



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

WEDNESDAY, JULY 24, 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: (8:59:44 a.m.)

Chairman Vila called the meeting to order at 9:01 a.m.

II. ROLL CALL: (8:59:53 a.m.)

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	ABSENT (excused)
Kenn Karakul, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	ABSENT (unexcused)
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:08 a.m.)
Michael B. Small, Alternate Member	PRESENT

Messrs. Gruss and Ives were voting members for today's meeting. Prior to Mr. Ives arrival, Mr. Small was a voting member.

Staff members present: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE: (9:00:12 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE JUNE 26, 2013 MEETING: (9:00:31 a.m.)

MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA: (9:00:41 a.m.)**

**MOTION BY MRS. VANNECK FOR REMOVAL OF B-061-2013 FOR 237 BRAZILIAN AVE. DUE TO OUTSTANDING CODE FINES, AND DEFER, AT THE REQUEST OF THE ARCHITECT, ITEM B-060-2013 FOR 2250 IBIS ISLE ROAD.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:01:15 a.m.)**

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

VII. **OTHER BUSINESS: (9:01:30 a.m.)** None

VIII. **PROJECT REVIEW: (9:01:32 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (9:01:35 a.m.)**

B - 031 - 2013 New Beach Cabana

Address: 230 S. Ocean Boulevard

Applicant: John Ceriale

Architect: Jose Andrew Gonzalez, Gonzalez Architects

Original Project Description as submitted and advertised: A new 196 sq. ft. beach cabana

Revised Project Description as re-submitted and re-advertised: A new 350 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.

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

ARCHITECTURAL PRESENTATION BY: Jonathan Gonzalez with Gonzalez Architects

Mr. Gonzalez noted that the newly proposed 350 sq. ft. beach cabana has only 140 sq. ft. of enclosed space for a service bar and bathroom. He explained that this larger cabana had received Site Plan approval from the Town Council. The structure is reinforced concrete with laminated mirrored glass, a cantilevered overhang and a glass roof. The project maintains the existing landscaping and does not add any new landscape material. The design concept is to have the cabana reflect the ocean view and the existing pool.

Commission comments: Concern about the impact of the mirrored facades on traffic going by because of sunlight hitting the glass; cabana design does not relate to the cottage-like main house across the street; difficulty visualizing what is being proposed.

MOTION BY MR. HOMES FOR DEFERRAL WANTING TO SEE THE SITE FROM THE ROAD TO THE OCEAN WITH THIS SUPERIMPOSED AND WANTING TO SEE PICTURES OF THE EXISTING COTTAGE.

Chairman Vila asked that a motion be postponed allowing for additional comments.

Commission comments continued: Consider a stucco building with a reduced amount of mirrors; this is too glitzy; the cantilever is heroic and show off; mirrors are not in keeping with the house and the neighborhood and could create a hazard to birds and drivers.

MOTION BY MRS. VANNECK TO DEFER TO NEXT MONTH, AND WE HAVE GIVEN YOU PLENTY OF DIRECTION.

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."

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Daily Janssen Architects

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Keith Williams, Nievera Williams Design

Mr. Lindgren read a letter into the record from the Schottensteins in support of the project as designed. Mr. Janssen presented the revised plans in response to commission comments made at the June meeting. He reiterated that this project proposes only a 15,000 sq. ft. home on a 47,000 sq. ft. lot, i.e., 63% of what is allowed on the site. He presented a small model which was passed to the members to primarily illustrate the massing of the house...a one story mass, 2 two-story wings, and the juncture at the octagon. Some revisions to the plans include: changed the predominant mass of the tower; reduced the scale of the parapet and drive-thru; narrowed the arches; changes to articulation; west elevation-added two windows at second floor bedroom; assorted fenestration changes; and, widened massing of chimney. Mr. Lang continued with the revised landscape/hardscape plans pursuant to comments made at the June meeting. He explained that the north elevation (Island Road) has been revised to include more trees, other than palm trees. He stated that the plan includes saving the existing hedge along Island Road, and giving it proper maintenance. In any case, it will be retained during construction. More color has been added to the site as well. Additional trees and color have also been added to the rear.

