present: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, Paul Castro, Zoning Administrator (for part of meeting), and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney, John C. Randolph, did not attend this meeting.

**III. PLEDGE OF ALLEGIANCE:**

**IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 25, 2013 MEETING: (9:01:02 a.m.)**

**MOTION BY MR. HOMES FOR APPROVAL OF MINUTES.**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED UNANIMOUSLY.**

V. **APPROVAL OF THE AGENDA: (9:01:13 a.m.)**
**MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA.**
**MOTION SECONDED BY MR. KNOWLES.**
**MOTION CARRIED UNANIMOUSLY.**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:01:35 a.m.)**
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VII. **OTHER BUSINESS: (9:01:37 a.m.)** None

VIII. **PROJECT REVIEW (9:01:41 a.m.)**

A. MAJOR PROJECTS-OLD BUSINESS **(9:01:48 a.m.)**
B - 064 - 2013 Addition/Renovation
Address: 285 Colonial Lane
Applicant: 285 Colonial Lane LLC
Architect: J-W Engineering, Inc. (James Wesson)
Project Description: Interior renovation of existing house, addition of master bedroom wing, addition of cabana/office, renovation of main house attic into 2nd floor area with dormers, renovation of garage attic into bedroom area with dormer, pool revisions, new hardscape and landscaping (retaining all perimeter landscaping).

At the July meeting, a motion carried to defer the project to the August meeting "for re-study of those elements that we spoke about". This motion was seconded noting that the pool is green and is not secured and must be addressed immediately. At the August meeting, the project was deferred to the September meeting for re-study per ARCOM's recommendations. At the September meeting, a motion carried for "approval of the project so they can move forward, but that the dormers be sent back to us (ARCOM) re-studied."

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Campion Platt, Designer

Mr. Platt returned to the Commission with revised plans in response to comments made at previous meetings. Changes include: Changed size of dormer windows from 10 panels/window to 8 panels/window; added another dormer; added more space between them; matched the dormers of the main house to the garage; all dormers now in line further down on the main roof; six (6) dormers across the main house and three (3) dormers across the cabana.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. HOMES.**
**MOTION CARRIED UNANIMOUSLY.**

B. MAJOR PROJECTS-NEW BUSINESS **(9:07:00 a.m.)**

B - 086 - 2013 Addition
Address: 228 Nightingale Trail
Applicant: Winston and Allison Wren
Architect: Mesa Architecture
Project Description: New entry porch, roof replacement and rear bedroom addition

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Mesa Architecture

Mr. Roy presented the project in accordance with the submitted plans and as described above. Additional notes relative to this project: Proposed one story rear addition for guest bedroom; small covered porch in rear; covered porch addition at the front entry; raise roof eave by approximately 6"; replace paneled garage doors with louvered garage doors; assorted window/door replacements; replace concrete tile roof with wood shake roof; and, replace existing side gate. Mr. Roy noted that this project has already received variance approval.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED UNANIMOUSLY.**

B -090 - 2013 Demolition
Address: 201 Ocean Terrace
Applicant: 201 Ocean Terrace LLC
Architect: Thomas M. Kirchhoff, AIA, PA
Project Description: Demolition of existing one story residence, pool, hardscape and landscape

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

Mr. Kirchhoff stated that the house, built in 1952, is in very poor condition and has no significant architectural value.

**MOTION BY MR. HOMES FOR APPROVAL OF DEMOLITION WITH THE NORMAL CAVEATS FOR REMOVAL OF NOXIOUS WEEDS, SODDING AND SPRINKLING.**
**MOTION SECONDED BY MR. SAMMONS.**
**MOTION CARRIED UNANIMOUSLY.**

B - 091 -2013 Landscape/Hardscape
Address: 343 Seabreeze Avenue
Applicant: George Matthews
Architect: Efflorescence
Project Description: Landscape/Hardscape designs

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

LANDSCAPE PRESENTATION BY: Steve Kvarnberg, Efflorescence

Mr. Kvarnberg presented the landscape/hardscape in accordance with the submitted plans for this home which is being renovated on a small 50 ft. wide lot. The summary of changes is as follows: Paving coverage reduced to meet landscape area code requirements; new alley driveway configuration; new enclosed generator and equipment area on the east side of the property in the rear; new paving materials; and, new landscape design. In the front of the property, landscaping will be done in layers of greens, some of which are sculpted at the walkway. In the rear, landscaping will be more textured and tropical than the front landscaping, but will still be simple in design.

