



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

FRIDAY, SEPTEMBER 18, 2015, 9:00 a.m.

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.

I. CALL TO ORDER:

Mrs. Vanneck called the meeting to order at 9:00 a.m.

II. ROLL CALL:

Robert J. Vila, Chairman	ABSENT (unexcused)
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	ABSENT (unexcused)
Richard Sammons, Member	PRESENT (arrived at 9:01 a.m.)
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:05 a.m.)
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Please note Mrs. Vanneck will be chairing the meeting in the absence of Mr. Vila. Mr. Small voted until Mr. Ives arrived. Mr. Ives and Mr. Small voted in the absence of Mr. Vila and Mr. Karakul.

Staff members present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Nancy Roedel, Interim Board Secretary and Cindy Delp. Paul Castro, Zoning Administrator, was present for part of the meeting. John C. Randolph, Town Attorney, was absent.

III. **PLEDGE OF ALLEGIANCE:**

IV. **APPROVAL OF THE MINUTES FROM THE AUGUST 26, 2015 MEETING:**
A MOTION WAS MADE BY MR. GARRISON FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA:**

Mr. Lindgren called attention to several requests for deferral.

B-077-2015 475 N. County Rd.: Request deferral until October
B-081-2015 232 Via Marila: Request deferral until October
B-090-2015 2800 S. Ocean Blvd.: Request deferral until October
B-103-2015 12 Lagomar Rd.: Request deferral until October

A MOTION WAS MADE BY MR. SMALL FOR THE APPROVAL OF THE MINUTES INCLUDING THE DEFERRAL OF THOSE ITEMS REFLECTED ON THE AGENDA TO BE DEFERRED.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.

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:**

Mr. Page mentioned the fact that ARCOM member Kenn Karakul recused himself from the discussion last month of B-089-2015, 241 Jungle Rd. and as required he has completed the necessary form 8B Voting Conflict for the record.

VIII. **PROJECT REVIEW:**

A. **MAJOR PROJECTS-OLD BUSINESS:**

B - 058 - 2015 New Residence

Address: 304 Garden Road

Applicant: Palm Beach Housing Investment, LLC

Architect: Dailey Janssen Architects/Roger P. Janssen

Project Description: Construction of a new two-story residence, pool, landscape and hardscape.

At the June meeting, a motion carried to defer the architecture to July for further study of the north facade interior courtyard and details. A second motion carried to defer the landscape to July. At the July meeting, a motion carried to "approve the house with the idea that you come back next month and show us the stone

detailing and the detailing of the house." At the August meeting a motion carried to defer to the September meeting for lack of detailing relative to the stone trim.

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

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects

Mr. Janssen stated that at the last meeting there was some discussion about the amount of stone, the type of stone and detailing. His presentation included two options based on the re-study. The changes based on Commission comments are an all stone entry portico, stone sills at the windows, the balance and the run stucco detailing, except for the pergola in the rear, which would have the same stone columns as the entry portico. A later option will be an addition of stone at the running belt course, as well as the two windows at the principal rooms at the entry facade. As an alternative, the addition to the entry portico would be the addition of the stone around the windows at the dining and living rooms.

Commissioner Comments: Referencing drawing A2.06B, there is also stone trim completely around the windows on the second floor, not just the head and sill; I would have just gone with the stucco.; adds an element of contrast which isn't conducive to what is otherwise a Regency style building, Regency is all stucco.; Add mutules to the cornice which would add lovely detail.; Stone detail starts cutting up the house too much.

MOTION BY MR. GARRISON TO APPROVE AS SUBMITTED AS ALL STUCCO WITH THE ADDITION OF MR. SAMMONS REMARKS TO ADD MUTULES TO THE CORNICE.

MOTION SECONDED BY MR. GRUSS

MOTION CARRIED UNANIMOUSLY.

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.

Call for disclosure of ex parte communication: No disclosure

Let the record show that Mr. Sammons recused himself; as a result Ms. Grace was a voting member for this project.

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Roy and Posey

Mr. Roy began the presentation of the gate explaining that the gate columns are white stucco with a coral stone cap, the same coral stone that will be used elsewhere on the property. The louvers on the sliding gate are repeated elsewhere on the property. There is a man gate and a telescoping side entry gate.

