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

WEDNESDAY, JUNE 26, 2013, 9:00 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER (9:00:00 a.m.)

Vice Chairman and Acting Chairman Nikita Zukov called the meeting to order at 9:00 a.m.

II. ROLL CALL (9:00:04 a.m.)

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

Staff members present: Veronica Close, Assistant Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE MAY 22, 2013 MEETING: (9:00:42 a.m.)

MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA: (9:01:08 a.m.)**
MOTION BY MR. HOMES AND MR. KARAKUL FOR APPROVAL OF THE AGENDA AS AMENDED, ALSO APPROVING THE TWO DEFERRALS FOR B-031-2013 AND B-060-2013.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

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

VII. **OTHER BUSINESS: (9:01:51 a.m.)**
Mr. Lindgren made a formal announcement that staff will no longer accept digital plans that are not signed and sealed by the professional architect, landscape architect or professional engineer. Mr. Zukov felt that the minimum required is that the plans indicate the professional's name and State License number.

VIII. **PROJECT REVIEW (9:02:39 a.m.)**

A. MAJOR PROJECTS-OLD BUSINESS **(9:02:42 a.m.)**
B - 028 - 2013 New Residence
Address: 390 North Lake Way
Applicant: 390 North Lake Way LLC
Architect: Carlos Martin
Project Description: Proposed new two-story residence. Building Color: Lt. Cream; Trim Color: White; Shutter Color: Egglplant; Roof: Flat Concrete Dark Roof

Please note that this project was heard at the April meeting, but was deferred to the May meeting for further study. At the May meeting, the project was reviewed, but was deferred for further study.

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

ARCHITECTURAL PRESENTATION BY: Daniel Menard. LaBerge & Menard, Consulting Architect
LANDSCAPE PRESENTATION BY: Joe Peterson
ATTORNEY PRESENT: Frank Lynch for the applicant

Mr. Lynch made some introductory remarks relative to the re-design of the plans and then handed the presentation over to Daniel Menard. Mr. Menard presented the revised plans in accordance with the submitted revised plans showing reconfigured floor plans, simplification of roof lines, reduction in the number of window types, changes to exterior elevations, and changes to the color of the exterior walls and roof. Mr. Menard's presentation was nicely supplemented by a short video demonstrating the revised proposal. A new color palette showed a light grey roof, Pearl Grey windows, and Palm Beach White as the exterior paint color.

Commission comments were generally very favorable to the revised design, except that the cornice was excessively large; the eaves need to be adjusted first floor vs. second floor; and, there was a negative comment relative to the recess in the wall above the Palladian element.

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

MR. SAMMONS ASKED THE ARCHITECT TO RE-VISIT THE CORNICE AND THE EAVES, AND DIFFERENTIATE THE EAVES FROM FLOOR TO FLOOR.

Mr. Lindgren noted that the landscaping, as shown, was only preliminary landscape and will need to return to ARCOM at some future date.

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 Sw. 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. Please note that the applicant has requested deferral to the July meeting.

PROJECT DEFERRED TO THE JULY MEETING PER MOTION UNDER "APPROVAL OF THE AGENDA."

B - 035 - 2013 Addition
Address: 2800 South Ocean Boulevard
Applicant: JV Associates
Architect: Alan Strassler Architects Inc.
Project Description: Expansion of existing Gift Shop over existing electrical room. Approximately 1,020 square feet located in building service area

At the May meeting, a motion carried for deferral (to the June meeting) asking for "a better presentation with cross sections, which would illustrate where a potential shopper, standing in this space, is located in this space. We are concerned about the look of an ugly blank wall, and missing the opportunity to give an ocean view to whoever is inside the space and to give a hint of gift shopping opportunities to whoever is outside the space."

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

ARCHITECTURAL PRESENTATION BY: Guy Pelletier, Alan Strassler Architects

Mr. Pelletier presented revised plans pursuant to the comments made at the May meeting. The revised design of the east elevation adds four (4) new false windows and scored stucco to the facade. A large palm tree was added to the landscape area fronting the facade. The requested cross section was shown to the commission.