Mr. Lindgren read an e-mail from neighbor, Robert Josephberg of 337 Seabreeze Avenue, wherein he listed his concerns relative to the location and noise related to the mechanical equipment and generator, and privacy concerns. Mr. Kvarnberg assured the Commission that all code requirements are being met.

**MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. HOMES.**
**MOTION CARRIED UNANIMOUSLY.**

B - 092 - 2013 Demolition
Address: 2288 Ibis Isle Road West
Applicant: Roberta Joseph
Architect: Kyle Webb
Project Description: Demolition of existing house, pool, landscape & driveway for future construction of new single family residence

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Kyle Webb

Mr. Webb presented the demolition report for this 1966 Howard Chilton designed ranch style home. He indicated that the house has been reasonably maintained, and is primarily in original condition.

**MOTION BY MR. HOMES FOR APPROVAL OF DEMOLITION (THOUGH NOT SPECIFICALLY STATED, IT SHOULD BE UNDERSTOOD THAT THE TYPICAL CAVEATS FOR DEMOLITION APPLY.)**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED 6-1, WITH MR. VILA OPPOSED.**

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

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Randall Stofft

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design
OTHERS WHO TESTIFIED: Dr. Sten Lilja, 1330 North Ocean Boulevard

Mr. Stofft presented the project in accordance with the submitted plans and model, and as described above. The project includes a two story main house, a two story garage/guest house, and a small pool pavilion. Materials include: smooth stucco exterior with a flame granite water table, mahogany elements, and brushed stainless railings.

Mr. Lindgren read a note into the record from the Bryans, property owners at 1350 North Ocean Boulevard, wherein they expressed their support for the project.

Keith Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Soft, open green areas, simple palette for ocean location, low wall in front of the house. entry court with grass and cast stone pavers and two curb cuts, service court in cast stone with grass, pool with lower water basin below, and landscape material as presented.

Under commission comments: Handsome, good scale; the style is a concern...it's so foreign to anything else there...uncomfortable with the way it fits into the neighborhood; elegant contemporary design, but question some of the product choices...understand the concern about the design, but like the variety; and, (later) the east elevation is not consistent with the neighborhood and does not fit in.

Dr. Lilja testified that this house does not blend with the rest of the neighborhood.

It should be noted that Mr. Zukov attempted to make a motion twice for approval of the project, but was interrupted with further testimony each time.

Mr. Lindgren stated that staff would require some conditions with any approval: (1) Demolition of the existing house has not yet come to ARCOM for approval, but will be on next month's agenda. Staff requested a condition that the demolition of the existing structure must be approved by ARCOM prior to any issuance of building permit; and (2) details related to proposed gates, garden ornament and feature wall with trellis pavilion must come back for approval in the future as a separate ARCOM application.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, AND TO INCLUDE THE STAFF'S CONDITIONS DEALING WITH THE DEMOLITION AND SOME OF THE DETAILS.**
**MOTION SECONDED BY MR. KARAKUL.**
**MOTION FAILED 3-4, WITH MESSRS. HOMES, KNOWLES, SAMMONS, AND GRUSS OPPOSED.**

**MOTION BY MR. HOMES TO DEFER THE PROJECT TO NEXT MONTH, UNTIL THE DEMOLTION COMES BEFORE US, AND AFTER THE DEMOLITION IS APPROVED, WE WILL RE-VISIT THIS.**
**MOTION SECONDED BY MR. KNOWLES.**
**MOTION CARRIED 4-3, WITH MESSRS. KARAKUL, VILA AND ZUKOV OPPOSED.**

The applicant was advised to re-study the east elevation to address concerns expressed.

B - 094 - 2013 Addition
*ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)*
Address: 233 Oleander Avenue
Applicant: Harold Horn
Architect: Jacqueline Albarran, Architect P.A.
Project Description: New one-story, one-car garage addition to an existing two-story single family residence. Roof, walls, windows and doors and all detailing to match existing

Call for disclosure of ex parte communication: No disclosures

ATTORNEY PRESENT: Maura Ziska for the applicant
ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran

Ms. Ziska reviewed the variances required for the project for side yard setback, rear yard setback and lot coverage. Ms. Albarran presented the project in accordance with the submitted plans and as described above for the proposed one-car garage addition. The project will yield some additional lawn area.