Commission comments: You have a great opportunity to create something spectacular for the north elevation along Island Road; concern regarding note on plans (A102) for black standing seam roof over garage; much better presentation than last time; a lot of balconies; happy to see the additional trees; don't just have a straight running hedge on the north side; motor court fountain is overdone and detracts from the house...simplify; the long stretch of hedge brings up the issue of

the owner's wish for privacy vs. ARCOM's charge to enhance the beauty of the town; get rid of the hedge and allow the beauty of the house to be seen; the house is too important for the site...it's not an estate setting; we won't see the detailing of the house on El Bravo because of the hedges; instead of cast stone...how about a Mexican Cantera Stone; and, the chimney has Regency details and does not relate to the rest.

Mr. Lang requested that the landscape be separated from the architecture so that he could meet with Mrs. Vanneck and Mr. Vila in the future, and not hold up the house approval today.

Keith Williams stated that his firm is working at the home directly to the west. His client has no objection to the project, but requests that a site wall be installed between the properties for better buffering. He stated that his client would erect a site wall on his property, but there is a storm water utility easement on his property which would take up 6-8 ft. of property if a wall was constructed.

MOTION BY MR. HOMES FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED, WITH A RE-STUDY OF THE CHIMNEY CAP.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED 4-3, WITH MESSRS. KARAKUL, GRUSS AND IVES OPPOSED.

Ms. Ziska reminded the commission that this is a "combo" project with variance requests for point of measurement, building height plane, and a variance for the mixed roof. As such, she requested a recommendation relative to those variances.

It should be noted that the architect understood that the commission would not accept a standing seam metal roof on the garage as was originally proposed. A tile roof is preferred and expected.

MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.

MOTION BY MR. HOMES TO DEFER THE LANDSCAPING TO THE NEXT MEETING AFTER MEETINGS WITH MR. VILA AND MRS. VANNECK, AND TAKING INTO ACCOUNT THE RECOMMENDATIONS THAT WERE MADE.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 042 - 2013 New Residence

Address: 264 Country Club Road

Applicant: JDM Investments LLC

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

Project Description: New two-story British West Indies style home. Home will consist of four bedrooms, five baths and one half-bath, living room, dining room, family room, kitchen, library, laundry room and a two-car garage. Final landscape and hardscape will also be included.

After hearing this project at the May meeting, the project was deferred to the June meeting. At the June meeting, a motion carried for deferral to the July meeting for further study.

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner
LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Segraves presented the revised plans in response to comments made at previous meetings. Changes include: Changed all detailing, added Hardiplank to second story, re-proportioned all windows/doors/front porch, moved garage as far west as possible, and, fenestration changes.

Mr. Meroney presented the revised landscape/hardscape plans. On the two side property lines- changed single row of palms to double trunk trees, staggered 14-18 ft. in height.

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

B - 047 - 2013 Demolition and New Construction

Address: 250 Angler Avenue (previous address -1355 N. Lake Way)

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Stephen M. Roy, Mesa Architecture Inc.

Project Description: Demolition of existing one-story residence and selective vegetation.

Construction of new two-story residence (Colonial Revival), landscape and hardscape. Building: White, Trim: White; Shutters: Green; Roof: White concrete tile

At the June meeting, a motion carried for approval of the demolition as presented with the normal caveats for sodding and sprinklers and removing all invasive species. A second motion carried for approval of the landscape as presented. A third motion carried to defer the architecture to the July meeting.

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

ARCHITECTURAL PRESENTATION BY: Dale Posey, Mesa Architecture Inc.

Mr. Posey presented revised plans in response to comments made at the last meeting. Changes include: Improved west elevation - view from Sailfish Club; changed to double hung windows; increased roof pitch; and, provided more architectural details.

