



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

WEDNESDAY, APRIL 23, 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 (09:00:09 a.m.)

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

Let the record show that Mr. Gruss was a voting member for today's meeting.

Let the record show that a court reporter was present for the project at 390 N. Lake Way, A - 013 - 2014.

Staff Members Present: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Let the record show that John Randolph, Town Attorney, was present by phone for Item VII. Other Business.

III. PLEDGE OF ALLEGIANCE: (09:00:34 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE MARCH 26, 2014 MEETING: (09:01:04 a.m.)
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA: (09:01:15 a.m.)
MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:01:21 a.m.)
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

Let the record show that Mr. Page made reference to the voting conflict form filed by Mr. Sammons at the last meeting.

VII. OTHER BUSINESS: (09:01:32 a.m.)

*Let the record show that Town Attorney, John Randolph, participated by phone for this item.

ARCOM annual report update [Nikita Zukov, Vice Chairman]

Mr. Zukov stated that after he provided the annual report related to ARCOM at the April 8, 2014 Town Council meeting, he fielded many questions from the Town Council. He stated that the Town Council told him that ARCOM could "go the same way as the other boards, but not for the same reasons." Mr. Zukov relayed the directions of the Town Council as follows:

- Politeness toward applicants was stressed.
- Lecturing to architects is not acceptable.
- Comments such as "I don't like it" should not be made.
- Applicants/architects should be given clear direction as to what is expected or requested by the commission, especially in cases where a deferral is approved.
- ARCOM is to approve what is good for the Town of Palm Beach, not what any individual member likes or does not like.
- Be more polite and respectful to applicants and their representatives.

Mr. Zukov added his personal suggestion that it be a pre-requisite that members meet with each and every applicant who contacts them prior to a meeting to review the plans, if the member is able to do so. Mr. Vila thanked Mr. Zukov for attending the referenced Town Council meeting in his stead.

Mr. Page added the following comments relative to the Town Council's comments at the April 8, 2014 meeting:

- All comments and criticisms that come from ARCOM to the applicant are to be as respectful as possible.
- Commissioners should remember that each applicant comes before ARCOM with building plans and high hopes for a positive result.
- Critical comments, when appropriate, should be delivered in a constructive, helpful fashion.
- Commissioners should never make derogatory comments or quips about a project. Please pay particular attention to the way in which corrective comments are delivered.
- Commissioners represent the Town.

- When making critical comments, offer counter thoughts that might describe the desired changes you would like to see.
- "I don't like it" comments are not acceptable.
- Per code, all boards and commissioners with any advisory panel serve at the pleasure of the Council, and the Council members believe that you represent the Town, and they would like that message instilled in your work behaviors from this point forward.

Mr. Randolph suggested that members take the time to listen to the April 8, 2014 Town Council meeting online. He added the following comments:

- Be polite to your fellow residents who appear before you with their applications treating them the way you would want to be treated under similar circumstances.
- Follow the criteria set forth in the ordinance. Those criteria are specific in regard to the issuance of permits for demolition and for construction.
- The ordinance provides that if those criteria are met, the application "shall" be approved. Conditions may be applied when the proposed building or structure does not comply with the criteria, and those conditions shall be such as to bring the building or structure into conformity. If an application is disapproved, the commission is required, by code, to detail in its findings, the specific criterion or criteria that have not been met.
- The Town has been receiving complaints, directly to members of the Town Council, that often times, applicants are sent back to the drawing board with little indication of what ARCOM, as a full commission, wants.
- You are not there to re-design someone's home, but in sending them away, you should attempt to advise them as to the specific criteria that you do not feel are being met, i.e., excessively similar or dissimilar, etc.
- The ordinance criteria should be given to the members for reference at each meeting.
- The integrity of the entire process depends on the ARCOM members. ARCOM actions can be appealed to the Town Council or to the Circuit Court. "If the court finds that you have not followed your own criteria, your decision will be overturned and perhaps remanded back to you with direction to follow your criteria. That will happen after a great deal of expense on the part of the Town and the applicant."
- "I don't like it" does not work under our code.