**MOTION BY MR. HOMES THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED UNANIMOUSLY.**

B - 095 - 2013 Additions and Alterations
*ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)*
Address: 126 Seaview Avenue
Applicant: David Gottlieb & Dana Barsky
Architect: Bridges Marsh & Associates
Project Description: Alterations to include: Roof, windows and exterior doors, Two (2) additions, site improvements including landscaping, exterior paint, changes to front elevation to include front entry, removal of decorative shutters

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

ATTORNEY PRESENT: Maura Ziska for the applicant
ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Ms. Ziska reviewed the requested variances for side yard setback, lot coverage and CCR and addressed the platted street running adjacent to this property which is regularly, by right of easement, used by this property owner. She stated that the new owners want to bring the property up to today's living standards. Mr. Marsh presented the project in accordance with the submitted plans and as described above. The two proposed additions are for a one story pergola and a two story addition with a new kitchen on the first floor and a new master bedroom/bath/closet on the second floor. He explained that the house is awkward interiorly and exteriorly. The proposal

would take a simplistic approach to convert the residence to a Mediterranean style. Design elements include: Simplify fenestration and add muntins; new balcony at master bedroom; change front entry adding pilasters; white exterior with grey aluminum windows; and, terra cotta tile roof.

Under commission comments: The tower element would look better if it were nestled in there more; the window of the tower looks oversized...adjust the scale of the fenestration so it is more like the other windows.

Paul Castro, Zoning Administrator responded to questions regarding the adjacent platted street which is used by this property owner on a regular basis. He stated that the Town maintains the road, which dead ends into the garage of 126 Seaview. He testified that the proposed construction will not affect the platted street.

**MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.**
**MOTION SECONDED BY MR. SAMMONS.**
**MOTION CARRIED UNANIMOUSLY.**

Mr. Williams stated that their scope of work was limited mainly to the east side of the property where the new construction is proposed. The existing Podocarpus hedge and the Areca Palm cluster will remain, and other landscape material will be added, as presented, to create a garden.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED UNANIMOUSLY.**

B - 096 - 2013 Addition
*ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)*
Address: 340 Garden Road
Applicant: 340 Garden Road LLC
Architect: Thomas M. Kirchhoff, AIA, PA
Project Description: Requesting approval of the addition of dormers and habitable space above the garage to a previously approved one-story Bermuda style house. New hardscape, landscape and pool.

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

ATTORNEY PRESENT: Maura Ziska for the applicant
ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

Ms. Ziska reviewed the variances for lot coverage and east side yard setback. She explained that the request is for 450 sq. ft. of additional space above the garage, which technically makes this one-story house a two-story house according to the zoning code. The new space with dormers will be used for storage and for exercise equipment. The house remains the same as the house approved in August, except for the proposed addition over the garage with the dormers.

A member suggested that granting such a variance may set a dangerous precedent. Mr. Castro spoke to the zoning aspects of this project. The Commission was divided with respect to this project.

**MOTION BY MR. KARAKUL THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED 5-2, WITH MR. GRUSS AND MR. HOMES OPPOSING.**

**MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. ZUKOV.**
**MOTION CARRIED 5-2, WITH MR. GRUSS AND MR. HOMES OPPOSING.**

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*Let the record show that there was a short recess from 10:25 a.m. to 10:35 a.m.*

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

Call for disclosure of ex parte communication: Disclosures by several members

ATTORNEY PRESENT: Maura Ziska for the applicant
ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Ms. Ziska testified that this project requires no variances, and has previously received site plan approval from the Town Council. She noted that the design team has been working closely with the neighbor to the north, and the Sinclairs have, in fact, agreed to certain conditions relative to the project. She suggested that these conditions might be attached to any motion for approval.

Mr. Perry presented the project in accordance with the submitted plans and as described above for this site which has been vacant for approximately six years. Design elements include: (2) two curb cuts; garage in rear; main entrance on the north side of the house; two story house with one story family room, three car garage, and detached pool cabana; Palm Beach stucco finish in Desert Green; handmade barrel tile roof; cypress outlookers; and, stone cladding at loggia.

Under commission comments: Proportions seem to be very vertical; window openings are exceedingly large for the Mediterranean style which is a wall-dominated style; problems with detailing of arches and transom; fenestration inconsistent in scale; issue with corbel details with questionable construction methodology; outlookers large; intercolumniation at pool cabana is very wide in comparison to the intercolumniation everywhere else; not up to standard and needs to be more scholarly studied; detail it correctly; re-visit the proportions; the east elevation is one of the nicest elevations I have seen in Mediterranean architecture...proportions are truly Mediterranean...problem with the main entrance...the pool cabana needs work...it is boring; like

the variety of roof heights and angles...you broke up the mass...the quality of materials is good; like the house...nice addition to South Ocean Boulevard...agree about the pool cabana...look into Mr. Sammons' comments; commend the overall approach, but wonders about those issues that Mr. Sammons mentioned...it may be tall and skinny, give it some more width...very concerned about the cornices; window size is of concern; respects Mr. Sammons' comments...the east side of the house, with so much glass, will be so flooded with light in the morning hours that you will have a problem screening it out and your furniture will fade within a year.