Commission comments indicated that the design was much improved.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SAMMONS.
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.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group
ATTORNEY PRESENT: Maura Ziska, for the applicant

Ms. Ziska explained the variances for point of measurement, building height plane, and a variance required for a mixed pitch and flat roof.

It should be noted that a small model of the residence was passed to the members. Mr. Janssen presented the project in accordance with the submitted plans and as described above. He described the entire residence as a "Z" shaped building, with an "L" shaped main two-story block. Design elements include an entry arcade, octagonal tower entry feature, an observation tower on the same axis with the entry feature, cast stone frontispiece and other cast stone detailing, smooth sponge finish stucco on the building in an okra color, coral cast stone similar to other neighboring homes, mahogany casement windows, and, flat terra cotta roof.

Mr. Lindgren noted that the streetscape plan, Sheet SP-1.02, needs to capture two houses on either side of the subject property.

Under commission comments: Need drawings closer to construction drawings...these are barely out of design development; an "all over the place" mess; look to source material that is not necessarily next door; inconsistent scale and proportion; the dominance of wall is in conflict from facade to facade; entry gate is sized for moving vans; issue with size of arches; variances would be welcome to improve the design; roof pitch is steep; bring this back when it is actually detailed; you can do better than this...re-study; do more precise details, sharper drawings...these look preliminary; surprised you chose to mimic the great entrance across the way...don't try to compete with a landmark; restudy the north elevation...it seems institutional and will impact the neighborhood...it is too massive...make it more interesting and attractive; it's one of the largest houses I've seen on a very important street...the scale is large and tall...don't try to mimic the Gowdy house...the north side appears foreboding...like a prison complex.

MOTION BY MRS. VANNECK 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.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

John Lang presented the landscape/hardscape in accordance with the submitted plans. He described his design as a European Italianate garden. It is designed to be a very private site with very little exposure to the street. The existing hedges around three sides of the property will be retained along with some Royal Palms and Sapodilla trees. One Banyan was termite infested and had to be removed. The plan includes several fountains and a pool in the rear.

Mrs. Vanneck noted that Ficus and Palms are very commonplace. She requested that more be done for added interest.

It should be noted that there was no motion made relative to the requested variances or the landscape/hardscape during this meeting.

B - 041 - 2013 Additions
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE
Address: 1260 N. Lake Way
Applicant: Robert S. Cuillo
Architect: David E. Miller, A.I.A.
Project Description: The project includes enlarging the existing garage, adding a second floor mother-in-law suite above the reconfigured garage, adding a screened emergency generator, and other associated site improvements.

Please note that this project was not heard at the May meeting, and was deferred to the June meeting at the request of the applicant.

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

ARCHITECTURAL PRESENTATION BY: David Miller, Architect

Mr. Miller noted that since last month, the applicant has come to an agreement with the neighbor to the north, and has eliminated the emergency generator, has adjusted the elevations, and has incorporated some of the suggestions of ARCOM members. He presented the project in accordance with the revised submitted plans, noting that 3 variances are requested for side yard setback on the north side, for CCR, and for lot coverage. The proposal will expand the garage to allow for three (3) vehicles and provide a mother-in-law suite. As such, the south elevation changes from a single garage door to three individual garage doors and three small dormers at the second story level centered over the garage doors. Front landscaping will be maintained. Commission comments were generally favorable. Mr. Lindgren provided further explanation on the variances.

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

MOTION BY MR. HOMES FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

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.

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 revised plans in response to comments made at the May meeting. Mr. Segraves stated that the garage has been moved to the west to the minimum setback; the house was set back a few feet also; garage doors have been screened from the street; entry changed; and, elevations were changed, front and rear. Mr. Meroney stated that the predominant change to the landscape/hardscape occurs in the front of the property: Driveway/motor court change with 2 ft. slope; 4 Date Palms at forecourt drop off area; added 24" retaining wall; hedge material kept at 4 ft.; new pool in rear; and, associated landscape changes.

Commission comments: Make the row of Alexander Palms double palms at varying heights; it's an improvement, but you're not there yet; unresolved duality between 1st and 2nd floor that conflict with each other...fix it with a string course or change the materials on the 2nd floor; the upstairs windows are miniature versions of the downstairs windows...change the proportions; portico is a bit wide...the column is falling off the step; bed mould is too small...needs more projection; lower and upper eave details are the same and should be different; rear elevation-portico width, window proportion, and use string course or different material at 2nd floor.