MOTION BY MR. GARRSION FOR APPROVAL OF THE GATES AAS PRESENTED. MOTION SECONDED BY MR. IVES. THERE WAS NO VOTE ON THIS MOTION. MOTION WITHDRAWN BY MR. GARRSION.

Commissioner Comments: An all-aluminum white gate at the property entrance is not in keeping with the neighborhood.; a blue gate may not be in keeping with the neighborhood either.; Aren't all the Bermuda style shutters blue?; I think it would be setting a precedence in this town to put in a light blue gate.; What about a more wood color.; I'm ok with the blue.; It doesn't suit the neighborhood.; Maybe switching the color a little bit.; I don't know if we've done a blue gate, we've done other houses that have a style like this, we have to orient the gate a little to the house.; The house works.; This type of gate is in keeping with the house.; I don't recall gates on the adjacent properties.; The gate is not in harmony with its surroundings.; Maybe make it a little more subdued. What about black?; I don't see a black gate with white columns.; There are other elements on the house you could pick up on.

MOTION BY MR. SMALL TO DEFER FOR ONE MONTH TO FURTHER RE-STUDY THE GATE CONSISTENT WITH THE CONCERNS EXPRESSED BY THE COMMISSION REGARDING THE COLOR. MOTION SECONDED BY MR. GARRISON. MOTION CARRIED 6-1 WITH MR. IVES OPPOSED.

Let the record show Mr. Sammons returned to the Dais.

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.

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

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.

Please be advised that the architect has requested deferral to the October ARCOM meeting. The deferral to October was approved under Approval of the Agenda.

B - 082 - 2015 Renovation and Addition

Address: 208 Sandpiper Drive

Applicant: Mr. and Mrs. Stephen Livaditis

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Renovation and addition of existing one-story Regency style home. Renovation will include modification of front elevation and addition of loggia in rear. Final landscaping will be included.

At the August meeting, this project was deferred to the September meeting at the request of the architect.

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

ARCHITECTURAL PRESENTATION BY: Pat Segraves, SKA Architects

Mr. Segraves gave an overview of the property. This house was previously approved with another architect, but the client wanted to change the plan. With the house being Regency, it was off center. The living room has been realigned as well as the kitchen-dining room area. Now, not only is the front equally spaced, but the rear is too. The house also has lower windows. The proposal is to raise the head of the windows to 8'6 " and do a nicer stucco banding to be in keeping with a more sophisticated Regency style house. The garage door will be redone. In the rear the doors were not aligned and the pool was not in the center. A band has been added at the side of the house, taking the quoining off and adding pilasters in the corners. Shutters have been added to the windows. The idea on the front would be to make it a more Clarence "Mack-ish" house.

Commission Comments: Certainly an improvement.; Do we have to have the narrow windows on the sides?; Lintel heads should always project a minimum of four inches past the opening.; The taenia which improves the facade of the portico would actually not go across the opening where the columns are. It's not a structural element at all.; Just have the beam.; If you break the entablature back at the piers, you could get the beam and the column necks closer together.; Looks like a wonderful house.; This is a really artful change to the building.; Concerned about the look of the house because of the garage.

LANDSCAPE PRESENTATION BY: Andres Paradelo

This project was presented to the Commission a few months ago and was approved. It has undergone some minor modifications based on the alterations to the architecture. The only change was due to the shifting of the main portion of the front entry. There was a reorienting of the entry of the pathways from the two flanking driveways. The pool terrace was altered and the pool itself is smaller because of the existing easement along the back property. The back portion of the terrace has been eliminated. Some flowering vines were added to flank the garage and soften the corners and entrance of the house.

Commission Comments: Nice job.

**MOTION MADE BY MR. SAMMONS TO APPROVE AS PRESENTED
WITH CONSIDERATION OF COMMENTS REGARDING THE
WINDOWS, LINTILS AND COLUMNS.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

B - 084 - 2015 Demolition and New Residences

Address: 1233 N. Ocean Way

Applicant: Alonso & Associates, Inc.

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Demolition of existing one-story home. Construction of new two-story Island-Colonial style home to be approximately 4,800 sq. ft. Home will include four bedrooms and five and one half bathrooms. Final landscaping will be included.