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

B - 050 - 2013 Demolition and New Construction

Address: 630 Island Drive

Applicant: Dr. Steven Gottlieb

Architect: Roger Janssen

Project Description: Demolition of existing two-story residence, hardscape and landscape; and, construction of new two-story Mediterranean style residence with new hardscape, landscape, pool, pool deck and dock. Building and Trim: Off-white; Roof: Terra Cotta

At the June meeting, a motion carried for approval of the demolition, with the normal caveats (sodding & irrigating) and the removal of noxious weeds and foreign species. A second motion carried for deferral to next month with a re-study of specific items. A third motion carried to defer the landscape.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Steve Parker, Parker –Yannette Design Group Inc.

OTHERS WHO TESTIFIED: Robert Moore on behalf of the Ciomeks (neighbors)

Mr. Janssen presented the revised project pursuant to comments made at the June meeting. First, he distributed a REVISED EAST ELEVATION for clarification on the windows, and this was projected on the Elmo projector. Mr. Janssen presented several changes to the entry stair turret, and assorted fenestration changes. Mr. Parker presented the revised landscape/hardscape plans addressing the comments made at the June meeting regarding the south property line, providing all four renderings, and showing the screening between this property and the Ciomek property to the south.

Robert Moore indicated that he had previously, for the Ciomeks, requested a deed restriction relative to the hedges on the south property line. Today, he stated that is no longer an issue. The Ciomeks request that the southeast bedroom window of this property does not have a view into the pool/patio area of the Ciomeks, and that the hedges are maintained for white fly issues. Mrs. Vanneck noted that she visited the site, and went up to the second floor bedroom where she determined that there is no view of the Ciomek residence.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:27 a.m. to 10:40 a.m.

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 today's July meeting, pursuant to the architect's request for a second deferral, this project was deferred to the August meeting. (Motion processed under "Approval of the Agenda".)

B. **MAJOR PROJECTS-NEW BUSINESS: (10:27:31 a.m.)**

B - 052 - 2013 Demolition and New Residence

Address: 225 West Indies Drive

Applicant: Robmar Realty II., LLC

Architect: Smith and Moore Architects Inc.

Project Description: Demolition of a one-story single family residence and pool. Construction of a new one-story residence with pool. Final hardscape and landscape. Building color: White; Roof: White Flat Concrete Tile; Trim: White; Shutters: Blue

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

ARCHITECTURAL PRESENTATION BY: Dan Kahan, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Kahan provided the demolition report for this 1961 John Gosman designed home with no architectural or historical significance. Mr. Williams stated that 3 Callophyllum trees located in the front and a Royal Palm in the southwest corner will be retained.

**MOTION BY MR. KARAKUL FOR APPROVAL OF DEMOLITION AS PRESENTED.
MOTION SECONDED BY MR. HOMES INCLUDING A PROVISION FOR SODDING
AND SPRINKLING AND REMOVAL OF NOXIOUS WEEDS.
MOTION CARRIED UNANIMOUSLY.**

Mrs. Vanneck took this moment to stress the fact that architects must be aware that the amount of time between demolition and the installation of sod is to be within 30 days. She stated that this deadline is missed in too many cases and is a matter for code enforcement.

Mr. Kahan stated that the Town Council gave site plan approval for the new house. He presented the project in accordance with the submitted plans and as described above for this symmetrical "H" plan house (5,200 sq. ft. with 4,300 sq. ft. under air) with a centered entry and rear garage. Other design elements include: Generator and equipment on west side of house; painted white wood door with fanlight and side lites; operable aluminum shutters; 6 over 6 double hung windows; quoins; and, rear loggia. Mr. Williams presented the landscape/hardscape with design elements including: parking drive on east side; stepping stones to front door; 4 Royal Palms across the front; lush tropical landscaping; and, pool (11 ft. x 38 ft.) in rear north corner with fountain off the garage wall.

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

B - 061 - 2013 Demolition and New Residence

Address: 237 Brazilian Avenue

Applicant: Florida Capital Management, LLC

Architect: Dailey Janssen Architects, P.A., Roger Janssen

Project Description: Demolition of existing multi-family residence and hardscape. Construction of a new two-story, two-family residence 5,392 sq. ft. each with pools, hardscape and landscape. Building Color: White; Roof: White flat cement tile; and Trim: Blue.