Mr. Vila underscored Mr. Zukov's point about members meeting with applicants and doing so sufficiently in advance of the meeting to allow for plan changes, all in an effort to expedite projects as much as possible. Mr. Zukov added that ARCOM approved an average of 2+ homes/month within the last year.

VIII. PROJECT REVIEW (09:13:40 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (09:13:43 a.m.)

B - 020 - 2014 New Two Family Dwelling

Address: 176 Sunset Avenue

Applicant: 176 Sunset Ave, LLC

Architect: Michael J. Johnson

Project Description: A new two-family, two-story dwelling. CBS construction with stucco exterior finish, cement tile roof, mahogany impact rated doors and windows, new swimming pool and hardscape, preliminary landscape plan. Building Color - white; Roof - Light grey concrete tile; Trim - grey

At the March ARCOM meeting, a motion carried that implementation of the proposed variance will not cause negative architectural impacts to the subject property, and a second motion carried for approval of the architecture as presented, except for the chimney which is to be eliminated. At the April Town Council meeting, however, the Town Council did not approve the variance for the project. This caused the project to be revised. The project now returns to ARCOM for review of the revised project.

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

ARCHITECTURAL PRESENTATION BY: Michael J. Johnson, Architect, and Daniel Menard, La Berge and Menard

LANDSCAPE PRESENTATION BY: Steve Kvarnberg, KVL A Design

OTHERS WHO TESTIFIED: Robert Moore, 318 Bunker Ranch Road, West Palm Beach

Mr. Lindgren read an e-mail into the record from Marion Gorelick, the neighbor to the rear, wherein she lists her concerns relative to pool equipment noise and drainage.

Mr. Johnson briefly introduced the project and then handed the presentation over to Daniel Menard. Mr. Menard presented the revised plans which reflect a lowered roof and lowered building height, a reduction in the height of both floors, removal of the chimney and bulls eye windows, and the addition of rain water leaders on the front facade. The project now meets code.

Under commission comments: Question the decision to remove the chimney and then replace it with rain leaders; rain leaders are odd looking...don't have this elsewhere in town; perhaps keep the chimney and modify it; perhaps nothing is best (no chimney and no rain leaders).

Mr. Kvarnberg presented the landscape/hardscape as preliminary only. He likewise presented revised plans in response to lowering the house and grade. As a result, some of the trees on the east property line will not be able to be saved. Some design elements include: Rear pools are in a flip orientation of each other; do not want to move the pool equipment, but can add a two or three sided wall around the pool equipment to address the neighbor's concern; drainage issues are resolved, even despite lowered grade; requesting permission to remove Ficus on east property line; will replace the hedges between this property and neighbor to east, Schottenstein, with a different type of hedge; Coconuts on the west side will be relocated; Callophyllum hedge proposed for three sides, along with slender palms for height; three large trees in the front of the property may serve to mitigate a chimney or the rain leaders; and, fencing only around the pool.

Under commission comments: Regret removal of Ficus hedge on east, but the choice of Callophyllum is a bonus along with the slender palms; glad that you are saving large Ficus on corner; partial wall around pool equipment is nice gesture to neighbor; consider site walls around the south, east and west sides to provide privacy for the rear yards; and, the rain leaders shown will not handle heavy Florida rains.

Robert Moore, on behalf of the Schottensteins, inquired as to the height of the hedge which will be installed between the two properties. Mr. Kvarnberg responded that he had met with Mr. Schottenstein and had told him that a 10 ft. tall Callophyllum hedge will be installed and can grow to 12 ft. or more.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH NO RAIN LEADER IN THE CENTER, AND NO CHIMNEY, BUT IT IS ACCEPTABLE TO HAVE ONE RAIN LEADER ON EACH SIDE OF THE BUILDING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 026 -2015 New Townhouses

Address: 215 Brazilian Avenue

Applicant: Capital Development Group International, LLC

Architect: Smith and Moore Architects, Inc.

Project Description: Construction of a four-unit, two-story townhouse building. Final hardscape and landscape.