At the August meeting, a motion carried to approve the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer the architecture and landscape for re-study.

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

ARCHITECTURAL PRESENTATION BY: Pat Segraves, SKA Architects

Mr. Segraves began his presentation by stating that the main discussion last month pertained to the height of the house and the front entrance, as well as the height of the garage. The height of the roof of the house has been lowered to 27 ft. The garage was changed, so there is a gable to match the house. The second story balcony has been removed. Comments were received via email regarding the width of the front porch, which will be reduced, and raising the bay windows which will also be done.

LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette Design Group

Mr. West said they made some minor modifications to the hardscape to accommodate the changes in the architecture. The a/c units and the generator were moved to a little niche in the residence, which is screened with 6 ft. hedges. The landscape was simplified in the front. There were four Adonidia Palms and we eliminated two; one additional Coconut Palm was added on the north side of the driveway. The Travelers Palms on the south side of the property have been eliminated and an 8' clusia hedge was continued down the east and south property lines. Five 14 ft. Alexander Palms have also been added. A beach access gate was shifted more toward the side of the property.

MOTION MADE BY MR. GARRISON TO APPROVE THE ARCHITECTURE WITH THE CAVEATS THAT THE BAY WINDOWS BE RAISED AND THE PROPORTIONS RE-STUDIED, THE FRONT ENTRANCE BE REDUCED AND THE COLUMNS STUDIED, THE REAR ELEVATION AND THE PROPORTION OF THE BACK LOGGIA NEEDS TO BE STUDIED ALSO. THE DUALITY BETWEEN THE WINDOW HEIGHTS NEEDS TO RE-STUDIED.

**MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

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.

Please be advised that the owner's attorney has requested deferral to the October ARCOM meeting. The deferral to October was approved under Approval of the Agenda. The deferral to October was approved under Approval of the Agenda.

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; Wet 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.

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

ATTORNEY PRESENT: Frank Lynch for the applicant

ARCHITECTURAL PRESENTATION BY: Tim Kelly, Peter Pennoyer Architects.

LANDSCAPE PROFESSIONAL PRESENT: Andres Paradelo

Mr. Lynch began the presentation by advising the improvements proposed require a number of approvals from Town Council. Those approvals relate to the tunnel which is a special exception, and the beach house which is a special exception. Special exceptions are being requested in the RA zoning district so site plan approval and a number of variances are required. We are seeking to install a seawall that is not on the Town's bulkhead line.

Mr. Garrison inquired about the variances that are required and questioned why this project is before the Commission if the variances have not been granted. Mr. Lindgren responded that this is a combination project, so as part of that process the application comes to the Commission first for review and approval and also for a recommendation of the variances to Town Council.

Mr. Kelly gave an overview of the project, and reviewed the site plans. Work includes the proposed new front wall, new entry gates, west access stairs for the tunnel that goes through the middle of the property, and the east access stairs for the tunnel that exits in the middle looking toward the ocean. The beach structure is located the required setbacks from the side yards and meets the required height and is the minimum 500 sq.ft. It is a rectangular structure, with wood French doors on the east and wood outswing casement windows on the south and west. The proposed seawall cuts back into the property and picks up the line of the neighbor's seawall. The wooden beach access stairs are a replacement. The beach house structure sits 16 ft. above grade which is roughly 14ft. above the crown of the road. The materials are stucco, painted to match the color and finish of the

house. The clay barrel tile roof is also the right clay tile to match the existing house. The replacement garden wall is 5ft. tall and stucco with a Dominican stone cap, Dominican stone piers and an aluminum gate with a powder coat finish and oil rubbed bronze color. The material palette for the beach house structure is red clay barrel tile, painted wood frieze to match the existing house, painted stucco walls, wooden French doors and wooden casement windows painted to match the house.

Mr. Lindgren read the variances which are associated with this project into the record. Variance approvals are required to construct a beach house, beach access stairs, a beach tunnel, and stairs to that tunnel on the land south of Southern Boulevard without a property ocean bulkhead, with a setback from the designated ocean bulk head line ranging from 52 ½ ft. to 90 ft. in lieu of the 150 ft. required and to construct tunnel stairs on the west side of South Ocean Boulevard with the front yard setback of 8 ft. in lieu of the 35 ft. required by Code.