Please note that this property was removed from the agenda, under "Approval of the Agenda", due to outstanding fines.

B -062 - 2013 Gates/Lights/Hardscape

Address: 254 Tangier Avenue

Applicant: John and Gianna Copeland

Architect: Gregory Lombardi Design

Project Description: Vehicular and pedestrian gates, lights, and hardscape adjustments

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

LANDSCAPE PRESENTATION BY: Parker Ransbach, Gregory Lombardi Design

Mr. Ransbach presented the landscape/hardscape in accordance with the submitted plans and as described above. Design elements include: Side gate with stone piers; pedestrian gate toward center; gas luminaires; vehicular electronic gate placed 21 feet from the edge of the pavement; single entrance drive instead of previously approved circular drive.

Under commission comments, there was concern that the curb cut and driveway gate were too wide. Also, the remote control box location was not shown on the plans.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, WITH THE LOCATION OF THE MANUAL BOX INSIDE, AND NARROW IT(CURB CUT) TO 13 FEET.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 063 - 2013 Addition/Landscape/Hardscape

Address: 256 Tradewind Dr.

Applicant: Amin and Melanie Khoury

Architect: JMS Architectural Design, Inc. and Gregory Lombardi Design, Inc.

Project Description: Addition to front of residence, landscape and hardscape adjustments

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

ARCHITECTURAL PRESENTATION BY: Michael Sipula, JMS Architecture

LANDSCAPE PRESENTATION BY: Parker Ransbach, Gregory Lombardi Design

Mr. Ransbach presented the landscape/hardscape in accordance with the submitted plans with design elements including: new driveway in cast stone with grass joints, cast stone walkway, two site walls with gate; and, replace Ficus with 4 Black Olive Shady Lady trees and tall Clusia hedge. Mr. Sipula continued with the addition and other architectural improvements pursuant to the submitted plans. Design elements include: Flat cement tile roof, cream body with deep green shutters, replace all windows with single hung impact windows, entry court, and, new fireplace in back of house.

Commission comments: Black Olive trees are notoriously messy and will stain the driveway...look for a better alternative; landscape is much improved; addition and roof are fine, but issue with courtyard wall, arches, and pillars; pillars and gate do not relate, nor do the quoins or the curve; do you need gates?...simplify them to a modern picket; reconsider the lighting; and, simplify.

MOTION BY MR. KARAKUL FOR APPROVAL WITH THE REFINEMENTS OF THE SIMPLIFICATION AT THE ENTRANCE GATES AND THE CHANGING OF THE BLACK OLIVES.

At this point, there was a question as to whether the architect would have to return to ARCOM with revised plans. The architect stipulated that he would agree to several changes.

MOTION SECONDED BY MR. HOMES.

MOTION CLARIFIED AND RE-STATED BY MR. VILA TO APPROVE THE PROJECT WITH ARCHITECTURAL REVISION TO THE CURVED GARDEN WALL, THE ELIMINATION OF THE QUOIN COURSES AND THE SIMPLIFICATION OF THE GATES, REMOVAL OF THE LANTERNS IN FAVOR OF INDIRECT LIGHTING, AND THE SUBSTITUTION OF THE BLACK OLIVE SHADY LADIES FOR SOMETHING ELSE.

MOTION RE-SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

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).

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

ARCHITECTURAL PRESENTATION BY: Champion Platt, Designer

OTHERS WHO TESTIFIED: Dr. Steven Rosenberg, 288 Queens Lane

Mr. Platt presented the project in accordance with the submitted plans and as described above for several additions to the existing structure, together with landscape/hardscape improvements. Second floor dormers on the main house include four on the front and three on the back. The project includes renovation of the existing pool, adding a pool feature wall with fountain on one side and exterior shower on the other side, and a Jacuzzi and fire pit. Plans include stuccoing over the existing red brick of the facade with simple white stucco. The new cabana/office has a wooden pergola at the second story level.

