



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

WEDNESDAY, MAY 28, 2014, 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: (09:00:00 a.m.)

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

II. ROLL CALL: (09:00:19 a.m.)

Robert J. Vila, Chairman	PRESENT
Kenn Karakul, Member	PRESENT (arrived at Election of Vice Chairman)
Ann L. Vanneck, 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: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney John C. Randolph was present for part of the meeting.

Let the record show that two of the alternate members served as voting members today. Mr. Gruss was a voting member for all of the meeting. As for the other alternate member who was a voting member, this varied between Mr. Ives and Mr. Small, depending on which of them was present at the time.

III. PLEDGE OF ALLEGIANCE:

IV. ELECTION OF VICE CHAIRMAN: (09:00:39 a.m.)

Mr. Karakul nominated Mrs. Vanneck as Vice Chairman. That nomination was seconded by Mr. Knowles. There were no other nominations. Mrs. Vanneck is now the Vice Chairman.

○ V. **APPROVAL OF THE MINUTES FROM THE APRIL 23, 2014 MEETING: (09:01:30 a.m.)**
MOTION BY MR. KNOWLES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

VI. **APPROVAL OF THE AGENDA: (09:01:48 a.m.)**
MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:02:00 a.m.)**
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VIII. **OTHER BUSINESS: (09:02:15 a.m.)**
375 S. County Road - Bricktop's
Comments relative to sample awning lighting

Commission members had been asked to go by the Bricktop's location to view the sample awning lighting. Comments: Not attractive; industrial and contemporary; awning lighting is unnecessary.

○ **MOTION BY MR. KARAKUL THAT THE LIGHTING EXPERIMENT WAS NOT SUCCESSFUL, AND THAT WE MOVE THAT THEY NOT PROCEED WITH ADDITIONAL LIGHTING.**
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

Staff clarified that the sample lighting is to be removed.

IX. **PROJECT REVIEW: (09:04:17 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (09:04:21 a.m.)**
B - 009 - 2014 New Residence
Address: 167 Seagate Road
Applicant: Mads Thomsen
Architect: Mitchell O'Neill
Project Description: New single family home, landscape design, hardscape design (preliminary)

At the March meeting, the project was not heard and was deferred to the May meeting at the request of the applicant.

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

Town Attorney, John Randolph, advised the members as to what information should be included within ex parte disclosures.

○ ARCHITECTURAL PRESENTATION BY: Mitchell O'Neill

LANDSCAPE PRESENTATION BY: Robert Fleck, Paradelo & Fleck Landscape Design
ATTORNEY PRESENT: George Piñon, Attorney for the property owner

Mr. O'Neill presented the project in accordance with the submitted plans and as described above. He began by explaining the location of the property; by showing photos of the existing Palm Beach homes designed in the International style; and, by discussing the scale of the neighborhood. He explained that the design of the home focuses on views of the Intracoastal, with the front of the home designed for privacy. As such, most of the glazing is on the west and south elevations. Other design elements: White limestone accent wall dividing the L-shaped home into two sections; front door facing Seagate Road; pool behind high hedge and wall, double paned insulated glass; and some "green" features.

Commission comments: Changes made to the plans should have been more in keeping with the neighborhood; you have not addressed the neighbors' concerns; there is nothing that protects the people going down the street or the neighbors from the impact of this house, visually or aesthetically; concern for available views into the bathroom; no privacy for the public from this house; does not conform to Section 18-205 (a)... the proposed building or structure is not in harmony with the proposed developments on the land and the general area...; as to Section 6, the proposed building is very dissimilar in relation to any other existing structure; there is not architectural compatibility; the arrangement of the components of the structure is not pleasing; the appearance of mass from the street or from any perspective visible to the public or adjoining neighbors is not pleasing; the diversity of design that is complementary with size and massing of adjacent property...; the plan is not in conformity with good taste and design, and in general, does not contribute to the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality; some nice features, but quite a substantial mass there on the street; issues with privacy; almost confrontational relationship to rest of street; the amount of glass is not shaded in any way, which lacks logic; a brise soleil might be welcome to break up the facade; the issue we have is that this is sited within this neighborhood...this is not the appropriate location for this particular structure; the structure is inappropriate in relation to the established character of this immediate neighborhood.

Mr. Fleck presented the landscape/hardscape in accordance with the submitted plans. He explained that the design scheme is for a tropical modern theme. Design elements include: staggered height Foxtail Palms, Clusia hedge, large specimen Sylvester Palm, Diamond Cashmere Soysia turf, other landscape material as presented; generator and enclosure in northeast corner; and, driveway gate.

Commission comments: No screening of glazing at master bath, except for Foxtails; landscape is not integrated with the design; create some mystery to be more successful; always refreshing to see projects in the Contemporary style, but the project would benefit from more camouflage.

Mr. Lindgren explained that neighbors have submitted letters and e-mails relative to this project, a series of correspondence (Round #1) based upon the original design, and more recent correspondence (Round #2) based upon the revised design presented today. Mr. Lindgren read the following Round #2 letters into the record:

1. Letter dated May 23, 2014 from Richard Holt, 156 Seagate Road, opposing the project.
2. Letter dated May 23, 2014 from Joanne Paladino, 148 Seagate Road, opposing the project.
3. E-mail dated May 23, 2014 from Sally Gingras, Reef Road, opposing the project.
4. Letter dated May 22, 2014 from Varick Foster, 162 Dolphin Road, supporting the project.
5. E-mail dated May 23, 2014 from Bill Sned, (address not listed), opposing the project.

6. Letter dated May 27, 2014 from Jeffery W. Smith, 119 Seagate Road, opposing the project. Also an included photograph showing another Contemporary home which does not respect its neighborhood (not located in Palm Beach)
7. E-mail handed to Mr. Lindgren (at ARCOM meeting) by Attorney Maura Ziska from Jeff and Katy Amling (address not listed) in opposition to the project.

Mr. Lindgren noted that the Round #1 letters were six opposed and two in support. Mr. Randolph noted that several of the letters cited an incorrect code section number

Chairman Vila called for public comment. The only person who rose to speak was Mr. Piñon, attorney for the property owner, who proceeded to address certain comments made and read into the record at this hearing. A sampling of his comments: It is not sufficient to merely say that it is not architecturally compatible...you have to say why; the first set of letters should not be considered by any members because the plans and architect have changed...they are simply not relevant here; Palm Beach encompasses many different styles; we have a solution...if you don't want to see the house, we can screen it with taller landscaping; this commission just approved a brand new modern structure of almost 10,000 square feet right on Ocean and Angler (Chu property); to address the comments about shade and privacy, the home is equipped with state of the art technology controlling shades; this is a fine example of the International style done by an award winning architect; and, the neighborhood is going to experience some transition due to expected demolitions and subsequent requests for new homes.