Commission Comments: Is the house landmarked?; Has there ever been a beach house on the property?; Has there ever been a seawall on the property?; The stairs going straight out to the middle of the yard will be visible from the neighboring property.; If this could have a similar solution like across the street where it went parallel and ended up next to the beach house, that might be mitigated.; There is an air conditioning unit that's located closer to a neighboring property; We have architectural issues; I can't tell what they are because there are no details at all.; Can't tell from the drawings whether this is any good or not from the architectural standpoint, I have nothing to look at; How do you propose to deal with traffic while your building the tunnel?; The whole thing, the location, the site is way too tight, when going north to south this beach house will stick out like a sore thumb.; I can't see this happening.; Not in favor of granting this variances at all.; the whole siting of the beach house is backwards, it should be flipped and put to the north.; It seems there is a consensus forming that we are opposed to the variances and opposed to the beach house.; because of historical reasons and this represents another impediment to the scenic views, which is in our domain to protect and also represents another obstacle to the view of the public and the residents of the area.; A seawall has not existed there for over 90 years; This would be inappropriate and not in harmony with the neighborhood.; Moving the beach house to the north would not make any difference.; The detailing of the architecture needs to work in another direction...not just moving the beach house or the size of it, but some the details on both the east and west side of the project.

MOTION MADE BY MR. GARRISON TO HAVE THE APPLICATION DEFERRED TO NEXT MONTH 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.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 095 - 2015 New Residence

Address: 108 El Mirasol

Applicant: Andy and Neeta Khubani

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

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

Mrs. Vanneck stated that this is the fourth incarnation of this property development.

ARCHITECTURAL PRESENTATION BY: Michael T. Callori, Callori Architects

Let the record show that the architect presented a model of the home.

Mr. Callori stated that the building architecture is in the same vocabulary as prior submissions to the Commission. However, the plan has been changed to reflect changes in the building program. Mr. Callori presented the project as described above for a new two-story Mediterranean style residence. Mr. Callori indicated, with regards to site development, the percentage of coverage of the applicant's house and the neighboring sites are consistent. Fatio was an inspiration in developing the character for the site and the asymmetrical quality of the building. The entry to the site and house is on axis to maintain the connection between the street and the ocean. The back contains a 20x40 ft. pool and the courtyard in the front is the motor court and the service entry. The site is in the RB zone and complies with all the requirements of that zone. It is an irregular plan, but the closest point of setback at the front is 36 ft. with 28 ft. on the north, south and west sides. The materials consist of white stucco on the upper sections and 18x36 cast stone with a honed finish. All the trim is cast stone with a light finish, slightly darker in shade. The windows are aluminum in a pale gray/green coloration casement type window. The roof is a concrete barrel tile. The building is CBS construction, 10 ft. on the first floor and 8'6" on the second floor.

Mrs. Vanneck asked Staff if they had a copy of a letter written by the residents of 110 El Mirasol, objecting to several aspects of the house. Mr. Small had a copy of the letter and Mr. Lindgren read it into the record.

Commission Comments: The plan is frenetic and has gotten fat in certain places, where the spans are completely illogical for a traditional structure.; The building quality seems to be of a substandard nature for Palm Beach.; The fact that you had to resort to a concrete tile roof tells me that the house is too big for the budget already.; The cast stone detailing is of a nature that was done in the 80's, which we just don't do anymore.; There are interesting things in the plan, but given the nature of the detail and chaotic nature of the proportioning, I would say this has an almost zero chance of going forward architecturally in this format.; Samples and colors need to be presented for something this big.; If you look at the drawing of the east elevation and look at the stick figure that you have in the covered entrance area, the proportion is way too high; that scale needs to be studied.; This is a major house and the materials need to be stepped up.; This is a very large lot, this may be an effort of trying to put too much on the lot.; The materials used and chosen for this project are really going to have an impact.; There seems to be a jitteriness to this project.

MOTION MADE BY MR. SAMMONS TO DEFER THIS PROJECT TO NEXT MONTH.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

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.

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

ARCHITECTURAL PRESENTATION BY: Kevin Asbacher, Asbacher Architecture

OTHERS WHO TESTIFIED: Reginald Stambaugh on behalf of the Stewart family, who are the neighbors to the east of the subject property. Maura Ziska, on behalf of the property owner.