MOTION BY MR. HOMES TO DEFER FOR FURTHER STUDY...FEELS LIKE A DEVELOPMENT HOUSE.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

B. **MAJOR PROJECTS-NEW BUSINESS: (10:33:32 a.m.)**
B - 044 - 2013 Demolition
Address: 264 Bahama Lane
Applicant: BOAG
Architect: (none listed)
Project Description: Demolition of existing residence, including slab and footers to 2 ft. below grade, removal of paved driveway, disconnect electric and gas, cap water and sewer, and re-sod and irrigate.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jason Evans for the applicant

LANDSCAPE PROFESSIONAL PRESENT: Dustin Mizell

Mr. Evans presented the demolition report, providing photos of the interior and exterior. He explained that the structure and landscaping will be removed, but the perimeter landscaping will remain.

MOTION BY MR. HOMES FOR APPROVAL, AS PRESENTED, SUBJECT TO THE NORMAL CAVEATS FOR SODDING AND SPRINKLING, AND PROTECTING YOUR NEIGHBORS.
MOTION SECONDED BY MRS. VANNECK ADDING THE CAVEAT THAT ALL INVASIVES AND EXOTICS BE REMOVED FROM THE HEDGES.
MOTION CARRIED UNANIMOUSLY.

B - 045 - 2013 Additions and Landscape/Hardscape
Address: 261 Miraflores Drive
Applicant: Fernanda Niven
Architect: Mario Nievera
Project Description: New entry addition, new garage addition, driveway alignment with associated landscape changes

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

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Mesa Architecture
LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Roy presented the project pursuant to the submitted plans and as described above. He explained that this property has come before ARCOM a few times previously, and the owner now wants to do a few additions to the front of the house: Move the garage forward; add bedroom interiorly; change the location of the entry to the center portion of the house; and, change the brick exterior to a stucco finish. Mr. Nievera presented a lush tropical landscape in the front of the house, a new center entry driveway in gravel, and, a guest parking area.

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

B - 046 - 2013 Demolition
Address: 1465 N. Ocean Boulevard
Applicant: Leonard Riggio and Louise Riggio
Architect: Dustin Mizell, Landscape Architect
Project Description: Demolition of house. Land will be graded; irrigation installed; sod installed; trees and shrubs installed per vegetation plan.

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

LANDSCAPE PRESENTATION BY: Dustin Mizell

Mr. Mizell presented the demolition report for this 1948 home, and provided photos of the interior and exterior. He explained that the house is in poor condition. Most landscape material will either be retained or relocated.

Mr. Lindgren read a letter of support from a neighbor, John C. Dotterer, at 1470 North Ocean Boulevard.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION AS REQUESTED WITH THE NORMAL CAVEATS FOR SODDING AND SPRINKLING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.
NOTE: MR. MIZELL WAS ASKED TO REMOVE THE EXOTICS AND INVASIVES.

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

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

ARCHITECTURAL PRESENTATION BY: Dale Posey, Mesa Architecture
LANDSCAPE PRESENTATION BY: Dale Posey, Mesa Architecture

Mr. Posey provided the demolition report for this one story Ranch style home which he stated was in poor condition. He presented photos of the interior and exterior.

MOTION BY MR. HOMES FOR APPROVAL (OF THE DEMOLITION) AS PRESENTED WITH THE NORMAL CAVEATS FOR SODDING AND SPRINKLERS AND REMOVING ALL INVASIVE SPECIES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

Mr. Posey presented the new house pursuant to the submitted plans and as described above. He explained that the proposed 3,500 sq. ft. house will now be oriented toward Angler Avenue. Design elements include: Flat, oyster white, concrete tile roof, white smooth finish stucco, impact doors and windows, Evergreen raised panel shutters, solid mahogany front door, cast stone and grey tabby paving. He continued with the landscape/hardscape presentation, noting that the east and south Ficus hedges will remain. Other Ficus and other landscape material will remain for privacy during construction. A privacy buffer and screening will be created along Angler Avenue and North Lake Way. Mr. Posey reviewed the proposed landscape material selections and described the LED lighting which will be provided via small brass fixtures.

