



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

WEDNESDAY, AUGUST 28, 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 (8:59:25 a.m.)

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

II. ROLL CALL (8:59:33 a.m.)

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	ABSENT (excused)
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

Let the record show that Mr. Gruss was a voting member today due to Mr. Sammons' absence.

Staff members present: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, Paul Castro, Zoning Administrator (for certain projects), and Cynthia M. Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE: (8:59:54 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE JULY 24, 2013 MEETING: (9:00:13 a.m.)

MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA: (9:00:25 a.m.)

MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:00:42 a.m.)

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

VII. OTHER BUSINESS: (9:00:45 a.m.)

VIII. PROJECT REVIEW (9:00:48 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS (9:00:53 a.m.)

B - 025 - 2013 Exterior Modifications

Address: 389 South Lake Drive

Applicant: 389 Corporation Cooperative

Architect: James C. Paine Jr.

Project Description: Removal of precast concrete screens which extend vertically from bottom to top of existing 6 story structure. Replace master bedroom windows, previously behind screens, with new horizontal sliding impact windows to match, white finish. Provide window guard rail protection at 42" A.F.F.

This project was heard at the April meeting and was deferred to the May meeting. At the May meeting, the project was not heard, but was deferred to the August meeting at the request of the applicant. *Please be advised that the applicant has requested deferral to the November meeting.*

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 031 - 2013 New Beach Cabana

Address: 230 S. Ocean Boulevard

Applicant: John Ceriale

Architect: Jose Andrew Gonzalez, Gonzalez Architects

Project Description: A new 196 sq. ft. beach cabana

This project was on the April agenda, but was not heard at that time. It was deferred to the June meeting because Town Council approvals were required. At the June meeting, the project was not heard, and a motion carried for deferral to the July meeting at the request of the applicant. At the July meeting, a motion carried for deferral of the project to the August meeting, pursuant to the direction (for re-design) given by ARCOM.

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

ARCHITECTURAL PRESENTATION BY: Jose Gonzalez, Gonzalez Architects

Mr. Gonzalez presented revised plans attempting to respond to the directives given by ARCOM at the previous meeting. He indicated that since last month, the trellis was changed to express the rafters. Other than that, no other changes to the design were mentioned. Mr. Gonzalez defended his design choices for the cabana, i.e., the use of glass and mirrors, the large cantilevered element, the design difference between the main house and the cabana, and discussed the choice of materials and the cabana's design for hurricane conditions.

Under commission comments: Unique and wonderful...not sure about mirrors on three sides...; will mirrors be a hazard?; going to the site was essential...like material choices...interesting, hidden and small...mirrors on three sides could be interesting...additional trees are important; concern with completely cantilevered roof; concern with how the cabana relates to main house; concern with how this cabana fits into the context of Palm Beach architecture; concern regarding landscaping to screen the cabana; and, concern regarding nighttime lighting of cabana.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED AND "I WOULD EXPECT YOU TO GIVE US THE FINAL LANDSCAPE IN THE FUTURE."

MOTION SECONDED BY MR. KARAKUL.

MOTION FAILED 3-4, WITH MRS. VANNECK, AND MESSRS. HOMES, VILA AND KNOWLES OPPOSED.

Mr. Gonzalez asked the members what measures he might take to make the cabana acceptable. Those who opposed the project stated that while they like the design of the cabana very much, it is not appropriate for this very prominent location...it is not in the best interest of the Town or the neighbors...with lights on at night, it will stick out even more...it's "an attractive nuisance"...even with trees, it is still too visible. Some members recommended removing the mirrors, adding more landscape screening, reconsidering the lighting, and returning with different studies. Mr. Lindgren reminded the applicant about the open vista code requirements.

MOTION BY MR. HOMES TO DEFER (TO THE SEPTEMBER MEETING) FOR RE-STUDY.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 036 - 2013 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 270 El Bravo Way

Applicant: Mr. and Mrs. Gary L. Schottenstein

Architect: Dailey Janssen Architects, Roger Janssen

Project Description: New two-story residence with 11,395 air conditioned square feet with pool, hardscape, landscape and site lighting. Building: Coral; Trim: Coral; Roof: Terra Cotta

This project was not heard at the May meeting, but was deferred to the June meeting. It is now a "combo" project. At the June meeting, a motion carried "to defer to next month with clarification on all of these very important details and ornamentation so that we can understand what we are looking at and if it's architecturally suitable, and also look at reducing some of the massing to the north." At the July meeting, a motion carried for approval of the architecture as presented, with a re-study of the chimney cap. Another motion carried that implementation of the proposed

variances will not cause negative architectural impacts to the subject property. There was a third motion which carried, for deferral of the landscaping to the August meeting, after meetings with Mr. Vila and Mrs. Vanneck, and taking into account the recommendations that were made.