Mr. Randolph advised that the Commission can only consider the Round #2 letters received.

Commission comments: A world-class project, but the problem is concerned with the context and the neighborhood; a landscape solution is a viable one; members should remember that ARCOM has approved other Contemporary houses in town; the owner has a right to build a two-story house; the architecture is meritorious; having a bathroom on the second floor is not an issue...shades will take care of that; the popular thing to do is to deny, but the owner deserves better than that; if he is willing to place additional screening, the house will become virtually invisible from the street.

MOTION BY MR. GRUSS TO APPROVE AS PRESENTED, WITH THE CAVEAT THAT A 12 FT. HEDGE BE INSTALLED.

Under discussion, a 16-19 ft. Hedge would be better; it needs something more than just hedging.

MOTION RE-STATED BY MR. VILA FOR APPROVAL OF THE PROJECT WITH A DEFERRAL OF THE LANDSCAPE ARCHITECTURE, ASKING THAT A RE-DIRECTION BE TAKEN IN TERMS OF HEDGING AND CAMOUFLAGING THE SUBJECT HOUSE.

Commission comments: ARCOM has judged the merits of the architecture...the house should stand on its own, and the landscape should enhance it; Look at the architecture without the landscape; we have not been given sufficient details to consider this as meritorious architecture; it is wrong to dislike the architecture or the location of the architecture, but then say it is alright to just cover it up with landscaping.

Mr. O'Neill responded to the comment regarding insufficient details by providing some additional information relative to the material choices: Cut granite driveway in 4 x 4 sections, windows and door frames in anodized aluminum in a light grey finish, and, white limestone on the accent wall.

MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. IVES TO DEFER THE ARCHITECTURE AND THE LANDSCAPE FOR RE-STUDY TAKING INTO ACCOUNT THE COMMENTS OF THIS COMMISSION AND THE COMMENTS OF THE ATTORNEY FOR THE APPLICANT ON THE SIZE OF THE HEDGE AS WELL AS THE SCALE OF THE PROPERTY AND THE RHYTHM OF THE FACADE AND ITS WINDOWS.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: ~~Jeffrey Ray, Architect~~ The Pandula Architects, Eugene Pandula

Project Description: Construction of a new single family residence with landscape and hardscape approval requested. Two-story; Building Color - Beige; Roof - Tan Cement Tile; Trim - White

At the March meeting, the project was heard, and a motion carried to defer the project to the April meeting for further study. At the April meeting, the project was not heard and was deferred to the May meeting at the applicant's request.

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

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

Mr. Pandula presented the revised plans in accordance with the submitted plans in response to the comments made at the March meeting. He explained that today's presentation was a measure to get consensus on this revised design, acknowledging that the project will return to the Commission with further details. Plan changes include: Net reduction of 180 sq. ft. on ground floor; reduction of 405 sq. ft. on second floor; increased front setback; modulated front facade; decrease building height; decrease overall height; roof form decreased; site plan remains the same, but building pushed 3 ft. to south; retained front facing garage; decreased the overhang; decreased pool size to 12 ft. x 12 ft.; added trellis over garage door; changed quatrefoil windows to ovals; added cast stone surround around door; eliminated awning and grill work on door; eliminate shutters on second floor; and, simplify elevations.

Commission Comments: Great progress; roof mass over the garage and the other wing in the front would be better if reduced; huge improvement; same issue with roof massing; issue with raised panel over breakfast nook; could the curb cuts be narrowed?; front facing garages are common on this street; and, fits context of area.

MOTION BY MR. SAMMONS FOR APPROVAL, AS PRESENTED, WITH THE CAVEAT THAT FURTHER DETAILING AND LANDSCAPING IS TO RETURN TO THE COMMISSION FOR APPROVAL.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 032 - 2014 Addition

Address: 1930 S. Ocean Blvd.

Applicant: Lloyd Miller

Architect: Backen Gillam Kroeger Architects/Cristof Eigelberger

Project Description: A proposed two (2) story addition to the existing residence at 1930 S. Ocean Blvd. The proposed addition occurs at the northeast portion of the building with access from S. County Road from an existing driveway. The proposed building will have additional parking for the residence.

At the April meeting, the project was heard and then deferred to the May meeting.

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

ARCHITECTURAL PRESENTATION BY: Christof Eigelberger, Backen Gillam Kroeger

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Eigelberger presented revised plans in response to the comments made at the last meeting. He noted changes to the plans which include: Separated the two-story addition from the main portion of the building with a connector, preserving the integrity of the architecture of the main house; added a single window back into main facade; paint color to match main house; new addition is 13" lower than the main house; turned the new building; and, decreased the square footage by 200 sq. ft.

Commission comments: Still seems like a "little lost orphan over there"...the connection is not very graceful...too close to the road and too large in relation to the other masses; detail it differently; it would almost be better as a separate building; it still has a prominence; the plans (A3.1) show that significant changes were made; you've addressed the comments from last month, but a little troubled by hipped roof...architecturally, you've done a good job of addressing our concerns; it is set back enough; and, it is certainly an improvement.

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

MOTION SECONDED BY MRS. VANNECK.

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

Mario Nievera presented the landscape/hardscape pursuant to the revised submitted plans. Design elements include: Sloped lawn and lawn steps leading up to main terrace when parking in guest area; walkway leading to north entrance of building; walkway continues through gates leading down to lakefront; formal lawn, courtyard and parterre, and, espaliered Sea Plum on east elevation. It was noted that the plans do not detail a yard trash area. Mr. Nievera responded that he will place it in the northeast corner. Existing driveway gates will be re-used.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:42 a.m. to 10:53 a.m.

B - 036 -2014 Landscape/Hardscape

Address: 1840 S. Ocean Blvd.

Applicant: Dr. Ernst and Nataly Langner

Architect: Mario Nievera

Project Description: Proposed complete hardscape and landscape plans

The project was approved as presented at the April meeting, except for the gates which need to come back, along with an elevation.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

In response to comments made at the April meeting, Mr. Nievera returned with a revised gate design with simplified detailing and an elevation, as requested. The new design applies to the two driveway gates.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS: (10:55:16 a.m.)

B - 038 - 2014 Modifications

Address: 249 S. Woods Road

Applicant: Charles and Sara Fabrikant

Architect: Design Phase Architecture, LLC

Project Description: Proposed modifications to existing one story guesthouse: Proposed first floor modifications to interior layout and associated fenestration, proposed second story "Bunkroom" addition (Bedroom, bath, closet - 365 sq. ft.) All new fenestration to be impact rated. Associated landscape and hardscape modifications.