Under commission comments: Concern about the roof pitch; roof pitch is really set up for barrel tile; the plans are fairly schematic…insufficient details; details not developed…must come back; refinements are needed for this prominent site; come back with details of the front portico, the over-door window, the string course, and eave details; re-examine the proportions of the facade, and, re-study the front facade…it's too blocked.

MOTION BY MR. SAMMONS TO DEFER (TO JULY).
MOTION SECONDED BY MR. HOMES.
SECOND WITHDRAWN BY MR. HOMES.
MOTION FAILS FOR LACK OF A SECOND.

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

MOTION BY MR. HOMES TO DEFER THE ARCHITECTURE (TO JULY).
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

There was a short recess from 11:12 a.m. to 11:22 a.m.

B - 048 - 2013 Roadway Improvements 400 Block Peruvian Avenue
Address: 400 Block Peruvian Avenue
Applicant: Town of Palm Beach
Architect: Bridges and Marsh, Sanchez and Maddux
Project Description: Roadway improvements to the 400 block of Peruvian Avenue to include: narrowing of roadway to coincide with widths on the residential sections of Chilean and Australian Avenues, roadway resurfacing, drainage modifications, addition of landscape strips on both sides of roadway, street lighting, and new sidewalks.

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh and Associates
LANDSCAPE PRESENTATION BY: Brian Vertesch, Sanchez & Maddux
TOWN STAFF REPRESENTATIVE: Thomas Bradford, Deputy Town Manager

Mr. Bradford identified this project as a special non-ad valorem assessment project which is defined as a project where the people who benefit from the project actually pay for the project over time. In this case, the residents of the north and south sides of the 400 block of Peruvian will benefit from the project and will pay for it over the next ten years. He acknowledged that former ARCOM Chairman, Bill Feldkamp, and Mr. Beard, residents of the 400 block of Peruvian, were the catalysts for the development of the project. After a series of meetings, planning, and discussions, a petition was circulated for the project and was supported by 83% of the property owners of that block.

Mark Marsh also acknowledged the efforts of Mr. Feldkamp and Mr. Beard related to this project. He introduced Mr. Vertesch to provide the presentation for the improvements pursuant to the submitted plans and as described above. He explained that the constriction of the roadway at the juncture of South Lake Drive and Peruvian Avenue will serve to slow the traffic down as it turns onto Peruvian. It should be noted that the road narrowing will still allow for emergency vehicles. There will be two, 5 foot wide landscape strips on each side of the roadway, and species for those locations were outlined. Originally, an all palm tree plan was contemplated, but that was abandoned in favor of mixed species for better views and shade. Of course, proper tree trimming annually must be done, and will be done at the expense of the residents of that block. There is no

change to the number of parking spaces. Sidewalks will be replaced with grey concrete tabby, similar to Worth Avenue. Historic street lamps are also included (9-11 qty.) in the proposal.

Mrs. Vanneck was very pleased with the choice of plant material and requested that the Town's Arborist, Mr. Maxwell, be the one to decide when tree trimming should be done.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, THANKING MR. FELDKAMP AND MR. BEARD.
MOTION SECONDED SIMULTANEOUSLY BY MESSRS. KARAKUL AND HOMES.
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

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen
LANDSCAPE PRESENTATION BY: Paul Catania, Parker –Yanette Design Group
OTHERS WHO TESTIFIED: Robert L. Moore, for the neighbors, the Ciomeks

Mr. Janssen provided the demolition report for this 1957 home. It was noted that there were no photos of the existing residence included in the commission's mini-sets, though they were projected on screen.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION, WITH THE NORMAL CAVEATS (SODDING & IRRIGATING) AND THE REMOVAL OF NOXIOUS WEEDS AND FOREIGN SPECIES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

Mr. Janssen presented the project in accordance with the submitted plans and as described above. He described it as a new two-story residence with one-story wings and a side-loaded garage. Design elements include: Entrance pavilion, stair tower, projected wood timber balcony, pergola breezeway to front door, water features and gardens at the breezeway, informal living on the north side; and, open pergola and loggia at the pool court with pool centered on axis of Great Room and front door.