Mr. Williams presented the landscape/hardscape in accordance with the submitted plans. The existing Seagrapes on the site will be re-used and some may be shared with the neighbor to the north. Some of them will actually be moved onto the neighbor's property which is a measure to allow the construction of a site wall between the properties and still provide a lush Seagrape hedge for the property owner to the north. Design elements include: two curb cuts, low wall in front, cast stone with salvaged brick inlay paving, parterre (grass, cast stone and brick) on east lawn which will allow vehicular traffic and/or parking, landscape material as presented, pool area with Mediterranean shape and spa at the end; tailored and clean landscaping in front; very lush and tropical in the rear; fountain at motor court; and, fountain centered on pool and family room.

Mr. Perry distributed an alternative design for the main entrance facade which his clients prefer.

**MOTION BY MR. HOMES TO APPROVE THE PROJECT SUBJECT TO RE-VISITING THE DETAILS NEXT MONTH OF THE EAST ELEVATION, SOFFIT AND CORNICE DETAILS, THE POOL HOUSE, AND THE NORTH SIDE AT THE MAIN ENTRY DOOR.**
**MOTION SECONDED BY MR. ZUKOV.**

Mr. Perry asked that the conditions which were agreed to by the property owner be part of the motion. Ms. Ziska read the numerous paragraphs of conditions into the record. Upon further consideration, ARCOM did not want to attach these conditions to their motion. The conditions agreement will be handled as a private agreement between the property owners, and ARCOM is not a party to that agreement.

**MOTION CARRIED UNANIMOUSLY.**

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

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

**MOTION BY MR. HOMES FOR DEFERRAL TO THE NOVEMBER MEETING.**
**MOTION SECONDED BY MR. KNOWLES.**
**MOTION CARRIED UNANIMOUSLY.**

B - 099 - 2013 New Residence
Address: 1900 S. Ocean Boulevard
Applicant: Keith Frankel
Architect: Bridges, Marsh & Associates
Project Description: Two-story classical inspired Colonial single family dwelling with guest house and small Bermuda style beach house, full landscaping with canopy tree at motor court and lawns to the east and west. Building-Buff; Roof-Flat concrete white tile; Trim-white; Shutters-gun metal blue

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges, Marsh & Associates
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Marsh presented the project in accordance with the submitted plans, in keeping with the model shown, and as described above. Mr. Marsh stated that the design intent is to maximize views to the ocean and the lake. The project includes a main house with five (5) car garage, gate house, and a cabana (though Mr. Marsh indicated that the cabana was not to be considered in this application because of other approvals which must be secured). The design hinges around the entry portico with octagonal foyer. The more formal entertainment areas proceed south of that element, while the dining room and the informal spaces proceed to the north. Other design elements include: Colonial-Island style, main drive into arrival courtyard, service drive to the north, series of hip roofs and flat roofs, symmetrical fenestration (mahogany painted white), cast aluminum railings, large round window over front door; and, two-story gatehouse/guesthouse "folly" with Bermuda flavor with stepped roof on stair tower.

Under commission comments: Terrific, given the scale...mass is broken up...detailing and fenestration nice...problem with L-shaped hip on the back and the addition that hips into a cricket; you've succeeded with a big project and hope that others look to this as an example; detailing not completely right...scale of front porch a bit large...entablature conflicts with columns that appear in elevation on the second floor porch, but not in the plan....tiny in scale in some places and large at others...re-study the tower element...issue with transoms without muntins; scaling and detailing of the windows is of great importance; you need significant wall space, not just fenestration.

Mr. Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Retain existing vegetation as long as it is not an exotic or invasive species; dense tropical landscaping along service drive on north side of property; landscape material as presented; large Seagrape at circular motor court; low wall along South Ocean Boulevard; meandering paths through gardens; pool spills into trough at west end; driveway in tabby concrete with coral border; and, light grey/beige tumbled brick.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. HOMES.**
**MOTION CARRIED UNANIMOUSLY.**

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

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Lang indicated that ARCOM had seen the preliminary landscape at a previous meeting. He noted that this property backs up to The Palm House, so screening is of primary importance. Design elements include: Simple, clean design, two curb cuts, reclaimed brick circular driveway with cast stone border, open feel in the rear, small fountain on center line of house, pool pushed back as far as possible with some columns/trellis and water feature to help mitigate noise concerns from the hotel; Magnolias and Royal Palms in the rear; and, Ligustrum and Royal Palms in the front.