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

ARCHITECTURAL PRESENTATION BY: Laura Wright, Design Phase Architecture

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Ms. Wright presented the project in accordance with the submitted plans and as described above for the second story addition to the guest house for this expanding family. The design received only positive comments.

Mr. Williams presented a simple landscape design in keeping with the main house landscaping. Design elements include: Remove pavers on the east side; cast stone walkway; existing Ficus hedge underplanted; espaliered Sea Plum vines; other landscape material as presented; and, will add more Travelers Palms at the garage corner to buffer the two story building.

MOTION BY MR. IVES FOR APPROVAL OF THE ARCHITECTURE AND THE LANDSCAPE.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 039 - 2014 Demolition and New Residence

Address: 245 Atlantic Avenue

Applicant: Mr. and Mrs. Elvio DelZotto

Architect: Bonilla Torregroza Architecture LLC/Carlos A. Bonilla AIA

Project Description: Demolition of existing two-story apartment building (with 4 units);

Construction of a new 4,977 sq. ft. two-story single family residence with pool, hardscape and landscape. Roof - Flat cement tile roof in light (moss) green; Building Color - Off-white; Trim - White; Shutters - Celdon Green

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

ARCHITECTURAL PRESENTATION BY: Carlos Bonilla, Bonilla Torregroza Architecture

LANDSCAPE PRESENTATION BY: Steve Parker, Parker Yannette

OTHERS WHO TESTIFIED: Ben Turnipseed, (neighbor to west)

Mr. Bonilla provided the demolition report for this two-story, 4 unit apartment building built in 1952.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS, AND NOTING THAT THERE IS NO EXISTING PLANT MATERIAL ON SITE WORTH SAVING.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Mr. Bonilla continued with the presentation of the new single family dwelling with four bedrooms and four bathrooms with an attached one-story garage wing in accordance with the submitted plans and as described above. Design elements: Traditional, Neo-Classical style, copper gutters and downspouts, portico at entry, smooth stucco exterior, second floor shutters, and, front loading garage.

Commission comments: Nicely done; copper piping is very prominent on the facade...perhaps recess them; good job going from four dwellings to one; you're decreasing the density and intensity; any chance to reduce curb cuts?; several doorway options noted (but Option A was the applicant's preferred option).

Mr. Parker presented the landscape/hardscape plan in accordance with the submitted plans. Design elements include: Remove interior palms; leave buffering; on east side property line, remove existing Ficus hedge; circular driveway; Coconut Palms in the front and rear; Alexander Palms framing the entry; heavy buffering on both sides; Bougainvillea on walls adjacent to front door; and, other landscape material as presented

Commission comments: Driveways are already as narrow as they can be; the rear needs more coverage, so add taller palms; the two Ligustrum in the front are too small...they should be taller.

Mr. Turnipseed, neighbor to the west, requested that the garage be placed on the other side of the house and was concerned about off street parking and drainage.

Commission comments: Wonderful project for this location; very nice; enhances the neighborhood.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED, WITH THE CAVEATS MENTIONED BY MRS. VANNECK (ADD TALLER PALMS IN REAR AND USE TALLER LIGUSTRUM IN FRONT).

MOTION SECONDED BY MRS. VANNECK.

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

B - 040 - 2014 Partial Demolition and Additions

Address: 315 Eden Road

Applicant: Reinhard Brandner & Claudia M. Brandner

Architect: Jason P. Drobot, R.A.

Project Description: The project includes the removal of 1,909 square feet of the existing residential structure located at the west side of the property which currently encroaches into the side yard setback by two feet. The structure to be removed consists of a 380 square foot carport, a sub-level two car garage with laundry room and staff room, and the removal of two existing bedrooms and two existing baths. The 1,978 square foot addition which will comply with the current side yard setback requirements shall include a new two car garage, laundry room, kitchen, butler pantry, three bedrooms and three baths at the west side of the property. The finished floor elevation of the new livable space shall match the finished floor elevation of the existing residence to remain. Existing hardscape and landscape shall be removed to accommodate the new addition.

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

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Brasseur & Drobot

Mr. Drobot presented the project in accordance with the submitted plans and as described in detail above. The project received only positive comments as a lovely improvement.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 041 - 2014 Demolition

Address: Lot 52 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue, and 231 Royal Poinciana Way

Applicant: T3 Family Investments, LLC

Architect: Parker-Yannette Design Group

Project Description: Demolition of all existing improvements, outbuildings and appurtenances and landscaping removal

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

DEMOLITION PRESENTATION BY: Attorney Frank Lynch

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette

OTHERS WHO TESTIFIED: Dr. Jane S. Day on behalf of the applicant

Let the record show that Mr. Small will vote on this item, as Mr. Sammons left the meeting for approximately 15 minutes.

Mr. Lynch provided the demolition report for the Testa's service station, restaurant and via. The service station was built in 1940 and re-built in 1958; the restaurant was built in 1947; and the via was built in 1985/86. None of the structures are landmarked or under consideration for landmarking, and there are no specimen trees on the property.

Mr. Yannette stated that there is not much landscape material on the property to be saved. He noted that the hedges on the north and west sides will remain in place for the demolition and construction; five Adonidea Palms and a double Foxtail will be saved and relocated off-site; in the via, along the east property line, the landscape material will stay in place as a buffer. All Schefflera will be removed, except for perhaps one growing into a foundation. The property will be sodded and irrigated after demolition.

Chairman Vila called for public comment, but there was none. Mr. Ives asked whether there was any evidence that the Town jail was on this property. Dr. Day stated that a 1919 Sanborn map showed the Town jail, a small wood frame vernacular building, somewhere in the vicinity of Testa's restaurant, though there is no evidence that the two buildings in that via are, in fact, the Town jail as this has not been researched. Mr. Ives also noted that this is the last neon sign left in the Town of Palm Beach asking if there were plans to save it.

Mr. Gruss asked if there were environmental issues concerning the gas station. Mr. Lynch responded that they have dealt with those issues. It is conformance with all state guidelines at present. The tanks, still there, will be removed.

Let the record show that Mr. Sammons returned to the dais at this time.

MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION AS PRESENTED, BUT WITH THE FOLLOWING REQUESTS:

- (1) DEMOLISH THE GAS STATION FIRST, AND THAT REMEDIATION FOR THE GAS TANKS BE DONE FIRST SO WE DON'T LOOK AT A PROPERTY THAT IS IN DISREPAIR ALL OVER THE PLACE.**
- (2) DO THE DEMOLITION AND HAVE IT COMPLETE BEFORE NOVEMBER 1ST, AND SOD AFTERWARD.**
- (3) DO NOT DO ANY DEMOLITION WITHIN THE SEASON. IF IT IS NOT DONE THIS SEASON, THEN DO IT AFTER MAY 1ST SO YOU ARE NOT INCONVENIENCING THE PEOPLE IN THIS TOWN ANY MORE THAN WE HAVE TO.**

The applicant was asked when they intend to do the demolition. Mr. Lynch could not say with any certainty that the demolition would happen this summer. He pledged that his client will make efforts to maintain the property.

Mr. Randolph noted that the demolition approval is good for one year. If the applicant does not begin demolition until after May 1, the ARCOM approval will soon expire. Mr. Randolph asked when the demolition is anticipated. Mr. Lynch responded that the demolition will be done in accordance with the code, but he could not be more specific than that except to say that it will be due, in part, to how quickly a plan can be developed and implemented.

Mr. Gruss asked whether it was appropriate to place conditions such as these on a motion for approval of demolition. Mr. Randolph replied that these conditions were applied as a request to the applicant, and as such, are in order. He cautioned, however, once again that the demolition approval will expire in one year. Mr. Lindgren added that a permit for demolition must be issued prior to May 28, 2015, or the ARCOM approval will have expired.

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

B - 042 - 2014 New Residence

Address: 1475 N. Lake Way

Applicant: Nicholas Coleman

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of a new one-story residence, landscape, hardscape and pool. Metal Roof; Building and Trim Color - White

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Don Skowron

Mr. Janssen presented the project in accordance with the submitted plans and as described above for a new one-story residence in the Bungalow Ranch style. Design elements include: H-shaped residence, entry pergola, white stucco, 16" standing seam metal roof, deep overhangs at gables, aluminum louvers, brise soleil elements, large open yard at south side and a pool in that area, two curb cuts with driveway and off-street parking, and, two-car garage.

Commission comments: Happy to see cottage approach; roofs out of scale; pergolas not successful on front facade; very successful project.

Mr. Skowron presented the landscape/hardscape in accordance with the submitted plans for a simple, but strong landscape addressing privacy and shade. Design elements include: Two curb cuts (1@12 ft. and one at a 45 degree angle; Ficus perimeter; Clusia; relocate Sabal Palms on site; other landscape material as presented; large turf area to west; 15 ft. x 15 ft. outdoor terrace; 16 ft. x 34 ft. pool screened and shaded by triple Adonidea Palms.

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

B - 043 -2014 Demolition and New Residence

Address: 198 Via Linda

Applicant: Mr. and Mrs. Jyrki Salminen

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition and construction of new 2-story residence; landscape; hardscape and pool. Roof: Grey Cement Tile; Building Color - Off-White; Trim Color - White

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Dustin Mizell
OTHERS WHO TESTIFIED: Chris Lehman, 201 Plantation

Mr. Janssen provided the demolition report for this one-story residence built in 1957.

**MOTION BY MRS. VANNECK FOR APPROVAL OF DEMOLITION WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING.**

MOTION SECONDED BY MR. SMALL (as Mr. Ives had left the dais).

MOTION CARRIED UNANIMOUSLY.

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

Mr. Janssen presented the project in accordance with the submitted plans and as described above for a two-story home in the Georgian British Colonial style with one-story wings with an attached one-story pool cabana, and a large open pool yard on the west part of the property. Curb cuts occur on Via Linda. The garage will be placed in the southeast corner of the property. Design elements include: Open second floor loggia to the west overlooking the pool garden; cement tile roof; white stucco walls; stucco quoins; one-story entrance portico; dormers; and, copper elements.

Commission comments: Problem with loggias and free standing chimneys and structures connecting cabana to house; disorganized; doesn't work well with very formal main house; one column support for shallow hipped roof; and, intercolumniation at front portico is spaced too far apart, and associated issues.

Mr. Mizell presented the landscape/hardscape in accordance with the submitted plans. Design elements include: relocate many existing palms to create palm grove; 16 ft. Callophyllum hedge on east; more formal planting in front; two Date Palms in front; keep west as open as possible for children; and, pool floating in lawn.

Commission comments: Italian Cypress may not survive; concern for Date Palms and wires; herb garden; other landscape material as presented; questioning bronze colored railings...a formal house would not have bronze...recommend off-white.

Chris Lehman, 201 Plantation, neighbor behind this property, expressed concern about views into his property and a gap in the landscaping, and requested that the proposed 6 ft. wall between the properties be increased in height to 7 ft. The applicant promised to fill the gap and agreed to raise the height of the wall to 7 ft.

Mr. Janssen asked to receive some type of approval to be able to move forward. It was suggested that the Olive tree be moved toward the chimney by 10 ft. in order to screen it. The applicant agreed to make those changes.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH A FEW
CHANGES TO THE LANDSCAPE (AS DISCUSSED) AND THAT THE RAILINGS BE
WHITE VS. BRONZE AND THAT IT'S A 7 FT. WALL ON THE SOUTH, AND TO
TWEAK THE PORTICO.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a lunch recess from 12:30 p.m. to 1:02 pm.

Let the record show that the next two projects for demolition on Blossom Way were taken together.

B - 044 -2014 Demolition

Address: 20 Blossom Way

Applicant: Black Calabash Family Holdings, LLC

Architect: Smith Architectural Group Inc.

Project Description: Complete demolition of the existing residence, structure, driveway, hardscape and landscape material removal as reflected on the survey

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

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 two-story structure which served as the guesthouse of the home at 30 Blossom Way. It was built in 1989 in the shingle style. There are 11 historic specimen trees on the property which will be salvaged.

(SEE MOTION BELOW)

B - 045 -2014 Demolition

Address: 30 Blossom Way

Applicant: Black Calabash Family Holdings LLC

Architect: Smith Architectural Group, Inc.

Project Description: Complete demolition of the existing residence, structure, pool, driveway, hardscape and landscape material removal as reflected on the survey

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

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 1989 Mediterranean style residence.

Mrs. Vanneck asked why the existing Bismarckia would be relocated because they do not like to be moved. Mr. Williams responded that they will not move it unless absolutely necessary.

MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION FOR BOTH PROPERTIES (B-044-2014 AND B-045-2014) WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

(Let the record reflect that Mr. Karakul was not present at the time, so Mr. Small voted.)

B - 046 - 2014 Demolition

Address: 619 Island Drive

Applicant: Ray and Kim Celedinas

Architect: Smith Architectural Group, Inc.

Project Description: Complete demolition of the existing residence, structure, pool, driveway, hardscape and landscape material removal as reflected on the survey

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

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

Mr. Smith provided the demolition report for this one-story courtyard style residence designed by John Volk.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Karakul returned to the dais.