Under commission comments: No photos for the demolition in the mini-sets, and there is no schematic streetscape...the packet is incomplete; stair tower seems really large; a "maxi-house" that maximizes everything, like a developer might do...looks like a "mc-mansion"; inconsistent columniation across the rear; not up to Palm Beach standards...not an improvement to the street...would rather see the old house there; the stair case could be smaller, but it's a very nice design.

Robert Moore, 420 Santa Fe Road, West Palm Beach, interjected his remarks on behalf of the neighbors to the south, the Ciomeks, relative to site and landscape issues, prior to any action on the architecture and prior to the landscape/hardscape presentation. He stated that the Ciomeks request 1) that the 16 ft. existing hedge on the 630 Island Drive property be treated for white fly and that it be required, by deed restriction, to be maintained in perpetuity for privacy; 2) that the pool equipment be moved off the property line and to the west; and, 3) at the southeast corner, a bedroom window looks out over onto the Ciomek's patio. The Ciomeks request a landscape solution and/or the use of opaque glass at this window.

Paul Catania, Parker-Yanette, responded that the landscape plan includes removal of just less than one-half of the Ficus hedge in question on the south property line, and then replacing that portion of the hedge with other plant material 14-16 feet in height. The client has arranged for white fly treatment for the remaining hedge. Mr. Catania noted, however, that the Ciomeks already have an existing 16 ft. tall hedge on their own property abutting the subject property.

Additional commission comments regarding architecture: The plate glass windows on the wings of the east elevation are out of character; you're choosing a style, but are not willing to accept the constraints of the style; issue with tower scale; re-study front windows; and, muntins in rear windows.

MOTION BY MR. KARAKUL TO DEFER TO NEXT MONTH WITH A RE-STUDY OF THOSE SPECIFIC ITEMS.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

Mr. Catania presented the landscape/hardscape in accordance with the submitted plans. First, he discussed the existing conditions at the site and what material will remain during construction. As for the new hardscape, there will be a circular drive in the front with off white cast stone with Old Chicago brick banding, two columns flanking each end of the driveway entries, gate with columns, private garden, wall fountain and circular fountain, summer kitchen in rear, classic shape pool running north/south; and, cast stone patio with fireplace. He followed this with reviewing the landscape material and landscape lighting.

Under commission comments: Not in favor of Areca Palms next to wall; delete the Arecas and keep the Montgomery Palms and the Ficus; clarification and re-stating that the neighbor to the south already has a 16 ft. tall hedge on his own property; all landscape elevations are requested; request that the parties involved should reach an agreement prior to returning to ARCOM next month; and, request to see the site line from the bedroom in question down to the neighbor's patio.

MOTION BY MR. KARAKUL TO DEFER THE LANDSCAPE.
MOTION SECONDED BY MR. HOMES.

Mrs. Vanneck thanked the landscape architect for bringing up the heights for the palms in the front. Mr. Cantania was given additional clarification as to what the commission would like to see next month, including all landscape elevations, a site plan of the adjoining properties, north and south, and the site line from the bedroom window.

MOTION CARRIED UNANIMOUSLY.

B - 051 - 2013 Additions and Renovation
Address: 66 Middle Road
Applicant: Robert Bishop
Architect: Smith Architectural Group
Project Description: Remove existing breezeway and add new connection between main house and guest house. Replace doors and windows. New roof shape at entry. Raise roof at living room of guest house. Addition to family room. Remove sliding glass doors at loggia.

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

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith and Bill Boyle, Smith Architectural Group

Mr. Smith provided pertinent architectural history relative to this property, since two houses of different styles, (Regency and Belford Shoumate from the 40's) had been joined by an open air breezeway, with questionable success. This project would create a solid two-story link between the two (pushed back another 22 feet back from the street); create a courtyard with gate; add copper Hollywood Regency roof at the front door with a finial; change doors and windows to impact; open up a former enclosed loggia in the rear; and, raise flat roof behind the parapet on the second floor of the guesthouse.