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

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

OTHERS WHO TESTIFIED: Robert L. Moore, 318 Bunker Ranch Road, West Palm Beach, for the applicant, Keith Williams, Landscape Architect for neighboring property at 320 Island Drive, Thomas Kirchhoff, Architect for neighboring property at 320 Island Road, and James Berwind, owner of neighboring property at 320 Island Road.

Mr. Lang explained that he had been asked to re-study the landscaping along Island Road, the fountain in the courtyard, and the privacy issue to the west.

Robert Moore, on behalf of the applicant, addressed the issue of the suggested west privacy wall. He stated that the neighbor at 320 Island Road (Berwind) would like the applicant (Schottenstein) to construct a privacy wall on the 270 El Bravo (Schottenstein) property because there is an issue with an easement which would prevent the Berwinds from constructing such a wall on their own property. Though the two property owners have had discussions relative to this issue, Mr. Moore maintained that there is no building code requirement which would cause the Schottensteins to have to build that wall.

Keith Williams, Landscape Architect for 320 Island Road (Berwind), acknowledged that the public easement is located on the 320 Island Road property; there is generator/pool equipment on the east side of the house which will be enclosed by a wall on all four sides; and, 5 ft. from that equipment wall to the property line is the storm drainage easement. The Schottensteins are already proposing an 18" wall on their property. The Berwinds are asking that wall to be increased in height by another 5.5 feet, resulting in a 7 ft. high privacy wall. The hardscape plan of the Schottensteins indicates a high activity area on the west side of the house, and the Berwinds would like privacy and protection from noise. Mr. Lang, like Mr. Moore, maintained that the Schottensteins do not need the wall or the expense associated with it.

It was noted that both owners would like privacy, and that can be achieved with landscaping, but sound is the real issue. Mr. Lang acknowledged that the two property owners need to discuss this issue further.

Though Mr. Lang and Mr. Moore stated that the hardscape for the Schottenstein project was already approved, Mr. Lindgren later corrected the record to state that neither the landscape, nor the hardscape has been approved.

As for the landscaping along Island Road, Mr. Lang proposed an allée of Royal Palms for continuity. This was met with a request for something more interesting. As for the fountain, a smaller, simpler fountain is planned for the courtyard.

Mr. Moore stated again, for the record, that there is nothing in the building or zoning code that would require a 7 ft. wall between the properties. Mr. Berwind, stating that he has been misrepresented today, testified that he had attempted to meet again with the Schottensteins, but has not been successful. He is most concerned about noise because of the huge pool, swim-up bar, large patios, fire pit, etc. planned on the Schottenstein property. Initially, Mr. Berwind had

offered to pay for one-half of the cost of the wall, but he stated that he was withdrawing that offer. Mr. Kirchhoff stated again that his client is prevented from building a wall on his property because of the drainage easement. He also noted that the Berwind plans were developed based upon what was on the Schottenstein property at that time.

Members made additional comments regarding the Schottenstein hardscape issues. It was at this point that Mr. Lindgren clarified that neither the landscape, nor the hardscape has yet been approved.

Mr. Lindgren read a letter into the record from Keith Williams, Mr. Berwind's landscape architect wherein he addresses the issues presented today.

Additional commission comments: Deferral is in order; so much hardscape...needs substantial re-study; concern with landscaping along north side...the landscape architect should develop a plan that obscures the height of the house; strongly urge the Schottensteins to come to an agreement with the neighbor before returning next month; this is a very large, very ornate building with landscape/hardscape that has no relationship to the house whatsoever...resort landscape and a hotel sized house...make it look like Palm Beach; it's a long run on the north side of the property which is in danger of looking like a planned community in Wellington...use other landscape species; and, the client would be wise to understand that subtlety and grace are two high priority qualities in the development of such a parcel and they are not in evidence in the current plan.

MOTION BY MR. HOMES TO DEFER TO NEXT MONTH FOR SUBSTANTIAL RE-STUDY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B - 060 -2013 Addition

Address: 2250 Ibis Isle Road East

Applicant: Mr. and Mrs. Terry Levine

Architect: The Pandula Architects, Inc.

Project Description: One-story, approx. 326 sq. ft. guest bedroom expansion at north side of residence. All finishes, colors, textures and details to match existing.

At the June meeting, a motion carried for deferral to the July meeting at the request of the architect. At the July meeting, pursuant to the architect's request, a motion carried for deferral to the August meeting.

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

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects, Inc.

Mr. Pandula presented the project for the one-story addition with hip roof in accordance with the submitted plans and as described above. He explained that the addition is tucked in behind landscaping.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a ten minute recess at 10:18 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.