B - 047 - 2014 Demolition

Address: 152 Dolphin Road

Applicant: Kathryn F. McDonald

Architect: Robert L. Bell/Architect PA

Project Description: Demolition of single story residence - variously called Bermuda or Ranch regarding style of architecture

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

ARCHITECTURAL PRESENTATION BY: Robert Bell

Mr. Bell provided the demolition report for this 1946 Howard Chilton designed one-story Ranch home which was built by E. B. Walton. He read a statement from Dr. Jane Day, longtime staff historic preservation consultant of the Town, stating that the home was not eligible for the local or national register.

Mr. Bell was asked to provide a full photographic documentation of the interior and exterior of the residence, and he agreed to do this.

MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION WITH THE CAVEAT THAT THE PROPERTY BE SODDED AND IRRIGATED WITHIN 30 DAYS.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 048 -2014 Demolition of Cabana and New Cabana

Address: 1331 N. Ocean Blvd.

Applicant: Ocean Terrace Beach Club Inc.

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

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

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

MOTION BY MR. GRUSS FOR DEFERRAL TO THE JUNE MEETING.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 049 - 2014 Storefront modifications

Address: 205 Worth Avenue

Applicant: LenDan LLC

Architect: Jerome Baumohl, AIA, NCARB

Project Description: We propose to change the profile of the existing awning structures to relate architecturally to the existing building profile; change the color of the awning fabric and a new paint color scheme for the building. To uniform all the signage to a brass finish and to provide a tile finish on the existing round column at the southeast corner of the building.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jerome Baumohl

Mr. Baumohl presented the project in accordance with the submitted plans and as described above to retain one barrel awning (burgundy) to identify the entrance; change the rest of the awnings from black barrel shaped awnings to burgundy shed awnings; to change the signage to brass which will be allowed to patina over time; and, to change the building paint color to a more distinct pink; accent color for the planters and white trim as presented; and, add mosaic tiles to round column.

Commission comments: Color palette looks very "bubble gum"; the pink is too hot pink; the one barrel awning does not make sense; the pinks are of concern; do not like the barrel awning...you should not have an awning there; it would be an improvement to not have any awning there (at entrance); the awning color is fine, but the building color is too pink; re-study the building color and remove the barrel so there is no awning at the entrance; and, mosaic treatment may not be successful.

MOTION BY MRS. VANNECK FOR DEFERRAL, THAT YOU COME BACK WITH A COLOR THAT IS LIGHTER AND MORE IN KEEPING WITH WHAT IT IS NOW, STILL CHANGING AND MAKING SOME HIGHLIGHTS TO BRING OUT THE ARCHITECTURE, BUT THE PINK IS WAY TOO PINK.

MOTION AMENDED BY MRS. VANNECK TO APPROVE THE PROJECT WITH THE AWNINGS AS PRESENTED, AND THEN COME BACK WITH THE BASE COLOR CHANGE, AND REMOVE THE MAIN ENTRY AWNING.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 050 - 2014 Renovation and Addition

Address: 170 Everglade Avenue

Applicant: AKAC PB LLC

Architect: Kevin Asbacher, KTA Architects, Inc.

Project Description: Renovation and addition to an existing one-story residence designed in 1971 by Ames Bennett. New windows, doors, and exterior stucco detailing. Modify existing concrete tile roof with copper accents. New garage relocated 15'-4" to the south to accommodate an additional third bedroom and two new baths.

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

ARCHITECTURAL PRESENTATION BY: Kevin Asbacher, KTA Architects

LANDSCAPE PRESENTATION BY: Fernando Wong, Fernando Wong Outdoor Living Design

Mr. Asbacher presented the project in accordance with the submitted plans and as described above for renovations and the addition of 372 sq. ft. to the south end at the garage. Other design changes include: New driveway; new hardscape around pool; replace all doors and windows; reduce hardscape for compliance; and, remove "dog ears" on roof; revise roof details adding copper treatment. Mr. Wong continued with the landscaping. Design elements include: Retain existing perimeter hedging; add Gumbo Limbo at corner and at house; Alexander Palms; Frangipani at front windows; four Canary Date Palms at four corners of pool, and other landscape material as presented.

Under commission comments, the architect was asked to look for a way to create a turning area in the driveway to avoid having to back out onto County Road.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 052 - 2014 New Residence

Address: 167 Everglade Avenue

Applicant: Christopher and Susan Pappas

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

Project Description: New 2-story Mediterranean style residence, landscape, hardscape and pool.

Roof: Clay barrel tile

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

LANDSCAPE PRESENTATION BY: Burt Krebs, Innocenti & Webel

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above for this two-story Mediterranean residence. Design elements include: Garage in rear; pool in east yard; variegated barrel tile roof; light green windows; white stucco; beige cast stone; black wrought iron front door; cypress rafter tails; understated design with lots of light; focal point window on front facade to bring in light to staircase and other areas; fountain below focal point window; arched windows and square casements; and, pergola over dining room door.

Commission comments: Issue with location of butler's pantry; focal point window seems overly large; chimney is large and overpowering; chimney dominates the elevation and is too close to the road; window and chimney are acceptable; proportions are off; design has a certain charm; the two story window with fountain is so distracting, but OK with chimney...why should a stairway dictate the entire house?

Mr. Krebs presented the landscape/hardscape in accordance with the submitted plans. He showed a diagram showing the landscaping which will be kept during demolition and construction. Design elements include: Coconut Palms in pool area; potted Lemon trees; pleached Pigeon Plum trees; Christmas Palms; Foxtail Palms; driveway and motor court in tabby concrete; spa; fountain at end of pool; gate on Everglade; generator and enclosure; and, other landscape material as presented.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED 5-2, WITH MR. SAMMONS AND MRS. VANNECK OPPOSED.**

B - 053 - 2014 Addition

Address: 202 Garden Road

Applicant: Narang Family Partnership

Architect: James C. Paine Jr.

Project Description: Addition at 2nd floor of 544 sq. ft. bedroom, bath and closet and 310 sq. ft. covered porch over existing roof terrace. Addition of pitched roof over all flat roof areas.

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

ARCHITECTURAL PRESENTATION BY: James C. Paine Jr.

Mr. Paine presented the project in accordance with the submitted plans and as described above for this addition, which will be used as a bedroom or a recreation room, and the covered porch. The roof will be unified all over the house. There are no changes to the landscape or hardscape.

Commission comments: Improves the house; spacing of columns at upper colonnade seems awfully wide and does not match the pergola below; recommend adding a few more columns.