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

B - 053 - 2013 Addition and Renovation
Address: 2283 Ibis Isle Road
Applicant: Mr. and Mrs. Jeff Alderton
Architect: MP Design & Architecture Inc.
Project Description: One story addition and renovation of an existing two-story residence. New landscape and hardscape.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture, Inc.
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Perry provided some architectural history relative to this property noting that previous ARCOM approvals for an addition and renovation were never completed, and the property went into foreclosure. Now, the new owners, the Aldertons, wish to complete work on the house. The proposal is for a one-story addition on the north side of the property consisting of a two-car garage, office, a loggia, laundry connection and cabana bath. The existing one-car garage will be converted into a kitchen, together with other interior reconfigurations. Mr. Perry reviewed elevation changes. The exterior will be painted with Benjamin Moore's #024, Coral Buff with white details and the brown flat cement tile roof.

Keith Williams presented the landscape/hardscape plan in accordance with the submitted plans. He stated that the property has little to no landscaping, except for some Ficus on the east side which will be retained. Design elements include: Keep existing curb cut on the south side; parking area for two cars; create a courtyard feeling; gated courtyard; simple planting plan; cast

stone with grass outside the kitchen; garden courtyard at the north side of the kitchen; and, associated landscape as presented.

Mr. Small noted an error on Sheet A003 which shows 2284 Ibis, and should show 2283.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED AND COMMEND THE NEW OWNER FOR GETTING IN HERE. WE EXPECT TO SEE IT GET DONE.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

Mr. Perry announced future plans for a pool which will require a variance.

B - 054 - 2013 Demolition
Address: 324 Eden Road
Applicant: Greg and Mardi Hayt
Architect: Smith and Moore Architects, Peter Papadopoulos
Project Description: Demolition of a one-story residence and pool

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Papadopoulos provided the demolition report for this 1950 house which is in poor condition. Mr. Williams stated that all landscape on site will be retained, except for a Seagrape tree and anything up against the house which must be removed to allow the demolition.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION WITH THE NORMAL CAVEATS (FOR SODDING AND IRRIGATING) AND REMOVAL OF INVASIVE SPECIES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

B - 055 - 2013 New Residence
Address: 235 Eden Road
Applicant: 235 Eden Road LLC
Architect: Smith and Moore Architects Inc.
Project Description: Construction of a two-story single family residence with pool. Final hardscape and landscape. Building, Trim, Shutters, and Roof: White

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams

Mr. Smith testified that five years ago, another house had been reviewed by ARCOM, but was never built. Though the commission had mini-sets for this project, Mr. Smith distributed cleaned up elevation drawings which were shown on the Elmo projector. The new house will have a two-story mass with a one-story portion, a circular front drive, a rear facing garage, a 24 ft. x 24 ft. square pool in the rear lawn on axis with the family room, 5205 sq. ft. a/c and 6201 sq. ft. total.

He noted that the inspiration for the design was a Volk home in West Palm Beach. Mr. Smith referred to this design as having a soft Bermuda feel with British Colonial formality.

Mr. Williams continued with the landscape/hardscape pursuant to the submitted plans. Existing vegetation will be removed. Design elements include: Two curb cuts off Eden Road; combination coral driveway with crushed coral stone field; coral terrace; loose tropical feeling to the landscape; undulating stacked coral garden walls on the east and west sides; and, a square pool in the rear.

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

B - 056 - 2013 Addition
Address: 101 Jungle Road
Applicant: Elaine Schuster
Architect: Smith and Moore Architects. Inc.
Project Description: One story loggia addition and second floor door replacement

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

Mr. Smith presented the project in accordance with the submitted plans and as described above. This project had been approved in 2008, but was not built. Design elements include: Loggia in the center section; existing second floor balcony railing replicated at second floor where fenestration is being changed; and, column changes.

Under commission comments: Looks like you a missing a few columns.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

Let the record show that there was a lunch break at this point. The meeting reconvened at 2:15 p.m.

B - 057 - 2013 Addition
Address: 242 Jungle Road
Applicant: K. Prescott Low and Susan Low
Architect: Robert L. Bell Architect P.A.
Project Description: 3,220 sq. ft. one story addition to existing two-story residence. Architectural style, roof and construction materials are to match the color and type used in existing residence.