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

ARCHITECTURAL PRESENTATION BY: Campion Platt

Mr. Platt presented revised plans in response to last month's deferral of the project. Specifically, he presented revisions to the dormers, pergola, landscape, the cabana, and the cabana stair. Changes include: Two long shed dormers on the front and rear at the second floor level; the cabana room dropped by 24" and windows realigned for symmetry; lowered and greened the pergola; changed the cabana stair materials from metal to concrete with wood railing; changed garage doors from one to two doors; removed bamboo from around the pool.

Under commission comments: Placement of dormers is awkward...shoved up too high; issue with outside stair and railing; pergola on top of structure is awkward; the pergola looks "goofy" and can be seen from the street; dormers do not relate to the house; pergola is not attractive; stairs don't function; not every house is suitable for dormers and this one is not suitable; perhaps do something different with the driveway so the pergola is not so visible; looks like the stair is just "slapped" onto the side of the house; and, some things are not meant to be...the roof deck will be seen and is not attractive.

MOTION BY MR. HOMES TO DEFER TO NEXT MONTH FOR FUTURE STUDY PER OUR RECOMMENDATIONS.

Mr. Lindgren read a phone message from Dr. Rosenberg, neighbor, into the record wherein Dr. Rosenberg outlines his concerns relative to privacy due to the increased number and size of dormers and a concern about flood lights along the north property line. Mrs. Vanneck commented that the lighting plan in the back yard is totally excessive with eleven fixtures with 60 watt bulbs.

**MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B. MAJOR PROJECTS-NEW BUSINESS (10:41:03 a.m.)

B - 049 -2013 New Residence

Address: Lots 7 & 8 El Mirasol

Applicant: Mr. Andy and Mrs. Neeta Khubani

Architect: Jeffrey A. Beer, AIA Leed AP

Project Description: Construct a new contemporary style residence in Palm Beach, Florida that consists of 13,502 sq. ft. including the garages and covered porches (10,285 sq. ft. of air conditioned space). The residence will also have a pool, hardscape, and landscape in the design. The home will have 6 bedrooms, maid's room, loggia and a five-car garage. The overarching mood was one of innovation and optimism with great rhythm incorporating a fine balance of elegance and calming. Two stories with Flat red/brown clay tile roof, and coquina stone coloring.

Please note that the attorney for the applicant has requested deferral to the September meeting to allow for revisions to the plans.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 070 - 2013 Demolition and New Residence

Address: 340 Garden Road

Applicant: Thomas M. Kirchhoff, AIA, PA

Architect: Thomas M. Kirchhoff Architects, AIA, P.A.

Project Description: Demolition of existing one-story residence. New one-story Bermuda style residence with landscape, hardscape and pool.

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ATTORNEY PRESENT: Maura Ziska, for the applicant

Mr. Kirchhoff provided the demolition report for this 1950 non-descript Byron Simonson designed one-story residence. Mr. Williams stated that there are currently two specimen trees on the site. One of those (Eugenia) has been removed from the list of specimen trees, and the other (Cassia) may likewise be removed after further review. The current landscape plans incorporate the Cassia tree, as least for now. Perimeter hedges will remain during construction, but the rest of the plant material will be removed.

**MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION WITH THE
CAVEAT THAT IT BE SODDED AND SPRINKLED WITHIN 30 DAYS.**

Mrs. Vanneck noted that two lots on Eden Road have not abided by the 30 day requirement.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Mr. Kirchhoff presented the new one-story Bermuda style house in accordance with the submitted plans and as described above. Design elements include: covered entry, two courtyards, loggia

and pool in rear, garage off the alley in the rear. The house will have a white concrete tile roof, grey shutters, and pink stucco walls.

It was noted that the Zoning Administrator, Paul Castro, had required removal of the stair to the second floor of the garage because it cannot be considered habitable space. Mr. Lindgren stated that an approval should include a requirement for an attic agreement wherein the property owner promises not to convert the attic space to habitable space in the future, and that the attic space above the garage will only be used for storage and mechanical equipment purposes. Ms. Ziska commented regarding the issue related to the second floor of the garage, and indicated that she may have to seek a variance in the future. Paul Castro addressed the commission relative to the issue of the second floor habitable space.

Under commission comments regarding the house, comments were very positive except with regard to the two dormer windows in the attic.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED WITH THE ONLY ALTERATION BEING TO REMOVE THE TWO DORMERS AND WITH THE CONDITION FOR AN ATTIC AGREEMENT AS STATED BY MR. LINDGREN.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Keith Williams presented the landscape/hardscape pursuant to the submitted plans. Design elements include: walkway on axis with front entry court which enters into a garden; two curb cuts and motor court off to east side; all hardscape-coral; very clean, structured landscape; flush, low fountain outside family room and living room; wall fountain outside dining room; pool on south side – 35 ft. x 10.5 ft. floating in grass; Bougainvillea on garage wall; and, Confederate Jasmine treatment on courtyard wall.