Under commission comments: Issues with the proposed driveway gates...too ornate, too wide and columns may be too wide; gates are set off the pavement and should be closer; cap stone detailing needs attention; issues with trellis in the back...two sizes of columns clashing, cornice is weak, needs to be fixed; and, gates and piers should emulate simplicity of main house.

**MOTION FOR APPROVAL OF PROJECT AS PRESENTED WITH A DEFERRAL OF THE GATE AND PIERS WHICH ARE DEFERRED TO NEXT MONTH.**
**MOTION SECONDED BY MR. HOMES.**
**MOTION CARRIED UNANIMOUSLY.**

C. MINOR PROJECTS - OLD BUSINESS **(11:41:29 a.m.)**
A - 031 -2013 Doors/Windows
Address: 760 South County Road
Applicant: Bauman Group
Architect: Rafael Rodriguez
Project Description: This project involves the replacement of existing doors and windows. There will be a new 4'0" H x 12'0"L x 8'0" W clerestory in the kitchen. There are also new door and window openings and existing openings to be closed up.

The project was reviewed at the August meeting, and was deferred to the September meeting for more information and samples. At the September meeting, the project was not heard, but was deferred to the October meeting at the architect's request.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Rafael Rodriguez

Mr. Rodriquez presented the revised project in accordance with the submitted plans and as described above. The existing home has a mixture of window styles, but the new plan is designed for better consistency in that regard. The new windows will all be mahogany (painted white)

impact rated. Some windows will be replaced with French doors. Some openings will be relocated. A sample of the proposed impact window was brought to the meeting.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. SAMMONS.**
**MOTION CARRIED UNANIMOUSLY.**

A - 032 - 2013 Roof
Address: 285 Jamaica Lane
Applicant: Mary Boykin
Architect: Roger P. Janssen, Dailey Janssen Architects
Project Description: Replace machine made terra cotta barrel tile with new flat concrete tile

At the September meeting, after hearing this project, a motion carried for deferral to the October meeting.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Mary Boykin, property owner and Peter Carney, Carney Stanton

Mr. Carney and Mrs. Boykin returned with the request to change her existing barrel tile roof to grey flat concrete tile and to change the paint color of the house to a buff color to conform to the new roof color. Mrs. Boykin explained that she experienced roof damage three times with the barrel tile, and would like to replace it with a more reliable roof material.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. HOMES.**
**MOTION CARRIED UNANIMOUSLY.**

D. MINOR PROJECTS - NEW BUSINESS **(11:56:39 a.m.)**
A - 033 -2013 Roof
Address: 1025 N. Lake Way
Applicant: Wallace Turner
Architect: Stephen Roy, Mesa Architecture
Project Description: Re-roof from roll tile (barrel tile) to a flat tile, same color as existing

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

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Mesa Architecture

Mr. Roy presented the request to change the roof from a red barrel rolled tile to a red flat cement tile.

**MOTION BY MR. SAMMONS FOR APPROVAL.**
**MOTION SECONDED BY MR. KARAKUL.**
**MOTION CARRIED UNANIMOUSLY.**

A - 034 - 2013 Infill at cabana
Address: 101 El Vedado Road
Applicant: Stephen E. Myers
Architect: Thomas M. Kirchhoff, AIA, P.A.
Project Description: Infill existing cabana loggia openings with new French doors and windows. No change in lot coverage. No change in landscaped area.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Thomas Kirchhoff

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above. He noted that the proposed enclosure, to create an exercise area, cannot be seen from the road.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. KNOWLES AND MR. ZUKOV SIMULTANEOUSLY.**
**MOTION CARRIED UNANIMOUSLY.**

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

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Gary Knelson, Folding Shutter Corp.

Mr. Knelson presented the project for white fabric Armor rolling screens placed inside the reveals of the windows, including an 8" white box just below the header and white tracks down the side.

Under commission comments: Need a close up...looks ugly and cheap; very difficult to make a determination from the photos presented; and, need a detail sheet.