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects, Inc.
LANDSCAPE PRESENTATION BY: Daniel Sugg, Cottleur and Hearing

Mr. Smith presented revised plans in response to comments made at the last meeting. Since the French Chateaux style presented last month was deemed inappropriate by ARCOM, the style has been changed to Mediterranean Revival in the Palladian motif. The Town Council has granted site plan approval and several variances for the project since last month. Changes include: new box bays in the rear; changes to fenestration; roof change to barrel tile with a 4/12 slope; retained a flat roof portion for equipment and skylights; reduced height of chimneys; re-designed glass entry doors; change to transoms; base is now running bond cast stone instead of linear; adjusted balusters; combination of pedimented and segmented pediments at windows; simplified balcony brackets, and other changes as presented.

Mr. Smith presented alternate elevations showing clay barrel tile shed roofs on the chimneys and the addition of balusters above the two front doors on the south elevation.

Under commission comments: Great improvement for Palm Beach; contiguous with neighborhood; approve of the new balusters and the new chimney caps; approve of how it mixes with the neighborhood; vast improvement; meets ordinance criteria; commend your scholarly re-design; tremendous improvement...job well done.

Daniel Sugg, Cottleur and Hearing, presented revised landscape/hardscape plans. Changes include: Revised front yard to make less formal; retained Canary Island Date Palms; and, other plant changes as presented.

Mr. Lindgren read an e-mail into the record from Fran Burns, President of the Brazilian of Palm Beach, representing the owners at 227 Brazilian Avenue, wherein it is stated that the majority of owners are in favor of the new Mediterranean design with either of the chimney designs.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, WITH THE PROVISIO THAT THERE ARE BALUSTERS ON THE FRONT AND SIDES (AT THE BALCONIES) OVER THE ENTRIES, AND WITH THE OPTION A CHIMNEY CAPS, AND THE LANDSCAPE AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Jeffrey Ray, Architect

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. Please be advised that the applicant has requested deferral to the May meeting.

Call for disclosure of ex parte communication: No disclosures.

MOTION BY MRS. VANNECK FOR DEFERRAL OF B-027-2014 AT 266 FAIRVIEW ROAD TO THE MAY MEETING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS: (10:08:08 a.m.)

B - 028 - 2014 Window Modification

Address: 100 Royal Palm Way, A-5

Applicant: Joseph and Sharon Muscarelle

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

Project Description: New window in existing condominium wall. Enlarge existing window in condominium wall.

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Kirchhoff & Associates

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above. He explained that some windows in other units of the condos within this building have experienced some modification in the past. The windows in question occur in the bathrooms of the condo unit. The new window units will be impact units to match other windows. Mr. Kirchhoff testified that the condo association approves of this change.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 030 - 2014 Additions

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 234 Ocean Terrace

Applicant: David Lambert

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

Project Description: Additions and renovations to existing one-story residence including landscape and hardscape. The addition includes a new master bedroom suite and a Florida room.

A new 2 car garage replaces the existing one-car garage.

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Kirchhoff & Associates

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

ATTORNEY PRESENT: Maura Ziska, for the applicant

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above. The proposal results in a more Contemporary design, with all doors and windows replaced with clear glass, rather than the previous divided lite windows. Fenestration is surrounded by stone treatments to the facade. Stucco soffit will be replaced in bleached mahogany. The project includes demolition of the existing garage and rear terrace, in favor of a new 2-car garage, master bedroom suite and Florida room, and assorted fenestration changes. A variance is being requested for CCR. Mr. Lindgren read the variance request into the record.

Mr. Jackman presented the associated landscape/hardscape plans. Design elements include: Re-finish existing pool and add new cast stone coping; Coconut Palms in front; relocate existing front Foxtails to west side; Clusia hedge; cast stone walkway; cast stone driveway (24"x 24"); and generator placement in rear southeast corner.

Ms. Ziska explained the hardship with this property to justify the variance request.

Under commission comments: Troubled by request for variance; applaud that no second story was proposed; the Town Council will decide on the hardship.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Commission comments continued: Problem with the style of the house on a street that has mostly Bermuda houses; issue with the heaviness of the applied stone and the landscaping does not fit into the neighborhood either; not in keeping with rest of neighborhood; you have tried to take a simple Ranch style home and spruce it up...an improvement; the quality of the materials is good; nothing is heavy about the materials for a simple Contemporary; suggestion to only do the stone treatment on the entrance and not the two front windows; an elegant improvement to a commonplace house, and applaud the owner for not tearing it down, and not making it too big.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

**MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. HOMES, AND MR. KNOWLES
OPPOSED.**

Let the record show that there was a short recess from 10:30 to 10:45 a.m.