Under commission comments: Pigeon Plum trees in front are too small; retain the Cassia tree, or replace it with something really beautiful; you need to locate trash pick-up site on plan; and, replace the “lollipop” trees in the front.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE LANDSCAPING WITH THE CAVEAT THAT WE REPLACE THE FOUR LOLLIPOP PIGEON PLUM TREES WITH SOMETHING OF A LARGER CANOPY TO ADD MYSTERY AND HOPEFULLY FIND SOMETHING TO REPLACE THE CASSIA TREE (IF REMOVED).
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

B - 071 - 2013 Demolition and New Residence

Address: 325 Garden Road

Applicant: 325 Garden Road LLC

Architect: Thomas M. Kirchhoff Architects, AIA, P.A.

Project Description: Demolition of existing one-story modern house. New two-story contemporary house, hardscape, landscape and pool.

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff
LANDSCAPE PRESENTATION BY: Keith Williams

Mr. Kirchhoff provided the demolition report for this 1957 contemporary home. Mr. Williams stated that perimeter screening will be retained wherever possible, but all other landscape will be removed. It was noted that the Ficus hedge on Garden Road will be removed during demolition. Mrs. Vanneck reported that pursuant to her site visit, this property needs to be secured. She also stated that there are many invasive species at this site.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION AS PRESENTED, WITH THE CAVEAT OF THE REMOVAL OF NOXIOUS SPECIES, AND NORMAL SODDING AND SPRINKLING WITHIN 30 DAYS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Kirchhoff presented the new two-story contemporary house in accordance with the submitted plans. Design details include: Similar concept to existing house; clay tile cladding at second floor level; stucco at first floor level; light green roof; and, windows-bronze.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Two curb cuts, cast stone acid wash paving, clean planting palette, front walled courtyard, pool with southern exposure and fountain beyond; rear courtyard with reflecting pond flanked with Coconut Palms; service drive to garage in rear; and, associated landscaping as presented.

Under commission comments: Like the plan, except for the four Coconut Palms in the front...they need more mass; and, yard trash area needs to be located on the plans.

MOTION BY MR. VANNECK FOR APPROVAL OF THE LANDSCAPE AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL AND MR. HOMES SIMULTANEOUSLY.

MOTION CARRIED UNANIMOUSLY.

B - 072 - 2013 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 211 Tangier Avenue

Applicant: Mr. and Mrs. Robert Kramer

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Addition of new second floor caretaker suite above existing two-car garage to be approximately 600 square feet.

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

ATTORNEY PRESENT: Maura Ziska, for the applicant

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Ms. Ziska discussed the variances required for the project: Variances for CCR, front setback and side yard setback. Mr. Segraves presented the addition in accordance with the submitted plans

and as described above. He noted that he attempted to keep the height of the addition as low as possible. An operable small decorative window will face the street.

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

It was noted that the addition includes a kitchenette. Ms. Ziska responded that the kitchenette is allowed as long as a kitchen agreement is executed.

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

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

B - 074 - 2013 Demolition

Address: 50 Blossom Way

Applicant: PBH LLC

Architect: Smith Architectural Group Inc.

Project Description: Complete demolition of existing house structure, pool, decks, driveway and landscape material removal as reflected on the tree survey. Photo documentation.

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

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith, Smith Architectural Group

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Smith provided the demolition report for this 1985 Charles Harrison Pawley designed two-story home. It was noted that three historic specimen trees will remain on the west side near the street. Mr. Williams outlined the landscape material which will be saved on the site.

**MOTION BY MR. HOMES FOR APPROVAL OF DEMOLITION AS PRESENTED,
WITH THE REMOVAL OF NOXIOUS INVASIVE SPECIES, AND THE NORMAL
CAVEAT ON SODDING AND SPRINKLING (WITHIN 30 DAYS).
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 075 - 2013 Demolition and New Residence

Address: 333 Brazilian Avenue

Applicant: 333 Brazilian Avenue, LLC

Architect: Roger P. Janssen

Project Description: Demolition of existing two-story residence, two-story guesthouse, hardscape and landscape. Construction of a new 5,660 sq. ft. two-story residence with pool, hardscape and landscape. Building/Trim/& Roof Color: White

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker-Yannette

Mr. Janssen provided the demolition report for this 1946 Howard Chilton designed home and accessory building.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION AS PRESENTED WITH THE USUAL CAVEATS (SOD & IRRIGATE WITHIN 30 DAYS).