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

ARCHITECTURAL PRESENTATION BY: Robert Bell
ATTORNEY PRESENT: M. Timothy Hanlon for the applicant

Mr. Bell presented the project for the one-story addition in accordance with the submitted plans and as described above. He explained that the owner's existing garage was small and flooded regularly. The new addition provides a new garage, kitchen, dining area, pantry, and living room. Mechanical equipment will be relocated from the rooftop. The addition roof will be slate in a green/grey color to match. Site improvements include a new gravel drive, stone paver parking area with grass dividers, extensions of retaining walls, and creation of a courtyard between the two garages. Mr. Bell presented another design alternative which was projected on the Elmo.

Under commission comments: Like the French doors; simplify the roof...lower the pitch on the addition; concern regarding maintenance of landscaping to hide the front facing garage doors; and since this is new construction, make the addition more consistent with the house.

M. Timothy Hanlon, Attorney for the owner, stated that the owner would agree to perpetual maintenance of the hedge/landscaping.

MOTION BY MR. SAMMONS FOR APPROVAL WITH THE FRENCH DOORS, BUT LOWER THE ROOF PITCH AND PROVIDE HEDGE PROTECTION.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

B - 058 - 2013 Modifications
Address: 312 Cherry Lane
Applicant: Mr. and Mrs. Peter Gottsegen
Architect: The Pandula Architects
Project Description: Miscellaneous exterior repairs and modifications. 1) At all wood clad steel pipe columns, remove deteriorated wood cladding and replace with new cast stone finish; 2) Repair existing wood trellis at north side of dining room hallway; 3) At second floor of main entry, enlarge existing window to reflect entry door below; 4) Replace existing wood main entry doors with new ornamental metal and glass entry doors; 5)At living room, remove existing fireplace and chimney and install pair of French doors to match adjacent existing units; 6) At living room northwest corner, remove portion of west wall and install pair of French doors to match adjacent existing units; 7) At master bedroom, remove existing fireplace and chimney and install pair of French doors to match adjacent existing units; and 8) At master bedroom, remove portion of existing lower level roof so that master bedroom terrace may be extended to west edge of building. Install terra cotta tile deck to match existing. Install ornamental metal railing on west terrace edge, finish and design to match existing railings on residence.

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

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

Mr. Pandula presented the project in accordance with the submitted plans and as described in detail above. He explained that the project will open up the west end of the house which will provide views of the newly acquired garden lot owned by the Kravis family.

Under commission comments: The four windows above the entry are too much window.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, EXCEPT WITH THREE WINDOWS OVER THE ENTRANCE DOORS.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

B - 059 -2013 Addition
Address: 760 Island Drive
Applicant: Mr. and Mrs. Nasser Kazeminy
Architect: The Pandula Architects, Inc.
Project Description: One story addition/expansion to master suite of approx. 300 sq. ft. with two landscape pavilions of approx. 90 sq. ft. each. Finishes, colors, textures and details to match existing residence.

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

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

Mr. Pandula presented the project in accordance with the submitted plans and as described above. He explained that the addition will provide an enlarged master bath, together with trellis and landscape pavilions holding down the corners. Commission members agreed that this cannot be seen from the street or from the water.

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

Please note that the architect has requested deferral to the July meeting.

PROJECT DEFERRED TO THE JULY MEETING PER MOTION UNDER "APPROVAL OF THE AGENDA."

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

D. **MINOR PROJECTS - NEW BUSINESS (1:38:54 a.m.)**
A - 021- 2013 Modify Storefront
Address: 226B Worth Avenue
Applicant: The Swatch Group US
Architect: Gruen Associates, Ashok Vanmali
Project Description: Revise exterior storefront, canopy and signage. New paint and stone surround. Interior tenant improvement.

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

ARCHITECTURAL PRESENTATION BY: Roger Hansrote, Gruen Associates

Let the record show that Mr. Gruss left the meeting during this presentation. Mr. Ives will vote.

Mr. Hansrote presented the project in accordance with the submitted plans and as described above. He showed images of the existing storefront vs. the proposed storefront showing the new charcoal grey fabric awning, 2 vinyl window signs and one building sign. It was noted that very soft accent up lighting will illuminate the building.