Prior to moving forward with the agenda, Mr. Lindgren noted that the landscape architect had stated that this was preliminary landscape, but this was actually the final landscape/hardscape. Mrs. Vanneck stated that the landscape suits the house, but asked the landscape architect to soften the base of the building with Cat palms.

B - 031 - 2014 Remodel/Style Change

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 710 S. County Road

Applicant: Joan Granlund

Architect: Bridges, Marsh & Associates

Project Description: Remodel of existing 1920's Mission style guest house into Island style guest house with pitched roof and terrace.

Call for disclosure of ex parte communication: No disclosures

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

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

ATTORNEY PRESENT: Maura Ziska, for the applicant

Ms. Ziska reviewed the requested variances for the project for building height plane and side yard setback.

Mr. Marsh presented the project in accordance with the submitted plans and as described above. He explained that this guest house project is the first phase in re-development of this estate. The guest house, located in the northwest corner, is in deplorable condition, so the applicant wishes to renovate it and change its style. Changes include: Change out all of fenestration; add shutters and awnings; remove window a/c units; new simple railings, and, add pitched roof. Mr. Marsh later noted that an existing free-standing storage shed will be removed.

Mr. Lang presented the associated landscape/hardscape. Design elements include: Retain Sabal Palms, Schefflera, and buffering at the road as a courtesy to the neighbors. He indicated that he will return with full landscape/hardscape plan in the future.

Under commission comments, Mrs. Vanneck advised that Mr. Lang will have to remove the Schefflera from the site.

Mr. Page advised that the architect needs to be very careful not to replace more than 50% of the cubic volume.

Ms. Ziska provided a second explanation for the requested variances.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK WITH THE PROVISIO THAT THE SCHEFFLERS ARE REMOVED.

MOTION CARRIED UNANIMOUSLY.

After the motion, Mr. Marsh showed the color samples for the guest house.

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.

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

ARCHITECTURAL PRESENTATION BY: Cristof Eigelberger, Backen Gillam Kroeger

Mr. Eigelberger presented the project in accordance with the submitted plans and as described above. He explained that approximately 2000 sq. ft. is being added to the residence, adding a gym with views toward the lake, office, bathroom, and sitting room. Materials for the addition will match those used on the existing house.

Under commission comments: The pop-up clearstory over the office is totally not in keeping with the rest of the house; the east facing windows of the office at the second story are not in keeping with the style of architecture; the volume may meet code, but it drags the rest of the house in a powerful way...the addition looks like it is running the house; recommend that you scale down the addition so it is less prominent; the clearstory does not relate to anything else in the house...it has a commercial feel; it is detrimental to the rest of the house; the addition overwhelms the rest of the house; perhaps pull it back a few feet where it intersects the rest of the residence; re-study to lessen the impact of the addition to make it more in keeping with the house; perhaps place the office elsewhere; OK with two stories, but not with how it connects...make it fit in more nicely; OK with two stories, but the collision is objectionable; and, how about flipping the addition to the rear so the front remains intact.

MOTION BY MR. ZUKOV FOR DEFERRAL TO THE MAY MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 033 - 2014 Alterations and Landscape/Hardscape

Address: 2323 Ibis Isle Road South

Applicant: 2323 Ibis Isle LLC

Architect: Smith and Moore Architects, Peter Papadopoulos

Project Description: Alterations to existing one-story residence. Final landscape and hardscape.

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Steve Parker, Parker Yannette Design Group

Mr. Papadopoulos presented the project in accordance with the submitted plans. He noted that a large existing Seagrape tree will be retained and the project will be designed around it. He explained that the project will add a master bedroom to the south side, a new guest room and a two-car garage, adding 648 sq. ft. of air conditioned space and a 300 sq. ft. loggia. Other design elements include plan changes which allow views of the water from the front door, change fenestration to impact, strip off existing facade and re-do with smooth white stucco; add height to master bedroom; and, front door, garage door, and garden gates in horizontally planked bleached wood.