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mrs. Vanneck requested that the archives related to this existing home should be complete since it was designed by Howard Chilton.

Mr. Janssen presented the new Bermuda/Colonial two-story residence and two-story guesthouse in the rear in accordance with the submitted plans and as described above. He noted that the project had already received the necessary Town Council approvals for this narrow lot. Design elements include: House to be 30 feet wide; front door on the side of the house; front gardens; pool and courtyard located between main house and guest house; and, water fountain feature wall adjacent to front door. Mr. Janssen presented an alternative design (on Elmo projector) for the east side featuring casement windows instead of French doors at the library.

Under commission comments: Preference for alternate elevation shown; balcony on top of pergola not successful; question triple windows next to chimney at second floor level; mass of chimney is out of proportion; bracketed overhangs appear too large in scale; pitch of roof is too shallow at front elevation; and, why not place the garage in the back for a better front elevation.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED, EXCEPT FOR THE MINOR CHANGE TO THE EAST ELEVATION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED 5-2, WITH MR. VILA AND MRS. VANNECK OPPOSED.

Chuck Yannette presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Enhance existing landscape buffers; Coconut Palms flanking the pool area; assorted palms: Alexander Palms, Fishtail Palms, Traveler Palms, and Macarthur Palm in locations as noted; 8 ft. Podocarpus hedge in front; and, other landscape material as presented.

Under commission comments: Question the use of Fishtail Palms on the 2 perimeters; issue with overhanging the neighbor's property; perhaps eliminate the pillars at the street; reconsider the front landscape, and the Fishtails on the sides...and the pillars need to go.

MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPE TO SEPTEMBER WITH THE IDEA THAT YOU TALK TO YOUR NEIGHBORS, COME BACK WITH SUGGESTIONS FOR REPLACING THE FISHTAILS ON THE EAST AND WEST SIDES, ELIMINATING THE PIERS AT THE FRONT, AND CONSIDERING THE HEIGHT OF THE HEDGE IN THE FRONT AS WELL AS THE DENSITY OF THE MATERIAL CHOSEN, AS FAR AS THE LIGUSTRUM IS CONCERNED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 076 - 2013 New Residence

Address: 149 Brazilian Avenue

Applicant: Mary Louise Campbell, Trust

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: New two-story classic style home to be approximately 6,800 square feet. Home will consist of five bedrooms, six bathrooms, one half bath, living room, dining room, family room, library, loggias and a two-car garage. Building Color: Off-white; Roof: Grey Concrete tile; Trim: Taupe

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Segraves presented the new two-story Classical designed residence with side loaded garage in accordance with the submitted plans and as described above. Mr. Lindgren read a letter from Vivian Doris, 155 Brazilian Avenue, in support of the project. Commission comments were only positive with regard to the project: Nice design and materials; formality is good for the street.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Lindgren noted that the landscape presented today is only preliminary landscape. Mr. Lang presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Simple open garden in rear with lots of grass and perimeter plantings along the edge; simple pool with water wall for white sound; small fountain in rear; circular stone/brick driveway; very symmetrical garden.

Under commission comments: Discourage the use of Cocoanuts or Royals as a buffer...reconsider plant choices; be more creative...it's mundane as shown; this preliminary plan does not address the client's desire for simplicity...don't do a jungle approach.

B - 077 - 2013 Alterations to Residence and Site

Address: 7 Lagomar Road

Applicant: Mathieu P. Rosinsky

Architect: Roger Janssen

Project Description: Proposed alterations and renovations to existing two-story residence with site, hardscape, landscape and pool improvements

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ATTORNEY PRESENT: Ronald Kolins, Attorney for the applicant

OTHERS WHO TESTIFIED: Donald Carter, Lagomar Road neighbor, and Mathieu Rosinsky, property owner

Mr. Janssen presented the project in accordance with the submitted plans and as described above. He explained that this property has a very old boathouse, built in the 20's, which will be retained.

The property has several non-conformities, so demolition of the existing house was ruled out. He plans to do a major renovation to change the existing Mediterranean home into a contemporary home. Design elements include: Change entrance to driveway to be on axis with front door; create private garden off living room; convert existing dining room to two-car garage; re-work the south yard and move equipment next to the garage; private garden off family roof; decrease the size of the pool and reduce the amount of hardscape at the pool; grey standing seam metal roof; replace windows with impact aluminum windows in a brown mahogany tone; emphasize entry piece; white stucco walls; garage door-opaque etched glass within metal frame; replace existing rear balconies with glass balconies; mahogany elements repeat, front to rear; second floor addition for second floor breakfast bar; Boat house: replace roof, replace jalousie windows with impact windows; and, change railings to glass railings.