Mr. Asbacher presented the project in accordance with the submitted plans and as described above. The building was designed in 1948 and has not had any changes or upgrades since. While he showed photos of the existing home, they were not included in the mini-sets, as noted by Mrs. Vanneck.

**MOTION BY MR. SMALL TO APPROVE THE DEMOLITION WITH THE
TYPICAL CAVEATS TO SOD AND IRRIGATE WITHIN 30 DAYS.
MOTION SECONDED BY MR. GRUSS.
THERE WAS NO VOTE ON THIS MOTION.**

Commission Comments: Do we have any responsibility of trying to preserve some more affordable areas?; Palm Beach use to have a little more charm when it wasn't just the billionaires club.; I think it's a shame that this would be torn down.;

Mr. Stambaugh shared that his clients feel the size of this project would dwarf their cottage.

Mr. Lindgren announced that this project has been deferred by Town Council and cannot be heard by ARCOM today. The applicant should have requested a deferral to next month.

Ms. Ziska testified that Town Council wanted to send this project to ARCOM first.

Mr. Castro testified that there was an objection from attorney Peter Broberg and the project could not be heard by ARCOM yet. It was to be deferred to the Oct. 14, 2015 Town Council meeting by a vote of 4 to 1.

Mr. Page stated that Peter Broberg, a local attorney objected, along with Mr. Stambaugh, to several aspects of the project. Mr. Page said, there is indication that the project was deferred to the month of October by the Town Council, but he could not say with absolute certainty that the Town Council wanted ARCOM to act upon this.

Mr. Small questioned why the Commission could not act on the demolition? Both Mr. Castro and Mr. Lindgren did not see a problem with that, but the new house would need to be deferred until next month.

Mr. Sammons stated that there was not enough pictorial information in the mini sets on the demolition for him to vote on the project this month.

**A MOTION WAS MADE BY MR. GARRISON TO DEFER THE
DEMOLITION UNTIL NEXT MONTH.
MOTION SECONDED BY MR. SAMMONS.
MOTION PASSED FOR DEFERRAL 4-3 WITH MR. GRUSS, MR.
SMALL AND MRS. VANNECK OPPOSED.**

B - 097 - 2015 Demolition

Address: 109 Ocean Terrace

Applicant: Avery PB Realty Trust

Architect: John Melhorn, AIA

Project Description: Demolition of the existing 3 story structure, surrounding walks, drives and pool.

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

ARCHITECTURAL PRESENTATION BY: John Melhorn, J. Melhorn Architect

Mr. Melhorn presented the project as described above. The original house was built in 1949 and John Pearson was the Architect. The house is CBS and poured concrete. There were a few additions done in 1955, 1984 and 1992. There were also some unapproved ARCOM changes done. The owner of the property also owns the property to the east on North Ocean Way. The owner's intention is to clear the site. The house has severe structural problems, and has been neglected. There are no significant materials on the site other than a few Coconut Palms which will remain. The owner intends to keep the newer existing house on the east and do a simple kitchen addition and garage guest suite.

MOTION MADE BY MR. GARRISON FOR APPROVAL OF DEMOLITION.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 098 - 2015 Addition

Address: 200 Ocean Terrace

Applicant: Mr. & Mrs. Timothy Davidson

Architect: MP Design & Architecture Inc.

Project Description: Second floor addition to existing residence.

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

ARCHITECTURAL PRESENTATION BY: Caroline Forrest, MP Design Architecture

Ms. Forrest began her presentation with the existing site plan. The new addition is a total of 230 sq. ft. along the rear portion of the property, behind a one story existing structure, which is the garage. There is a 35 ft. setback from the property line. The addition only affects the east portion of the elevation, which sits behind the garage. The existing landscaping will remain. A laundry room will be modified on the first floor plan and a door will be changed to a window. The south elevation shows that this was an outdoor loggia. The addition will be added above the loggia.

Commission Comments: This is a simple extrusion; No objections are found.

A MOTION MADE BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 099 - 2015 Demolition

Address: 201 Debra Lane

Applicant: Howard Chandler c/o M. Timothy Hanlon, Esq.