**MOTION BY MR. SAMMONS TO APPROVE THE PROJECT WITH THE CAVEAT TO
ADD TWO MORE COLUMNS ON THE GABLE AND RE-SPACE FOR CONSISTENCY.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

B - 054 - 2014 Addition

Address: 211 Orange Grove Road

Applicant: Mr. and Mrs. Timothy (Chris) Mara

Architect: MP Design & Architecture

Project Description: Loggia addition with partial second floor addition to existing two-story residence. All finishes to match existing.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Lindgren read an e-mail in support of the project from the residents at 210 Orange Grove Road, the Alvarez family.

Mr. Perry presented the project in accordance with the submitted plans and as described above for the addition which will provide a master bath, closet and terrace over the loggia.

Commission comments: It completes the house; spacing of columns is an issue...should be paired at the corners on the south elevation, and add one in the middle on the west elevation.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED WITH THE ADDITION OF A FEW COLUMNS .

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 055 - 2014 Addition

Address: 200 El Brillo Way

Applicant: Kathleen Tropin

Architect: MP Design & Architecture Inc.

Project Description: One story addition consisting of kitchen and breakfast room, garage-new garage doors. Window and door changes as presented. New details and finishes to match existing.

Please be advised that the property owner has requested that this project be withdrawn.

MOTION BY MRS. VANNECK TO WITHDRAW THE PROJECT.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 056 - 2014 Additions and Renovations

Address: 134 Australian Avenue

Applicant: Anne C. Petry

Architect: MP Design & Architecture Inc.

Project Description: Additions and renovations to existing one story residence; final landscape, hardscape and pool

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

LANDSCAPE PRESENTATION BY: Keith Williams

Mr. Perry presented the project in accordance with the submitted plans and as described above. Design elements include: Master suite addition in rear with small guest bedroom, family room, and loggia; pulled garage forward; added small frontispiece as entry; all new impact doors and windows; new pool and covered pergola; and, changed roof line to higher pitch. The architecture received only positive comments.

Mr. Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Remove driveway, walkway connection to front door and walkway leading to sidewalk on Australian; retain landscape as presented; retain curb cut, but reconfigure driveway;

retain north site wall and add pleached Callophyllum hedge; small fountain centered on the front door; large stones floating in grass; large Seagrape, Date Palm, and Gumbo Limbo in front; courtyard garden in front; Foxtails on east and west sides; new east/west pool with long linear steps and floating stones in surrounding grass; new pavilion flanked with Bismarckia Palms.

MOTION BY MR. IVES FOR APPROVAL OF ARCHITECTURE AND LANDSCAPE AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 057 - 2014 Addition and Renovation

Address: 102 Flagler Drive

Applicant: Kenneth and Janet Himmel

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

Project Description: Renovation of existing residence including new windows and doors. Small one story addition.

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above. In addition to the interior renovations, other design elements include: replace doors and windows; and, fenestration changes. Mr. Kirchhoff did not present the addition advertised for this project. He explained that there are zoning considerations involved. As such, he will return to ARCOM next month for the addition and a new separate cabana building.

It should be noted that Mr. Kirchhoff provided a corrected drawing, shown on the Elmo projector, with corrected French doors at the dining room.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED. (without addition)

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 058 -2014 New Garage/Guest House

Address: 1400 North Lake Way

Applicant: Sterling Kenan

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

Project Description: New two-story garage and guest house to be approximately 2,600 square feet. Structure will consist of two car garage, living room, kitchenette and loggia on main floor and two bedrooms, two bathrooms and balcony on second floor. Materials and colors of new structure shall match existing house. Final landscape and hardscape will also be included.

Please be advised that the architect has requested a deferral to the June meeting.

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

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 059 - 2014 Additions

Address: 225 Mockingbird Trail

Applicant: Michael Peacock

Architect: John M. Melhorn, AIA

Project Description: Second story addition at rear of existing one story residence. New entry element at existing front entry. Additional architectural detailing for Bermuda style.

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

ARCHITECTURAL PRESENTATION BY: John Melhorn

Mr. Melhorn presented the project in accordance with the submitted plans and as described above. Design elements include: Add second story above garage; new entry facade with lantern element; tower element at top of stairs; remove fake shutters in favor of operable shutters; add mouldings, coping stones and buttressing; and, remove existing cabana.

Mr. Lindgren read correspondence into the record: A letter of support dated 5/15/2014 from the Woodmans at 233 Mockingbird Trail, and an e-mail of support dated 5/23/2014 from John Ver Bockel.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 060 - 2014 Modifications to Garage and Site

Address: 234 Kenlyn Road

Applicant: Mr. and Mrs. Jebb McCracken

Architect: MP Design & Architecture

Project Description: Relocate garage doors to North elevation. New driveway and landscape

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Lindgren read an email received today into the record from the Schroeders at 242 Kenlyn Road in support of the project.

Mr. Perry presented the project in accordance with the submitted plans and as described above to move the garage doors to the street side, new garage doors as presented, eliminate the existing motor court, create a smaller driveway and parking court, add a Chippendale pedestrian gate, create more front yard, and associated landscape changes as presented.

Under commission comments, the applicant was asked to reduce the width of the driveway from the proposed 14 ft., and to adjust the swing of the driveway. Mr. Perry agreed to these changes.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE CHANGE OF THE CURB CUT.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 061 - 2014 New Beach House

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Bridges, Marsh & Associates

Project Description: One story Bermuda style beach house with patio, spa and landscaping.

Roof-white flat concrete tiles; Building Color-Seashell Buff; Trim-White

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges, Marsh & Associates

Mr. Marsh presented the project in accordance with the submitted plans and as described above. He noted that the project had already received a variance for setbacks, and the building is limited to 500 square feet. Design elements include: Impact rated Nana doors for full exposure to the ocean; stucco exterior; Bermuda theme; white slurry stepped Bermuda tile roof; fireplace on the west side reduced in size per Town Council; patio, spa, walkways, relocate Seagrape; add 3 Cocoanut Palms, Sea Oats and natural beach material.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 062 - 2014 New Residence

Address: 308 Cocoanut Row

Applicant: George E. Marucci Jr.

Architect: Smith and Moore Architects, Inc.

Project Description: Construction of a new 3,880 square foot, two-story, Bermuda style residence with pool, final hardscape and landscape. Building and Trim Color-White; Shutters-mahogany/natural

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Todd MacLean

Mr. Smith explained that the project had received variance approval from the Town Council earlier this month. He presented the new residence in accordance with the submitted plans and as described above. Design elements include: Two story mass centered on the lot; driveway from Cocoanut Row; front facing garage screened by wall and landscape; 35 ft. long pool in the rear with very limited hardscape; entire property to be walled in as much as code allows; British West Indies style; flat white concrete tile roof; rounded outlookers; aluminum clad wood impact double hung windows; operable aluminum shutters; stained mahogany front door in portico; walls with louvered gates; Bermuda style stepped chimney; all louvered elements, gates and garage door are to be painted Sherwin Williams Willow Tree; and pergola planted with Bougainvillea over garage door. The project received only positive comments.