Mr. Williams presented the landscape/hardscape in accordance with the submitted plans: Remove as much paving as possible....green and soften the site; stone and grass driveway on access with front door; front walkway flanked by water on both sides, similar to a bridge; sunken lounge with seating and a fire pit; modify and decrease size of pool; and, reduce hardscape around pool.

Don Carter, 6 Lagomar Road, stated that he is strongly opposed to this modern style home with metal roof within Lagomar Estates. He also objected to: The proposed new driveway entrance feeling that it will encourage traffic accidents; the location of the generator which will interfere with the enjoyment of his portico; and, he objected to the boat house on several fronts, including use of the boat house, allowing the boat house to continue to exist, general condition of the boat house; the structural integrity of the boat house pilings, and, adding contemporary details to it, especially the glass railing which he regards as a hazard in a storm situation. During his remarks, Mr. Carter presented various photos of existing conditions at the site.

Mr. Vila interrupted noting that many of the issues brought up by Mr. Carter are not issues of aesthetics, but are issues of use, structural integrity, etc. Mr. Vila questioned whether the boat house has been inspected, whether it might be condemned or whether it was illegal in any way.

Paul Castro, Zoning Administrator, responded that he had met with the new property owner prior to purchase of this property. He explained that the boat house is non-conforming, but can remain. It cannot, however, be expanded or demolished by more than 50% by cubic volume or the owner would lose that structure. The owner can continue to use the boat house under these terms.

Ronald Kolins, attorney for the applicant, made several arguments in response to Mr. Carter's remarks. Mr. Vila interrupted after a few moments noting that this was not a court proceeding. ARCOM's objective is to review the architecture of the building and the landscape/hardscape.

Mr. Lindgren read comments from Martin Gauthier, Town Engineer, wherein he evaluated the driveway condition, as proposed, to be unsafe.

Mr. Kolins advised that the neighbor at 8 Lagomar Road, Mr. Romano, supports the project.

Under commission comments: This particular contemporary design does not work here; the roof material and the "Resista" may not complement each other; questioning the use of glass railings; questioning the placement of the a/c equipment; the boat house is driving the project...demolition of the existing house might have resulted in a better project; not compatible with the rest of the neighborhood; too much glass railing on the west side; difficult to negotiate the driveway; having all of the equipment in one location is a noise consideration; style is not appropriate for the

neighborhood; choice of materials is questionable; lacks elegance in a very nice neighborhood; need an engineer's test of the boat house pilings to determine if they are compromised; cannot reconcile the whole package with the neighborhood...it is a nice remodel which reminds of places in Utah, but not here; the house should integrate with the 1920's Mediterranean flavor of the boat house.

MOTION BY MR. HOMES TO DEFER THE PROJECT (TO SEPTEMBER) FOR ADDITIONAL STUDY.

MOTION SECONDED BY MR. KARAKUL.

Mr. Janssen asked for additional clarification and/or suggestions for change. One suggestion was to do a contemporary interpretation of the Mediterranean style.

MOTION CARRIED UNANIMOUSLY.

The property owner, Mr. Rosinsky, offered a brief comment noting his flexibility and desire to revive and refresh the house, adding a lot of light.

Let the record show that the meeting recessed for lunch at 1:18 p.m. and reconvened at 2:15 p.m.

B - 078 - 2013 Renovation and Addition

Address: 1520 South Ocean Boulevard

Applicant: Il Sogno PB LLC, a Delaware limited liability company

Architect: Peter Pennoyer Architects

Project Description: Renovation of existing single-family residential structure. Replacement and modification of exterior windows and doors, replacement of exterior roof and stucco.

Replacement of exterior balconies and balcony railings. Addition of breezeway totaling 137 sq. ft. Relocation of interior partition walls, and replacement of interior finishes.

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

ARCHITECTURAL PRESENTATION BY: Tim Kelly with Peter Pennoyer Architects

Mr. Kelly presented the project in accordance with the submitted plans and as described above for the renovation of this residence together with the addition of a breezeway. Variance approval has already been secured for the project. In addition to the above, the garage is being revised to allow for two-car tandem parking, and the loggia roof will be changed to a flat roof. Also, all exterior railings will be raised to 42" to protect the young children. There are no changes to the landscape/hardscape at this time.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 079 - 2013 New Residence

Address: 212 Coral Lane

Applicant: Parkwood Trust Company (Tony Beyer)

Architect: Smith and Moore Architects Inc., Daniel Kahan

Project Description: New one-story residence. Final landscape, hardscape and pool.