Architect: None

Project Description: Demolition of all existing improvements.

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

TESTIMONY BY: M. Timothy Hanlon, Esq. on behalf of the property owner
LANDSCAPE PROFESSIONAL PRESENT: Frank Meroney, Environment
Design Group, Landscape Architects.

OTHERS WHO TESTIFIED: John C. Dotterer, neighbor on Debra Lane

Mr. Hanlon stated this is a very straightforward demolition request and read the demolition report into the record. In reference to the letters received by some of the neighbors, he stated they are maintaining the perimeter landscaping. He also received a letter requesting that during the demolition, there will not be any parking on Debra Lane. He believes there is available parking space on the demolition site to satisfy the Town's requirements.

Mr. Meroney addressed a comment from the commission regarding the number of trees that will be removed from the property during demolition. Most of the materials are small trees and scattered vegetation; there really is nothing of any value.

Mr. Dotterer stated he is the neighbor directly across from the proposed demolition site. He does not oppose the application, but is seeking some conditions. He is concerned with parking and construction traffic on the lane during the demolition and construction. He suggested, the ingress and egress for the construction equipment be granted access from the North Ocean Boulevard side, where there is at least 35 clear ft. He and some of the other neighbors would like some methods put in place to ensure that their landscape is properly protected. He requested that perimeter landscaping be retained.

Mr. Page stated that the requests sound reasonable. Normally, the procedure is to bring this to the Town Engineer in the Public Works Dept. for a ruling. He thinks

the Commission can make the request as a condition, subject to final approval from the Town Engineer, to restrict access to North Ocean Boulevard.

Commission Comments: The letters of concern from Mr. Dotterer as well as the other neighbors have been read.; Debra Lane is a lane and not a street.; Not sure that two cars on the lane could pass without an issue, much less a truck.; Agrees with the conditions, the concern is we have rules about north/south major roadways in the Town with regard to ingress, egress and curb cuts.; There will need to be a flag man when the demolition related vehicles go in and out to protect the area.

MOTION MADE BY MR. GARRISON TO APPROVE THE DEMOLITION WITH THE CAVEAT THAT THE INGRESS AND EGRESS FOR THE DEMOLITION VEHICLES ARE LIMITED TO NORTH OCEAN BOULEVARD, WHATEVER IS DISTURBED ON THAT HEDGE AND FENCE DURING THE DEMOLITION WILL BE RESTORED; ALL PARKING AND STORAGE OF DEMOLITION VEHICLES IS TO OCCUR ON THE DEMOLITION SITE AND THERE WILL BE NO PARKING OF DEMOLITION VEHICLES ON DEBRA LANE OR NORTH OCEAN BOULEVARD.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 11:16 a.m. through 11:30 a.m.

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~~ White; Trim Color - White; Roof - Grey Cement Tile.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architects

Mr. Perry presented the project as described above for this new two story residence, which is set back from the street and designed in the Regency style. Commission Comments: Is the keystone in the corners?; Would be interested in hearing what the rest of the Commission thinks of staggering the quoins?; How can you call this a Regency house?; this has absolutely zero to do with the regency.; It also has highly confusing proportioning with every window being a different size.; There is every different arch size on the same elevation.; Roof plan

tells that the house is too fat.; The rear elevation is nothing but glass.; Do you actually build buildings with ½ inch insulation?; The house is over windowed.; There are no gutters on this house.; The building is very complicated.; What is the philosophy of the shutters?;The two story section makes it look like two different houses.; The massing could be better.; The portico entry is strange looking.

**MOTION MADE BY MR. SAMMONS TO DEFER TO NEXT MONTH
FOR RE-STUDY OF THE THICKNESS OF THE MASS OF THE
BUILDING AND THE FENESTRATION WITH AN EFFORT FOR
UNIFORMITY AND CONSISTENT PROPORTION.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

B - 101 - 2015 New Residence

Address: 150 Kings Rd.

Applicant: Mr. and Mrs. Peter Gerhard

Architect: Smith and Moore Architects, Inc./Daniel Kahan

Project Description: New two-story modern Classical residence. Final landscape and hardscape. Building Color - Beige; Trim - Limestone; Roof - Grey Concrete Tile.