Mr. MacLean continued with the landscape/hardscape pursuant to the submitted plans. He noted that screening is a priority. Design elements include: Sylvester Date Palms in front; Coconut Palms in interior and in back yard; Clusia hedge on the south side; Montgomery Palms and Clusia on the north side; and, other landscape material as presented.

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

B - 063 -2014 New Residence

Address: 8 Golfview Road

Applicant: Dr. and Mrs. Roush

Architect: Gramatan Corporation

Project Description: A new two-story Mediterranean Revival house on a 21,000 square foot lot on Golfview Road. Site to include landscape, hardscape, pool and 2-car garage. Roof-Terra Cotta Barrel Tile; Building Color-Cream; Trim-Cast Stone

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

ARCHITECTURAL PRESENTATION BY: Gerard Beekman, Gramatan Corporation

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

ATTORNEY PRESENT: Maura Ziska for the applicant

Mr. Beekman presented the project in accordance with the submitted plans and as described above for this 7,500 square ft. home with a 500 sq. ft. loggia. He noted that this will be the only house on Golfview Road which meets setbacks. Design elements include: Sensitive to other houses and character of Golfview Road; house sited in northwest corner to create an open garden to the east; front motor court; drive connecting motor court with service parking; Mediterranean Revival style...balanced between formal entertaining and casual living; stucco walls; stone accents; impact rated mahogany windows and doors; loggia to east; and, wrought aluminum and glass front door recessed into building. Mr. Beekman indicated that the design team, having met with Mr. Sammons, incorporated all of his suggestions into the design. The Commission comments were very enthusiastic about the project.

Ms. Ziska explained the variance for building height plane, which had been previously granted.

Mr. Nievera presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Stone and grass strips in front parking court; garden wall acting as retaining wall; landscape material as presented; pool set 1 foot lower than loggia; pool surrounded by lawn and accessed by grass steps; retain historic specimen tree; and, corners of main house flanked by Date Palms.

**MOTION BY MR. IVES TO APPROVE THE ARCHITECTURE AND LANDSCAPING
AS PRESENTED.**

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS: (02:59:27 p.m.) None

D. **MINOR PROJECTS - NEW BUSINESS: (02:59:29 p.m.)**

A - 009 - 2014 Entry Portico

Address: 159 Via Del Lago

Applicant: William and Norma Tiefel

Architect: Design Phase Architecture LLC

Project Description: Proposed new one-story entry portico at existing front door. New portico shall be constructed on existing cast stone landing and shall not require hardscape or landscape changes

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

ARCHITECTURAL PRESENTATION BY: Laura Wright, Design Phase Architecture

Ms. Wright presented the project in accordance with the submitted plans and as described above for an entry portico to offer a permanent solution to having to use a temporary awning when the owners are entertaining.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

A - 021 - 2014 Facade Modification

Address: 286 Jamaica Lane

Applicant: Elizabeth Raese

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Update to entry (south) facade

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Daily Janssen Architects

Mr. Janssen presented the project in accordance with the submitted plans and as described above for facade modifications. Design elements include: Remove elliptical stucco heads and surrounds and add cast stone casings and sills; and, remove balcony at second floor and add cast stone veneer at that section of facade.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 023 - 2014 Addition

Address: 960 N. Ocean Blvd.

Applicant: Mr. & Mrs. Alan Bleznak

Architect: MP Design & Architecture

Project Description: New extension to existing garage with new mansard roof. All finishes to match existing.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Perry presented the project in accordance with the submitted plans and as described above. He explained that the garage is not deep enough for a particular vehicle and more storage area is also needed. A mansard detail was added over the back in the back corner to allow for additional storage. It cannot be seen from the street or by the neighbors.

Commission comments: Odd...why a mansard and why there?; the Town champions the Regency style...this does not work; to destroy the integrity of the home for added storage does not work...I will not support the mansard roof.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

A - 024 -2014 Modifications

Address: 228 Nightingale Trail

Applicant: Winston and Allison Wren

Architect: Stephen Roy, Mesa Architecture

Project Description: Modifications to an existing ARCOM application to include new chimney cap, new entry door design, raise loggia roof 12", change roof material to flat concrete tile and re-design of the side garden gates.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Mesa Architecture

Mr. Roy presented the project in accordance with the submitted plans and as described above for modifications to a previous ARCOM approval. In addition to the above: Raise height of door at master bedroom to 7 ft.; and, at the front door, add two sidelites and simple louvered white door.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A - 025 - 2014 Re-roof

Address: 201 Angler Avenue

Applicant: Matthew Maggio

Contractor: All Phase Roofing

Project Description: Complete re-roof including underlayment and wall flashings (copper). Improve from clips to new straps. All existing tile will be removed. Roof will be same color (Ralph Lauren white) using Davinci Bellaforte material. The roof will look the same or better than the current concrete white tile. (Lengthy test results and specifications listed on ARCOM application)

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Charles Kern, local roofing company Representative, and Michael Ward, national sales manager for manufacturer, Davinci Roofscapes and Pat Migliore, Davinci Roofscapes

OTHERS WHO TESTIFIED: Jeffery W. Smith, former ARCOM Chairman

Mr. Kern presented the Davinci Bellaforte material to replace an existing white flat tile roof. He explained that the project is used commercially and residentially in Dade, Broward, and Palm Beach counties currently. A sample of the material was passed to the members and the technical application of the product was discussed.

Mr. Jeffery Smith cautioned that on a Bermuda style residence, the roof is the most important part. He reminded the members that the Town has historically not even allowed clay "S" tile in the town, so to "put plastic up there with no profile...I hope you will turn this down...inferior products, I'm sorry, just should not be on this island."

Mr. Ward and Mr. Migliore argued that this product is superior to concrete tiles; that they have a ½" profile; and, they do not promote algae growth. They also cited locations where this product has been installed.