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Kahan presented the project in accordance with the submitted plans and as described above. It should be noted that the architect brought a model of the new house to the meeting. Mr. Kahan stated that he was collaborating with Brazilian architect, Isay Weinfeld, on this project. The house is designed in the tropical modern style which brings garden areas into the house. The house is to function as a family home for a young family. He explained that the house is set up as a series of individual volumes with shared space, interior space, courtyards or circulation between. Each pod is treated differently as to its materials. Varying textures of the same materials are incorporated. All courtyards are treated differently. The building will be done in different textures of white.

Keith Williams presented a lush tropical, loose landscape design to include: Existing vegetation and buffering on the east, west and south to be retained, except for the removal of invasives; large stone slabs leading the way to the front door; a rolling topography created in the front yard with grasses planted against the house and Sweet Acacia trees dispersed in the lawn; front landscaping designed to play with light and shadow against the house; a large sculptural tree, perhaps a Green Buttonwood, to anchor the northeast corner; stone mosaic driveway; and, lush tropical garden and long pool in the rear.

Under commission comments: Magnificent idea, but this is only preliminary...questioning how some of the design goals will actually be achieved; wonderful design; applaud material choices; concern regarding drainage of interior courtyards; this is a total departure within the neighborhood and it's in everyone's face...you have no concealment or mystery at the street side...you are disrespecting your neighbors; brilliant; the approach of presenting this type of facade on a street that is a cluster of differentness is a very good approach; the most leading edge project in town; spectacular house, but would prefer this design on the lake, not on Coral; houses cannot be too similar or too dissimilar; it is beautiful, but it's in your face...it needs a buffer from the street.

Mr. Lindgren read a letter into the record from Michael McCloskey, 202 Coral Lane, wherein he states his considerable opposition to the project, stating that it does not fit into the neighborhood.

MOTION BY MR. KARAKUL TO ACCEPT THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 4-3, WITH MR. ZUKOV, MRS. VANNECK AND MR. HOMES OPPOSING.

Let the record show that Mr. Gruss left the meeting at 3:10 p.m.

Mrs. Vanneck suggested that the landscaping be brought toward the street, i.e., a layered landscape.

**MOTION BY MR. HOMES TO DEFER THE LANDSCAPING, NOT THE
HARDSCAPING, (TO SEPT.) FOR FUTURE STUDY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 4-3, WITH MESSRS. KARAKUL, IVES AND VILA OPPOSED.**

B - 080 - 2013 Landscape/Hardscape

Address: 233 Barton Avenue

Applicant: William C. Haney

Architect: Environment Design Group, S. Frank Meroney

Project Description: Hardscape, planting and lighting

Call for disclosure of ex parte communication: There was no call for ex parte.

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Meroney presented the project in accordance with the submitted plans. Design elements include: Remove front Ficus hedge; retain existing perimeter landscaping on all 3 sides; relocated pool to the rear; secret garden in corner accented with large specimen tree; front acts as vestibule to house; front entry gate and side gate; 4 ft. wall in front; column lights at the gates; up lighting and path lighting; and, associated landscaping as presented.

Under commission comments, Mrs. Vanneck asked that Mr. Meroney place some green plant material near the entry to give a break from the pink.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, INCORPORATING
MRS. VANNECK'S SUGGESTION.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 082 - 2013 Storefront Remodel

Address: 313 Worth Avenue

Applicant: Burton Handelsman (Love, LLC)

Architect: Loop Worx, LLC

Project Description: Storefront remodel: Replace existing glass doors and display windows; Combine interior spaces; New awning material on existing frame, same color; Paint existing building facade; New sign.

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

ARCHITECTURAL PRESENTATION BY: Jon Moore, Smith and Moore Architects

Mr. Moore explained that he is the consulting architect for this project. He presented the project in accordance with the submitted plans and as stated above. The Peter Millar store is expanding into the adjacent vacant space to create a larger tenant space. Design elements include: Pair of mahogany and glass French doors with transom; limestone at bottom of facade and on the floor at the base of the doors; brown canvas awning; and, associated signage on the building and on the windows.

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

C. MINOR PROJECTS - OLD BUSINESS

D. MINOR PROJECTS - NEW BUSINESS (2:21:12 a.m.)

A - 026 -2013 Landscape/Hardscape

Address: 2283 Ibis Isle Road

Applicant: Jeffrey H. Alderton

Architect: Mario Nievera

Project Description: Landscape and hardscape additions that include a pool, screen wall, fountains and landscape to screen. The project was previously approved by ARCOM without these additions. The project received concurrent Town Council approval for the pool, screen wall and fountains. We now are requesting to add the Town Council approved elements to the ARCOM plan.