Mr. Parker presented the landscape/hardscape with design elements to include: Preserve the existing Seagrape; preserve and relocate existing Pandanis; preserve much of existing landscape buffer; remove existing driveway, walkways and pool; simple landscape in rear; relocate driveway to east and construct new driveway in brushed concrete with sod strips; new pool; create privacy; and, add bleached mahogany entry gate with two columns which are hidden in the Clusia hedge.

Commission comments indicated strong support for the project.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 034 - 2014 Addition

Address: 263 El Pueblo Way

Applicant: Liza Pulitzer and Robert Calhoun

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

Project Description: Addition of new two-car garage to be 462 square feet. New garage will be connected to existing two-car garage and office with a breezeway that will be 120 square feet.

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

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

Mr. Segraves presented the project in accordance with the submitted plans and as described above for the new two-car garage addition. Members commented that the addition retains the style and scale of the existing house and is in keeping with old Florida.

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

B - 035 - 2014 Front entry/Landscape/Hardscape

Address: 162 East Inlet Drive

Applicant: David and Jill Shulman

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

Project Description: Renovation of existing front entry and entry wall and gates. Final landscape and hardscape will also be included.

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

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

Mr. Segraves presented the project in accordance with the submitted plans and as described above. He explained that the front door is located too close to the garage. As such, the front entrance will be relocated to the center of the courtyard. Other design elements include: Fenestration changes; new wooden front door with cast stone surround; raised planter; reduce driveway openings from 16 ft. to 12 ft.; Chicago brick driveway; and, simple front landscape plan as presented by Mr. Segraves.

Under commission comments: Vast improvement on interior and exterior; front door so small and tucked into the corner...it should make more of a statement.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, BUT MOVE THE
FRONT DOOR TO THE CENTER AND RE-ARRANGE THE POWDER ROOM.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 036 - 2014 Landscape/Hardscape

Address: 1840 S. Ocean Blvd.

Applicant: Dr. Ernst and Nataly Langner

Architect: Mario Nievera, Nievera Williams Design

Project Description: Proposed complete hardscape and landscape plans

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

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Nievera presented the project in accordance with the revised plans as distributed to the members at the meeting. Design elements include: Attempt to remove parking from the front door area to preserve views; service drive to north leading to garages; guest parking to south; pool located under a roof; driveway in 4" grey cobblestone pre-cast with cast stone banding and grass joints; cast stone and French limestone paving in rear; fountain off main stairway facing west; garden walkway in rear leading to fountain; formal, geometric garden in rear; 4 large Date Palms in rear; south fountain with two very simple bowls; landscape material as presented; and, two ornate black aluminum driveway gates (18 ft. wide and 8 ft. tall) and two side gates.

Under commission comments: The gates are so ornate and Baroque, but are hanging on simple piers; gates need re-study; lack of vegetation on the east side along the road; re-study and simplify the gates; like the gates...they are exuberant and different; request that you visually depict the gates and piers; simplify the gates and provide a South Ocean Boulevard rendering.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, EXCEPT FOR THE GATES WHICH NEED TO COME BACK, ALONG WITH AN ELEVATION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

IT WAS CLARIFIED THAT THE GATES AND ELEVATION WERE DEFERRED TO THE MAY MEETING.

B - 037 - 2014 Demolition

Address: 229 Orange Grove Road

Applicant: Mr. and Mrs. Chris Holbrook

Architect: MP Design & Architecture, Inc., Michael Perry

Project Description: Demolition of existing residence

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

Mr. Perry provided the demolition report for this home which Henry Harding designed as his own home in 1948. The property has been vacant and is very run down. Only perimeter landscaping will remain. A hedge will be added along the road to match the hedge of the property owner next door. That property owner has purchased this property.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS: (12:11:42 a.m.)

A - 013 - 2014 Fenestration Change

Address: 390 N. Lake Way

Applicant: 390 North Lake Way, LLC

Architect: Carlos Martin

Project Description: Change of fenestration from that previously approved. (ARCOM #B-028-2013 and ARCOM #A-004-2014)

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting for further study.