MOTION BY MR. SAMMONS TO DENY THIS PRODUCT.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

**IT WAS CLARIFIED THAT THE DENIAL IS BASED UPON THE FOLLOWING:
THAT IT IS NOT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE
III. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205. CRITERIA
(3) THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN
AND APPEARANCE, OF INFERIOR QUALITY SUCH AS TO CAUSE THE NATURE
OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN
APPEARANCE AND VALUE.**

A - 026 -2014 Building and Site Modifications

Address: 140 Atlantic Avenue

Applicant: Frances Frisbie & Kristin Frisbie

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Proposed new garage door, new entry door/sidelights, new casement windows in existing openings. Stucco cap and base detail at existing entry pilasters. Revised landscape, driveway, walk, curb cut, existing site wall, addition of pedestrian gate and arbor, coral stone pavers

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

Mr. Janssen presented the project in accordance with the submitted plans and as described above. Architectural changes include: Replace existing front door with solid mahogany louvered door with sidelites; stucco accents to existing pilasters; and replace metal garage door with a painted white false louvered garage door.

Mr. Yannette continued with the landscape/hardscape pursuant to submitted plans and as described above for pathways, driveway, site wall and entry gate. Design elements include:

Re-shape driveway; add gate and pergola; retain and/or remove landscape material as presented, and add new material as presented; pool area remains as is; add two large Ligustrum to soften views of the garage door; and, small seating area in front.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

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

MOTION CARRIED UNANIMOUSLY.

A - 027 - 2014 Facade modifications

Address: 225 Worth Avenue

Applicant: LCI Holdings c/o Kate Spade LLC

Architect: TPG Architecture

Project Description: Minor cosmetic finish changes to facade

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

ARCHITECTURAL PRESENTATION BY: Amy Sciorra, TPG Architecture

Ms. Sciorra presented the project for signage, awning, window frames, and door handles for the Kate Spade New York store on Worth Avenue. Design elements: Retain same facade color; replace tan awning with black awning with gold trim; non-illuminated polished brass pin-mounted signage; polished brass window frames; and, antique brass door handles. A materials board was passed to the members.

Commission comments: Palm Beach has a tradition of being low key and not shiny; are we getting too much shiny brass on Worth Avenue?; the gold trim on the awnings is too glitzy for Palm Beach; recommend black awning without the gold strip and not all of the shiny brass frames. It was noted that the existing window frames are anodized bronze.

MOTION BY MR. SAMMONS TO APPROVE THE SIGNAGE AND THE AWNINGS WITHOUT THE GOLD, AND SUGGEST THAT THE EXISTING BRONZE EITHER BE KEPT PAINTED BLACK OR AN ALTERNATIVE TO BE PRESENTED LATER. DOOR HANDLES ARE OK.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 028 - 2014 Site Modifications

Address: 1464 Laurie lane

Applicant: Tracy Brent Huntington

Architect: Dustin Mizell/Environment Design Group

Project Description: This proposal includes revising the front driveway and adjusting the planting accordingly. The existing circular drive will be removed and replaced with a motor court paving grid with lawn joints.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Mizell presented the project in accordance with the submitted plans and as described above for a modification to the existing front yard. He explained that the existing small circular drive is

not navigable. The revisions are requested to allow for increased parking, better organization, and more open front yard. Clusia hedge and taller Coconuts will be added.

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

A - 029 -2014 Modifications

Address: 250 Angler Avenue

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Stephen Roy, Mesa Architecture

Project Description: Modifications to an existing ARCOM application to include new site wall along the east and west property lines; re-design of the garage doors.

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

ARCHITECTURAL PRESENTATION BY: Stephen Roy and Dale Posey, Mesa Architecture

Mr. Roy and Mr. Posey presented the project in accordance with the submitted plans and as described above for modifications to a previous ARCOM approval. Though the project description calls for proposed site walls added along the east and west property lines, Mr. Roy stated that there will be one on the north as well. The garage doors will be changed to white louvered garage doors. There are corresponding landscape and drainage changes as well. Clusia hedge will be planted to soften the east and west walls. An existing Ficus hedge will be removed.

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

A - 030 - 2014 Additions and Renovations

Address: 233 Southland Road

Applicant: Chris Condon

Architect: Smith Architectural Group

Project Description: Install new bay windows on north and south side of residence. Remove & install new impact rated fixed and/or casement windows in existing openings. Remove and block up east and west window openings in the den. Add an extension to guest bedroom. Add an addition to rear of residence for a family room, cabana and laundry. Add an addition to east side of the residence for extra closet space.

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

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith, Smith Architectural Group
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Smith explained that this rear elevation extension had previously been granted approval for a side yard setback. He presented the project in accordance with the submitted plans and as described above.

Mr. Smith was asked to consult with his client relative to replacing the awning at the front door.

Mr. Williams presented the landscape/hardscape with design elements to include: Remove brick driveway in favor of cast stone and grass; forecourt at front door; retain Coconut Palms and hedges; remove existing pool and replace with new; push pool further north for a longer and more linear pool; shallow steps in lawn; cast stone and grass joints at pool; and landscape material as presented.

The Commission was happy that the house was being saved.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (04:44:00 p.m.) None

XII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (04:44:39 p.m.)

There was some discussion relative to the way projects are listed on the agenda. It was suggested that perhaps they might be grouped even more so in some way, perhaps all of the demolitions together, etc. Staff will look into this.

There was a brief discussion relative to placing conditions on demolition projects.

Mr. Page provided an update relative to the appeal of the 1144 North Ocean Boulevard denial. The property owner had wanted no muntins in the windows, and was partially successful in her appeal. The Town Council approved muntins at all of the arched windows and doorways, but no muntins were approved at the rectangular windows.

Mr. Page noted that Mr. Zukov, former ARCOM member, was appointed to the Landmarks Preservation Commission. As such, he resigned from ARCOM. Also, Mr. Homes resigned from ARCOM. The Town has advertised for at least one architect and one regular member. Applications will be accepted until 5:00 p.m. on Thursday, July 3, 2014. Appointments will be made at the July 15, 2014 Town Council meeting.

Mr. Vila thanked the ARCOM members for their work on this extraordinarily long agenda today. He congratulated Mrs. Vanneck on her election as Vice Chairman, and announced that he will not attend the June ARCOM meeting. As such, Mrs. Vanneck will chair that meeting. Mr. Gruss announced that he will also miss the June meeting. Four members are need for a quorum.

XIII. ADJOURNMENT: (04:50:40 p.m.)

MOTION BY MR. SAMMONS TO ADJOURN THE MEETING AT 4:50 P.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, June 25, 2014 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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CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: A-125-2014

Address: 201 ANGLER AVE.

Applicant: MATTHEW MAGGIO

Architect: ALL PHASE ROOFING

Project Description: RE-ROOF USING DAVINCI BELLAFORTE MATERIAL

The above request has been denied by the Architectural Review Commission for the following reasons:

- ___ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ___ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ___ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ___ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ___ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

— (6) The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

— (7) The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

- ☐ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ☐ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on 5/28/14

TOWN OF PALM BEACH


Chairman, Architectural Commission