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the project in accordance with the submitted plans and as described above. Mr. Williams showed the previously approved landscape plan which showed no pool. Since that time, a variance has been obtained for the pool, and the plan has been updated to reflect that change. The pool is 9.5 ft. x 40 feet on center with the loggia. It includes three cast stone pedestals which will spit water.

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

A - 027 -2013 Pool and Landscape

Address: 1300 N. Ocean Boulevard

Applicant: Tim Gannon

Architect: Mario Nievera

Project Description: Proposed new pool and planting

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the project in accordance with the submitted plans and as described above. He explained that both variance and DEP approval have been secured for this pool project to erect a small plunge pool (17 ft. x 9 ft.) with spa off the existing terrace together with associated landscaping as presented.

Under commission comments, Mrs. Vanneck noted that three of the palms closest to the beach are unnecessary and should be removed. Mr. Small called attention to the existing seawall east of the pool and the height of the wall along the road.

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

A - 028 -2013 Railing and Awning

Address: 2 South County Road, Flagler Steakhouse

Applicant: The Breakers Palm Beach, Inc.

Architect: Steve Pollio, Peacock and Lewis

Project Description: Replacement of second floor railing at back terrace with new railing incorporating glass panels and the addition of an awning at the back terrace, both of which are for rain and wind protection for patrons at the Flagler Steakhouse.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Steve Pollio, Peacock and Lewis

Mr. Pollio presented the project in accordance with the submitted plans and as described above. He explained that the existing weather protection (large plastic roll down type) at the site is clumsy and unattractive. Instead, the proposal would erect a new, scalloped awning in 8" blue and white stripes at the second floor veranda level, together with a new glass railing to replace the existing picketed railing. Combined with the awning is a new automated roll down shutter which will only be used in certain weather events. The commission expressed their displeasure with the glass railings, but found the awning acceptable.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE AWNING AS PRESENTED,
BUT NOT THE RAILING WHICH IS DEFERRED FOR RE-STUDY.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

A - 029 - 2013 Door/Railing/Gate

Address: 255 Bahama Lane

Applicant: Paul Maddock

Architect: Glidden Spina & Partners

Project Description: Replace front door with new, replace railing on second floor balcony, and replace gate at driveway

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina & Partners

Mr. Spina presented the project in accordance with the submitted plans and as described above. He explained that the existing railing (in a style dating back to the 60's & 70's) and gate are quite deteriorated. The owner wishes to replace them in a more modern style, and they will be aluminum, painted white as shown. The existing front door will be replaced with a two-panel mahogany door.

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

A - 030 - 2013 Gate

Address: 346 Brazilian Avenue

Applicant: Dennis Hammond

Architect: Aaron Chandler

Project Description: Install pecky cypress gate in place of wrought iron gate that matches garage door at entry of home

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Aaron Chandler with Chandler Construction for Steve Yeckes, Architect

Mr. Chandler presented the project in accordance with the submitted plans as described above. Under commission comments: Like the openness of the old gate better; proposed gate is way out of proportion; with this size gate, you would have to change the piers; and, the scale of the gate is so displeasing.

**MOTION BY MRS. VANNECK TO DEFER THE PROJECT (TO THE SEPT. MEETING)
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

The commission offered several suggestions for improvement.

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.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Rafael Rodriguez

Mr. Rodriguez presented the project in accordance with the submitted plans and as described above to replace all the windows and doors with impact units. The commission did not feel there was sufficient information on the plans to support an approval today.

**MOTION BY MR. IVES TO DEFER THE PROJECT (TO SEPTEMBER) AS MORE
INFORMATION AND SAMPLES ARE NEEDED.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (3:04:26 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (3:04:31 a.m.)

Mr. Vila asked that applicants not use fisheye lenses when taking photos for presentation. Staff can add this to the ARCOM application.

Mr. Homes noted that one of the mini-sets was particularly fuzzy or blurred, and requested that better quality mini-sets be a requirement.

Mr. Page stated that he will ask Mr. Randolph to attend the next meeting in light of the legal issues came up during the discussion of the Lagomar property.

Mr. Lindgren noted that at last week's LPC meeting, three properties were placed "under consideration" for landmarking at the request of the homeowners. He provided this report to let the ARCOM members know that some homes are being saved from demolition.

Mrs. Vanneck noted that on March 1, 2013, the property at 212 Coral Lane had gravel on the lot, and still has gravel on the lot which speaks to her point about properties not being sodded and irrigated within 30 days of demolition.

XI. ADJOURNMENT:

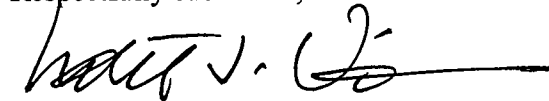
MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 4:20 P.M.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, September 25, 2013 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,



Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

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