Call for disclosure of ex parte communication: Disclosure by several members
ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore
Architects

LANDSCAPE PRESENTATION: Keith Williams, Nievera Williams Design

Mr. Kahan presented the project for this new two-story modern Classical residence as described above. He discussed the site plan stating that this is a truncated H plan with a central entry, flanked by masses on either side, a central entry motor court with a service entry and exit point. The lot is RA zoned and it is under sized. The project was presented to the Town Council and given site plan review for the under sized lot. They were also granted a Special Exception for the gates that will be shown in the landscaping presentation. There is a significant front yard setback of about 45 ft. The central axis looks out to the pool. The idea was to create something modern that still understood its context with the idea of Classical massing and beginning with a Classical proportioning system for the stacking of the building. We intend to use metal doors and windows, either steel or aluminum. We are trying to find a profile that works. The doors and windows will be metal, using either steel or aluminum.

Commission Comments: Are the stairs going to the second floor from the front door entrance built into the garage?; The windows in the garage are an expensive way to fenestrate a garage.; Very well done.; There is a lot going on in a small lot.; This is a very glassy facade, but you shaded it which takes it directly away from the eye.; The kitchen wing is so much bigger than the other wing, why

couldn't they be the same size?; It's inventive.; It's a nice mix of traditional and contemporary.

Mr. Williams presented the proposed site plan showing a centered driveway apron, with a combination of grass and stone in the motor court. There are 5 ft. high site walls along the front. The gates are 10 ft. from the edge of the road to the face of the gates. The landscaping is very clean, similar to the architecture of the house. The looseness and whimsical part of the landscaping happens in the canopy of the trees and the palms. The service drive is a combination of stone and grass. A vanishing edge pool, spa and terraces occur in the rear. The main entrance gate is a sliding gate, while the service gate is a swinging gate.

Commission Comments: We usually get east and west elevations from the exterior.; Is there nothing in the equipment area.; I like the landscape plan a lot.; Unimpressed with the oval form as it comes out of the building, but great project.

**MOTION MADE BY MR. GARRISON TO APPROVE BOTH THE
ARCHITECTURE AND LANDSCAPE AS SUBMITTED.
MOTON SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

B - 102 - 2015 Demolition

Address: 430 North Lake Way

Applicant: PAJMAN, LLC. - Maura Ziska, Mgr.

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

Project Description: Demolition of an existing two-story residence, pond and hardscape.

Call for disclosure of ex parte communication:

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Jedidiah Hall, Nievera Williams Design

Mr. Smith provided the demolition report for this two story home designed in 1965. The structure is in fair to good condition, but exhibits no historical or architectural significance.

Mr. Hall stated that the landscape demolition plan is pretty simple. The north, south and west buffers will be maintained. There is a nice Seagrape in the southwest corner and a Gumbo Limbo tree on the west end of the property that will remain. There is a Screw Pine in the southeast corner which will also be maintained.

**MOTION MADE BY MR. GARRISON TO APPROVE THE
DEMOLITION AS PRESENTED (WITH THE TYPICAL CAVEATS FOR
SODDING AND IRRIGATING WITHIN 30 DAYS.) AND TO PROVIDE
SCREENING ON THE SOUTH SIDE OF THE PROPERTY SO THE
NEIGHBOR'S EXISTING HEDGES ARE PROTECTED.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

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.

Please be advised that the owner's attorney has requested deferral to the October ARCOM meeting. The deferral to October was approved under Approval of the Agenda.

C. **MINOR PROJECTS - OLD BUSINESS:**

D. **MINOR PROJECTS-NEW BUSINESS:**

A - 049 - 2015 New Awnings

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 larger awning at the same location. Install one new awning at the roof parking area above Bice Restaurant at the vehicular elevator entrance.

Call for disclosure of ex parte communication: None

Let the record show that Mr. Ives recused himself; as a result Ms. Grace was a voting member for this project

ARCHITECTURAL PRESENTATION BY: Richard Leja, ACI. Inc.

Mr. Leja stated that the restaurant is seeking approval to install two awnings in the via at Bice Restaurant. There are a couple awnings in the via right now. Those two awnings will be removed and replaced with one large awning. This will be better for keeping the weather out of the area. On the second floor in the roof parking lot there is a vehicular elevator which used to have an awning on the back side. That awning has been taken down and there are problems with water infiltration into the elevator shaft which is doing damage to the restaurant on the

first floor. The applicant requested to put an awning on the vehicular elevator, which was part of the variance.