Under commission comments: Does the pergola serve any function?; insufficient cabana detail... do not like the pergola...a lot of detail missing; pergola does not make sense or enhance the property; dormers are awkward especially on north elevation...re-study; re-study all dormers...they don't align or make sense; pergolas belong on the ground, not floating up in the sky; problem with materials...excessive amount of paving; problem with privacy with neighbor to north; not sure what is going on...details are lacking; make sure mini-sets are legible; this begs for symmetry, but the design is off, especially on the street elevation; outside stair with pipe railings is a problem; and, glad it's not being torn down, but a few mistakes are being made here.

Mr. Lindgren read a letter into the record dated July 17, 2013 from Dr. Steven Rosenberg, 288 Queens Lane, wherein he expressed his opinions relative to the project, especially a concern

regarding the north dormer windows. Dr. Rosenberg testified that his master bedroom only has one window, and expressed his concern for privacy in light of the proposed north dormers.

MOTION BY MR. KARAKUL TO DEFER FOR RE-STUDY OF THOSE ELEMENTS THAT WE SPOKE ABOUT.

MOTION SECONDED BY MRS. VANNECK, ALSO NOTING THAT THE POOL IS GREEN AND IS NOT SECURED AND MUST BE ADDRESSED IMMEDIATELY.

MOTION CARRIED UNANIMOUSLY.

B - 065 - 2013 Demolition

Address: 211 Ocean Terrace

Applicant: 211 Ocean Terrace LLC

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

Project Description: Demolition of existing one-story house, pool, landscape and hardscape

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

ARCHITECTURAL PRESENTATION BY: Betsy Rossin, Thomas M. Kirchhoff Architects

Ms. Rossin provided the demolition report for this 1948 Henry Harding designed residence, stating that it has no architectural significance. She noted that perimeter hedging will be retained until such time as the property is redeveloped.

MOTION BY MR. KARAKUL FOR APPROVAL OF DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MRS. VANNECK AND MR. HOMES SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

B - 066 - 2013 Demolition/Landscape/Hardscape

Address: 300 Polmer Park Road

Applicant: Mr. and Mrs. Darrell Ross

Architect: Donald J. Skowron, Jr.

Project Description: Demolition of 315 sq. ft. pool cabana, front drive and associated landscape/hardscape improvements as presented

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

ARCHITECTURAL/LANDSCAPE PRESENTATION BY: Don Skowron Jr.

Mr. Skowron presented the project pursuant to the submitted plans and as described above. He provided the demolition report for the 1963 one-story Regency style pool cabana designed by Henry Harding. The front motor court and rear pool and terrace will also be removed. The new driveway material will be Pearl Olympic stone. Mr. Skowron also discussed the new pool, 14 ft. x 22 ft., new terraces, and a new awning covered loggia which are planned in the rear. He reviewed associated landscape improvements, both front and rear.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 067 - 2013 Demolition

Address: 110 Angler Avenue

Applicant: J. Michael and Elizabeth Chu

Architect: Nievera Williams Design

Project Description: Demolition of existing one-story single family home to be replaced with sod.

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

ARCHITECTURAL/LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

OTHERS WHO TESTIFIED: Maura Ziska, Attorney for the applicant

Mrs. Vanneck inquired as to whether the applicant had clear title to the property. Ms. Ziska responded that the Chu's recently purchased this property from the town and have clear title. Mr. Williams provided the demolition report for this one-story 1953 home and detached garage which is in poor condition. The house and hardscape will be removed and some of the perimeter landscaping will be retained for now. The perimeter wall, a retaining wall, will be kept.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION AS PRESENTED WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING AND REMOVAL OF NOXIOUS WEEDS.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 068 - 2013 Demolition

Address: 208 Angler Avenue

Applicant: 208 Angler LLC

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

Project Description: Demolition of existing one-story house, pool, landscape and hardscape

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

ARCHITECTURAL PRESENTATION BY: Betsy Rossin, Thomas M. Kirchhoff Architects

Ms. Rossin provided the demolition report for this 1950 residence which has no architectural significance.