**MOTION BY MR. HOMES TO DEFER TO NEXT MONTH AND BRING A DEMO UNIT AND PHOTOS OF INSTALLATIONS.**
**MOTION SECONDED BY MR. GRUSS.**
**MOTION CARRIED UNANIMOUSLY.**

A - 036 - 2013 Gates
Address: 320 Island Road
Applicant: James Berwind
Architect: Mario Nievera
Project Description: Proposed driveway gate design, garden gate design, and moon gate design

Call for disclosure of ex parte communication: Disclosures by Mr. Vila and Mr. Ives

GATE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the gate plans in accordance to the submitted plans and as described above. Gates proposed: Moon gate (matte black aluminum pickets), Buttery Gate (matte black aluminum pickets), and several simple garden gates with curved edge in solid wood epay.

Under commission comments, Mr. Vila noted that the moon gate should not have bars in it. Mr. Williams responded that the bars are needed to keep dogs inside.

**MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. KARAKUL.**
**MOTION CARRIED 6-1, WITH MR. VILA OPPOSED.**

Mr. Lindgren reported that the site plan shows driveway gates, but those will need to return to ARCOM in the future as a major project.

A - 037 -2013 Awning
Address: 261 Via Bellaria
Applicant: Joel Pashcow
Contractor: American Awning
Project Description: Cover existing patio trellis with (brown) awning of same color (minimum pitch)

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

ARCHITECTURAL PRESENTATION BY: Joe Mattei, American Awning

Mr. Mattei presented the project in accordance with the submitted plans and as described above. The owner requests the awning, over the existing trellis, to provide waterproofing and sun protection.

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

A - 038 -2013 Railings
Address: 1030 N. Lake Way
Applicant: Keith Spina for David Fisher
Architect: Glidden Spina & Partners
Project Description: Replace existing 2nd floor entry railings with new design

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Danny Brown, Glidden Spina & Partners

Mr. Brown presented the project in accordance with the submitted plans and as described above. The proposal would replace the existing aluminum railings with a more elaborate design (matching the existing railing on the lakeside) in the same finish and same material.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. ZUKOV.**

**MOTION CARRIED UNANIMOUSLY.**

A - 039 - 2013 Gate
Address: 136 Dunbar Road
Applicant: Dana Krumholz
Engineer: James F. Biagi, Engineer EDL/Gatemasters
Project Description: Replace the current green chainlink access gate on east side and driveway gate on west side with black aluminum gates. The east gate is a fixed gate located between a pre-existing arch. The west driveway gate is an opening and closing gate located between a pre-existing arch. The gate designs match pre-existing black aluminum balconies and stair railings around the house.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Dana Krumholz, property owner

Ms. Krumholz presented the project in accordance with the submitted plans and as described above to replace two existing chainlink gates.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.**
**MOTION SECONDED BY MR. SAMMONS AND MR. ZUKOV SIMULTANEOUSLY.**
**MOTION CARRIED UNANIMOUSLY.**

**IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:33:23 a.m.)** None

**X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:33:26 a.m.)**

Mr. Page reported that a new contemporary designed home at 212 Coral Lane was approved by ARCOM (4-3 vote) at the August meeting. That approval was subsequently appealed by a neighbor. The Town Council, at their October meeting, unanimously upheld the ARCOM approval.

Recently, the requirement that the architects who serve on ARCOM must be Florida registered architects has been questioned. Mr. Page reported that the Town Council has approved that "in the event there are, in the discretion of the Town Council, no bona fide applicants who are registered architects in the State of Florida, the town may solicit and appoint architects registered outside the State of Florida to fill one of the architect seats" (this excerpt is directly from Ordinance No. 18-2013).

Members questioned the status of The Palm House, formerly known as the Heart of Palm. Mr. Page provided information relative to fines running against the property due to: (1) job remains ongoing beyond deadline date of February 14, 2013; and (2) due to the excessive noise output of the air conditioning units. Members asked about the status of the landscaping at the site, and whether the ARCOM approved plans are being implemented. Mr. Page will check on the landscaping and will report back to the Commission.

Mr. Vila and Mr. Zukov announced that they will not attend the November ARCOM meeting. Mr. Karakul will Chair the meeting in November.

XI. **ADJOURNMENT: (12:38:24 a.m.)**
**MOTION BY MR. ZUKOV TO ADJOURN THE MEETING AT 12:50 P.M.**
**MOTION SECONDED BY MR. HOMES.**
**MOTION CARRIED UNANIMOUSLY.**

**The next meeting of the Architectural Commission will be held on FRIDAY, NOVEMBER 15, 2013 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.**

Sincerely,

Robert J. Vila, Chairman
**ARCHITECTURAL COMMISSION**

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