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

ARCHITECTURAL PRESENTATION BY: Attorney Frank Lynch and Carlos Martin, Architect

Mr. Lynch returned with clarified drawings depicting the original approval, the January approval, and the current proposal. The current proposal shows a reduction of one mullion in the fenestration throughout the house.

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

D. MINOR PROJECTS - NEW BUSINESS (12:15:17 a.m.)

A - 016 - 2014 Roof modification

Address: 674 Island Drive

Applicant: Rick Holton

Architect: Jacqueline Albarran, Architect P.A.

Project Description: Remove non-original parapet and gabled entry roof. Restore original hip roofs to match existing remaining roofs on sides and rear.

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, Architect P.A.

Mrs. Albarran presented the project in accordance with the submitted plans and as described above. She reviewed the history of changes to this home. The existing house is the result of the cumulative changes performed by approximately five different architects over time. The current proposal would restore the original roof, correct inappropriate earlier changes, and associated fenestration changes as presented.

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

A - 017 - 2014 Landscape/Hardscape Modification

Address: 268 Jamaica Lane

Applicant: Carl Asplundh Jr.

Architect: Environment Design Group/Frank Meroney

Project Description: Revising the existing drive to reduce the amount of existing hardscape. The front yard garden will be increased and planting will be adjusted accordingly.

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

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Meroney presented the landscape/hardscape in accordance with the submitted plans and as described above. Design elements include: Reduce two curb cuts to one; create more privacy and more garden space in front yard; and, 8' Ficus hedge along the front with some gates; 12' hedge at garage and motor court; and, other landscape material as presented.

Under commission comments: Nice job: understand the need for privacy; why choose Ficus for the hedge?; issue with the difference between the 8' hedge and the 12' hedge; the change is too drastic on a small property; recommend that you place a palm back in the corner; questioning the gate lighting; and, questioning the need for gates.

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

**MOTION AMENDED ADDING THE PROVISIO THAT THERE BE A SWOOP IN THE
HEDGE FROM 8' TO 12' AND THAT A PALM BE PLACED IN THE CORNER.
MOTION CARRIED UNANIMOUSLY.**

A - 018 - 2014 Window Modification

Address: 1144 N. Ocean Blvd.

Applicant: Lauren and Clement Mimun

Architect: None listed

Project Description: Request to go to no muntins on newly installed tinted impact windows

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

ARCHITECTURAL PRESENTATION BY: Lauren Mimun, property owner

Ms. Mimun stated that impact windows have been installed at her residence, and have been installed without muntins. Though muntins were approved for the windows, Ms. Mimun stated that it is their preference to have clear glass. She showed photos of the former windows and the new windows as installed.

Mr. Lindgren stated that he was unaware that the windows were already installed. A building permit had been submitted for the window change, but it was reviewed/returned for ARCOM approval. No staff approval was granted either. Mr. Lindgren noted that the permit will have to be researched to see if it was issued and what notes were made relative to the muntins. Ms. Mimun testified that the permit had been issued.

**MOTION BY MR. HOMES TO DEFER TO THE END OF THE MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

After the last project was heard, discussion returned to this project. Mr. Page reported that a permit had been issued for the windows on December 16, 2013, for windows to match the existing windows, i.e., with muntins. The windows have been installed, but the permit is not finalized. At this point, the muntins should be applied to the windows, but the owner does not want to install the muntins. As such, the owner is present today to request approval for that change.

Under commission comments: The windows are not that troublesome without the muntins; this is a Mediterranean Revival house; would like to see both styles of window side by side...the aesthetics will be different; the vertical windows in the middle of the building are just terrible without the muntins; why are these muntins going to be "applied" instead of true divided lites; problem when something is applied for to be replaced as existing, and now they want to change it; if this was a new project, we would want mullions; from an aesthetic standpoint, having windows in this style house without mullions is a travesty; you have a hodge podge now; the house does not resemble what it should; and, we would like to see this concluded as approved with muntins.