MOTION BY MRS. VANNECK FOR APPROVAL OF DEMOLITION AS PRESENTED, WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING AND REMOVAL OF ALL EXOTICS.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 069 - 2013 Demolition

Address: 624 Island Drive

Applicant: Island Homes

Architect: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence

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

ARCHITECTURAL PRESENTATION BY: Caroline Forrest, MP Design & Architecture, Inc.

Ms. Forrest provided the demolition report for this 1951 residence. She indicated that there is a plan to sod and irrigate the property after the demolition. The existing perimeter landscaping will remain and will be treated for white fly. Two dead Ficus trees in the front will be removed.

MOTION BY MR. HOMES FOR APPROVAL OF DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING, AND REMOVAL OF NOXIOUS WEEDS.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

C. **MINOR PROJECTS - OLD BUSINESS: (11:51:45 a.m.)** None

D. **MINOR PROJECTS - NEW BUSINESS: (11:51:47 a.m.)**

A - 025 - 2013 Front Entry

Address: 246 Emerald Lane

Applicant: Mr. and Mrs. Walt Nollmann

Architect: MP Design & Architecture, Inc.

Project Description: Replace existing covered front entry

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

ARCHITECTURAL PRESENTATION BY: Caroline Forrest, MP Design & Architecture, Inc.

Ms. Forrest presented the project in accordance with the submitted plans and as described above. In researching the old plans for this house, an original John Volk entry was found which may or may not have been built. The current proposal will implement the Volk entry, as originally drawn, with a copper roof and white columns.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (11:54:48 a.m.)

Fran Burns, President of the Brazilian of Palm Beach, asked to be heard to make some comments relative to B-061-2013 (237 Brazilian) which had been removed from the agenda, since she had flown in specifically for this meeting. It is the opinion of the Brazilians of Palm Beach that the proposed project is too massive and will negatively impact the Brazilians with regard to air and light. Legal counsel for the Brazilian of Palm Beach has been authorized to contact the applicant to request alterations to the plan prior to any future application to ARCOM.

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (11:56:49 a.m.)

Mr. Gruss noted that no applicants presented any material samples today. Mr. Vila agreed that it is important to review material samples.

Mr. Knowles asked whether an architect receives copies of letters of opposition to a project, and Mr. Lindgren responded.

Mr. Homes asked staff to notify code enforcement of the unsecured pool at 285 Colonial which had been mentioned earlier.

Mrs. Vanneck mentioned that 390 North Lake Way, a demolition site, has not been sodded.

Mr. Karakul inquired about the status of the property at 1045 South Ocean Boulevard, the Borislow property. Mr. Page responded that final approval was secured, and the owner satisfied his financial obligation to the town. The commission inquired as to the condition of the front landscaping and whether it was in keeping with ARCOM approvals. Mr. Lindgren stated that ARCOM denied the most recent ARCOM application of Mr. Borislow, and allowed staff approval of some minor landscape changes per ARCOM's direction. Mr. Lindgren noted that Mr. Borislow did not seek staff approval after that meeting. Staff will check the site and the record relative to this issue. Mrs. Vanneck reminded that Mr. Borislow removed several large palms which once existed in the front of the property, and she maintained that he needs to put something back.

Mr. Homes inquired as to the replacement of the palms at 160 Royal Palm Way. Mr. Page responded that he had recently (in the last 30-45 days) sent another reminder to the project representative that this Town condition still remains incomplete.

Mrs. Delp reminded the members that the November and December meetings will be held on Friday, November 15, 2013 and Friday, December 20, 2013.

Mr. Page reported that the Town Council has approved an amendment to the number of allowable voting conflicts, increasing it from 3 to 5. Also, the Town's Ordinance Rules and Standards Committee is recommending, to the Town Council, that the option of appointing an out of state architect to either ARCOM or the Landmarks Preservation Commission will be available to the Town Council if there are no qualified candidates who are registered in the State of Florida.

XI. ADJOURNMENT:

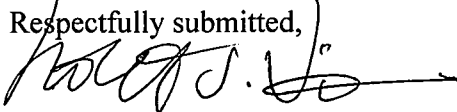
MOTION BY MR. GRUSS TO ADJOURN THE MEETING AT 12:20 P.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, August 28, 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

cmd