Commission Comments: Is there some kind of gutter in the awning.; I think it needs some kind of gutter.; Can you go by 3.8 ft. with an umbrella?; Does this awning have a structure that comes off the building?; 3.8 ft. to the pole is way too tight.; 4 ft. would be better.; What do the poles look like?; Make it 4 ft. from the face of the wall to the face of the pole.; The pole can't be bigger than 3 inches or you will have to come back.

MOTION MADE BY MR. GARRISON TO APPROVE THE AWNING WITH THE SUBJECT THAT IT MOVES BACK TO FOUR FEET FROM THE BUILDING TO THE FACE OF THE POLE; IF THE POLE IS LARGER THAN THREE INCHES YOU WILL NEED TO COME BACK TO ARCOM AND; AN INTEGRAL GUTTER IN THE AWNING SO THERE IS NOT A CONTINUOUS STRIP.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Ives returned to the Dais.

A - 050 - 2015 Install Guardrail (MINOR WITH NOTICE)

Address: 2000 and 2100 S. Ocean Blvd.

Applicant: Paula Wesson Jastemsky, General Manager, 2000 Association/Kris Feesl, General Manager, 2100 Association

Architect: ACI, Inc.

Project Description: Install a white aluminum guardrail to match existing, on top of the garage wall parapet between 2000 S. Ocean Blvd. and 2100 S. Ocean Blvd.

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

ARCHITECTURAL PRESENTATION BY: Richard Leja, ACI, Inc.

Mr. Leja stated that they are seeking approval to install a guardrail on top of the garage roof, between the 2000 and 2100 buildings. Initially the rooftop area was not accessible to the public. Recently, they had removed the guardrails around the first floor condominium units, which now allows people to walk out on that landscaped rooftop area. In doing so, they need a guardrail along the front edge of the garage, which didn't have one before.

Mr. Lindgren noted that this is before the Commission because it requires administrative site plan approval. This was a minor project with notice.

MOTION MADE BY MR. GARRISON TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS

MOTION CARRIED UNANIMOUSLY.

A - 052 - 2015 Revision

Address: 1338 North Lake Way

Applicant: Sailfish Club of Palm Beach

Architect: Gliidden, Spina and Partners/Keith Spina

Project Description: Minor revision to previous approval including: revision to wood deck and landscape on north end of the west facade adjacent to interior main bar. Extension of low wall along the marina walkway to the south from its previously approved location.

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

ARCHITECTURAL PRESENTATION BY: Danny Brown, Gliidden, Spina and Partners

Mr. Brown stated that they are here today to ask for two minor modifications to a previous approval to the work being done at the Sailfish Club. The work is being done on the west side of the building facing the intracoastal. The two changes that were proposed are to raise and extend the wood deck on the upper level and to extend the 2 ft. wall that runs along the walkway adjacent to the docks farther to the south and return it back against the building.

Commission Comments: Great extension.; How does the landscaping affect the new fitness center windows?;

**MOTION MADE BY MR. SAMMONS TO APPROVE AS PRESENTED.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.**

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

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

Mrs. Vanneck thanked Cindy Delp for all she has done and thanked her for her years of service.

Mr. Page announced that Cindy's official title is Office Manager and Debby Morakis, who has been with the Town for many years has been promoted to Cindy's position. This has left Debby's position opened and the Town is currently advertising for that new position. One of the primary responsibilities for that position will be clerking for the various commissions. Nancy Roedel has been assisting in the interim months while the Department is in transition. Any official business pertaining to ARCOM should come directly to John Lindgren. Mr. Lindgren also asked the Commissioners to please specify the conditions, when making motions, as clearly as possible. The conditions need to be itemized so we capture them in the meeting minutes.

XI. ADJOURNMENT:

MOTION MADE BY MR. GARRISON TO ADJOURN THE MEETING AT 12:38 P.M.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, October, 28, 2015 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ann Vanneck", with a long horizontal flourish extending to the right.

Ann Vanneck, Vice Chairman and Acting Chariman
ARCHITECTURAL COMMISSION