Under commission comments: The lighting seems to light up more of the facade than necessary; lighting would be OK if done the same way as Van Cleef and Arpel.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED WITH THE CAVEAT THAT THE LIGHTING IS IN KEEPING WITH THE EXAMPLE OF VAN CLEEF AND ARPEL.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

A - 022 - 2013 Renovation
Address: 211 Kenlyn Road
Applicant: 211 Kenlyn Road LLC
Architect: Affiniti Architects, Benjamin Schreier
Project Description: Renovation including new doors & window openings, facade (stucco), landscape, hardscape and interiors

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects
LANDSCAPE PRESENTATION BY: Steve West, Parker-Yanette

Mr. Schreier presented the project in accordance with the submitted plans and as described above. The renovation includes: Alterations to the fenestration to create private gardens in the front and rear of the home; introducing French doors to the front and rear; new pergola in rear; and, building to be painted white with operable metal green shutters.

Mr. West explained that the existing concrete circular drive will be removed and replaced with a new driveway, entry walk with steps from Kenlyn Road; piers and pedestrian gate; existing pool and spa to remain in rear; resurface and redesign existing concrete patio and provide additional seating areas; material used at several locations: ivory colored tumbled marble; and landscape material as presented.

Under commission comments: The Alexander Palms to be planted at 16 ft. will be 25 ft. tall shortly...reconsider; material choice for stepping stones; visibility of garage.

MOTION BY MR. VANNECK FOR APPROVAL AS PRESENTED WITH THE REQUEST THAT YOU LOOK ONCE AGAIN AT THE SELECTION OF THE 16 FT. ALEXANDER PALMS IN THE FRONT.
MOTION SECONDED BY MR. HOMES AND MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

A - 023 - 2013 Landscape/Hardscape
Address: 528 Island Drive
Applicant: Linda Hickox
Architect: Mario Nievera
Project Description: Landscape plan, garden gate, walkways and terraces

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Nievera presented the landscape/hardscape in accordance with the submitted plans and as described above. Design elements include: Existing Chattahoochee gravel driveway remains; pedestrian Chippendale garden gate from Island Drive up to the new entrance; small path that leads to driveway; new pool (30 ft. x 10 ft.) with fountain, four Foxtail Palms at pool, patterned lawn terrace, and landscape material as presented.

Under commission comments: Areca Palms on the boundary...not nice to the neighbors.

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

A - 024 - 2013 Landscape/Hardscape
Address: 220 Ocean Terrace
Applicant: John Cassidy
Architect: Mario Nievera
Project Description: Proposed new drive and landscaping at front entrance

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and 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. Design elements include: Remove existing parking court; two new curb cuts for new circular drive; material choice: brick-sized coral pavers in herringbone pattern; and, landscape material as presented.

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

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (2:13:07 a.m.) None

X. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (2:13:11 a.m.)**

Ms. Close reported that the Town Council has approved an ordinance on first reading which changes the number of allowable voting conflicts for ARCOM and Landmarks Preservation Commission members to four (4) permitted conflicts. In the event of a fifth conflict, the member would be removed from the commission. The second reading of this ordinance will occur this month.

Mrs. Vanneck stated her support of the Town's new arborist, Mr. Maxwell, noting that there are several places in Town which would really benefit from his service.

Mr. Sammons asked whether a small library could be established to allow persons to do research. He stated that he would be happy to donate books to that cause. Ms. Close indicated that the PZ&B conference room could be used for that purpose and welcomed Mr. Sammons' donation.

At this time, a discussion took place because the commission felt that submission requirements need to be made clearer to applicants to avoid some of the issues encountered at today's meeting. Mr. Lindgren stated that staff will review the ARCOM application in this regard. A sampling of such necessary items include: all four landscape elevations, section details at ¼"; complete mini-sets, for demolition requests, mini-sets which include interior and exterior photos, and proper streetscapes. Staff will work to update the submission requirements on the ARCOM application and then bring the revised application back to the commission for feedback.

In a response to Mr. Small's question, staff explained the need for demolition requests to be reviewed by ARCOM.

Mrs. Vanneck requested that when the landscape ordinance is developed, it should include a requirement that all exotics and invasives be removed prior to demolition.

XI. **ADJOURNMENT:**

MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 3:45 P.M.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, July 24, 2013 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Nikita Zukov, Vice Chairman and Acting Chairman

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