**MOTION BY MR. HOMES TO DENY THE REQUEST AS IT IS AESTHETICALLY
INAPPROPRIATE AND IN VIOLATION OF THE ORIGINAL PERMIT ISSUED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A - 020 - 2014 Entry Door Modifications

Address: 241 Mockingbird Trail

Applicant: Scott Johnson

Architect: Glidden Spina + Partners, Keith Spina

Project Description: Shift location of entry door to east to accommodate expanded interior family room. Replace existing entry door with new and add sidelites.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Danny Brown, Glidden Spina + Partners

Mr. Brown presented the project in accordance with the submitted plans and as described above. In addition, shutters will be removed, and a revised drawing was presented reflecting that. The project will give new emphasis to the entry.

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

A - 022 - 2014 Modifications

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Bridges, Marsh & Associates

Project Description: Minor adjustments to plan due to setbacks, changes to family room roof, and other adjustments per comments from staff.

Call for disclosure of ex parte communication: Disclosures by Mr. Vila and 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 explained that the project for this home was approved by ARCOM last fall, but the owner would now like the house moved further to the west. Other changes include: Reduce the wing at the southwest corner; removed part of basement; change to family room fireplace; fenestration changes and additions; and, change from solid balustrade to metal.

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

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:59:09 a.m.) None

XII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:59:11 a.m.)

Mr. Homes reported that Bricktops has erected one of the lights they have requested to illuminate the awnings. Mr. Homes described it as very unobtrusive, emitting just a small amount of light. Since many of the members had not yet seen the light, they were asked to go by to see the light between now and the next meeting. This will be carried on next month's agenda.

Concerns were raised about the size of the new house at 270 El Bravo Way. Staff was asked to make sure that the project being built adheres to the ARCOM approved plans.

Staff was asked for an update relative to the project at 330 Island Road. Mr. Page reported that the owner was before the Town Council last month to request an extension on the permit. That permit was to expire at the end of May. The Town Council authorized that the permit be extended to just before Thanksgiving. If the project is not finished at that time, daily fines will be imposed.

Staff was asked for an update relative to the project at 160 Royal Palm Way. Mr. Page reported that this project will likely be in front of the Town Council for additional changes in July. No application has been filed to date. The project may have to return to ARCOM also.

Members commented about the large number of vehicles which are present on a daily basis at 1045 South Ocean Boulevard, the Borislow property. Staff noted that there are no code prohibitions as to the number of cars which may be parked in a driveway or motor court. Also, parking on an unimproved lot is not a violation as long as the vehicles belong to the owner or his guests.

Mr. Vila noted that at least 3 Town Council members attended the ARCOM meeting today. He suggested that ARCOM members may wish to attend Town Council meetings as well.

Mrs. Vanneck, in consideration of the Town Council's conduct directive to ARCOM, commented that in the past year, there have been several applicants who have been very disrespectful to ARCOM, even though ARCOM members tried to be respectful to them. Mr. Zukov, having received the direction from the Town Council when he gave the ARCOM report, stated that he and Chairman Vila are to stop any unpleasant exchanges whether initiated by the applicant or by an ARCOM member. Mr. Vila added that civility must be maintained at all times.

XIII. ADJOURNMENT: (01:11:45 a.m.)

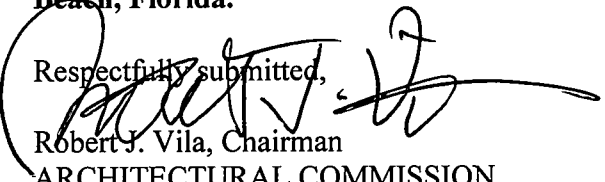
MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 1:23 P.M.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, May 28, 2014 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

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-018-2014 - Window Modification

Address: 1144 North Ocean Boulevard

Applicant: Lauren & Clement Mimun

Architect: None

Project Description: Request to go to no muntins on newly installed tinted impact windows.

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.

✓(10) motion: "The request, as it is, is aesthetically inappropriate and in violation of the original permit issued."
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 April 23, 2014

TOWN OF PALM BEACH

John C. Lindgren II
John Lindgren, AICP Planning Administrator
on behalf of the

Chairman, Architectural Commission