



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

WEDNESDAY, FEBRUARY 27, 2013, 9:00 a.m.

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

I. CALL TO ORDER (8:59:14 a.m.)

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

II. ROLL CALL (9:00:17 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	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:14 a.m.)

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 absent.

III. PLEDGE OF ALLEGIANCE: (9:00:37 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE JANUARY 23, 2013 MEETING: (9:00:55 a.m.)
MOTION FOR APPROVAL OF THE MINUTES BY MR. HOMES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA : (9:01:06 a.m.)**

Mr. Lindgren reported that A-006-2013 for 310 Atlantic Avenue #1 has been withdrawn.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA AS AMENDED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:01:50 a.m.)**

Mrs. Delp administered the oath at this time to all those who wished to testify today.

VII. **OTHER BUSINESS: (9:01:52 a.m.)**

Clarification: 101 Indian Road - clarification relative to condition of approval per the motion made at the January meeting that the verandas be reduced from 18 ft. to 14 ft.

Mr. Lindgren asked for clarification from the commission as to the intent of the motion. Commission members stated that 14 ft. was to be the width of the verandas at the narrowest portion of the verandas.

Clarification: 1348 North Lake Way Roof Tiles Mr. Lindgren stated that at last month's meeting, the commission looked at the roof tiles for this residence. The applicant had wanted dark grey tiles, but the commission approved either white or light grey tiles. After the meeting, the owner had brought in another grey roof tile sample to Mr. Lindgren requesting staff approval. Mr. Lindgren would not issue a staff approval, and brought the proposed roof tile to today's meeting. Commission members commented regarding soon anticipated future legislation which will require reflective roofs for energy conservation concerns. The commission was not pleased with the sample presented today.

MOTION BY MR. ZUKOV THAT THEY PRESENT (*INAUDIBLE AS SOMEONE COUGHED INTO MICROPHONE*) WITH PREFERABLY A WHITE ROOF AT THE NEXT MEETING.

It was noted that no motion was necessary. The requirement for a white or light grey roof remains.

VIII. **PROJECT REVIEW (9:07:16 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (9:07:19 a.m.)**

B - 005 - 2013 Landscape/Hardscape

Address: 168 Seaspray Avenue

Applicant: Mario & Sue Mercurio

Architect: Efflorescence, Inc.

Project Description: Final landscape/hardscape presentation

At the January meeting, a motion carried for deferral to the February meeting, with the suggestion that the applicant return to the next meeting with the neighbors and that we have some consensus between the three.

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

LANDSCAPE PRESENTATION BY: Alan Stopek, Efflorescence, Inc. and Steve Kvarnberg,
KVL A Design

OTHERS WHO TESTIFIED: Bill and Gigi Tylander

Mr. Stopek presented revised plans in an attempt to address the issues related to the east/west perimeters and the north or front elevation. Since the last meeting, a survey was performed to clarify the location of the property lines, and Mr. Stopek reviewed the results of the survey. Mr. Stopek maintained that he and his client have been thoughtful and respectful to the neighbors from the beginning, and the general contractor will continue that good relationship during demolition and new construction. Since the last meeting, the driveway diameter has been reduced; the curb cut has been reduced; piers have been removed at the driveway; additional east/west perimeter landscaping has been added; additional landscaping has been added to the front of the property including 2 large Ligustrum trees and an arbor above the garage door to be planted with flowering vines; east/west proposed property walls have been moved further into the Mercurio property to allow for additional landscaping on the walls, and, the north elevation, per Mr. Stopek, has been changed in its entirety. He reviewed the demolition and construction schedule.

Mr. Lindgren read an e-mail into the record from Joan Debie, 164 Seaspray, wherein Ms. Debie outlines the results of her meeting with Mr. Stopek and the General Contractor.

Bill and Gigi Tylander, 225 S. County Road, the neighbors to the west, testified that they have lived in their home since 1980, and believe that the proposal for 168 Seaspray will improve that property dramatically, and will enhance the street. They offered their comments/concerns regarding the project...privacy issues; the wall between the properties, etc.

Mrs. Vanneck requested additional Alexander Palms in the front of the property. Mr. Stopek responded that this request can be accommodated. She also mentioned that at last month's meeting, the commission was concerned that the garage door was too visible. The revised plans show that the driveway was narrowed, but the garage is still too visible. Mr. Kvarnberg responded that attempts to try to block the view of the garage will make it unusable. Mrs. Vanneck requested that the Ligustrum trees be moved closer to the street. Mr. Kvarnberg responded that that request can be accommodated. There was considerable discussion about the size of the curb cut and how to mitigate the view of the garage from the street. Mrs. Tylander added that she supports a smaller curb cut for this project to be more like other houses on the street. Mr. Kvarnberg thought that the curb cut could probably be reduced to 15-16 ft.

MOTION BY MRS. VANNECK TO DEFER TO NEXT MONTH ASKING YOU TO COME BACK WITH NARROWING THE CURB CUT AT THE SIDEWALK AND BRINGING THE TREES FORWARD TO MITIGATE THE OPENING OF THE HOUSE. MOTION FAILED FOR LACK OF A SECOND.

MOTION BY MR. HOMES FOR APPROVAL WITH THE FOLLOWING CAVEATS:

- 1. THAT WE REDUCE THE CURB CUTS BOTH FROM THE STREET TO THE SIDEWALK, AND ALSO FROM THE SIDEWALK TO THE PROPERTY TO 16 FT. NOMINAL.**
- 2. LEAVE THE WALLS IN PLACE, AND NOT MOVE THEM IN.**
- 3. TRY TO GAIN SOME GREEN AREA ON EITHER SIDE OF THE DRIVEWAY.**
- 4. MOVE THE SHADE TREES AS CLOSE AS PRACTICAL TO THE STREET TO TRY TO BLOCK THE VIEW OF THE GARAGE DOOR AND THE HOUSE.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 006 - 2013 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 237 Oleander Avenue

Applicant: Terry Alfuth

Architect: SKA Architect + Planner, Jacqueline Albarran, Architect, P.A.

Project Description: New one-story, one-car garage addition to an existing two-story single family residence. Roof, walls, windows and doors, and all detailing to match existing. Variances requested for west side yard setback, rear yard setback, front yard setback and lot coverage.

At the January meeting, ARCOM rendered an opinion relative to the variances, and approved the project as presented, however, because of a notice issue (regarding the mailings to notify neighbors about the variance...said mailings which also included the ARCOM notice to property owners), the matter must be heard again at the February meeting.

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

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska stated that ARCOM had approved this project and the Town Council likewise approved the variances. Due to the notice situation, Chairman Vila asked for public comment, but no one responded to that call.

MOTION BY MR. HOMES FOR APPROVAL AS PREVIOUSLY PRESENTED AND APPROVED.

**MOTION SECONDED BY MR. ZUKOV AND SAMMONS SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

B. MAJOR PROJECTS-NEW BUSINESS: (9:52:23 a.m.)

B - 008 - 2013 Demolition

Address: 225 La Puerta Way

Applicant: Robert N. Wildrick, as Trustee of the Robert N. Wildrick Revocable Trust

Architect: Smith and Moore Architects, Inc.

Project Description: Demolition of an existing one-story residence

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

Mr. Smith provided the demolition report for this one-story Ranch style residence. The owner would like to demolish this home in order to provide a rear yard garden for his house.

MOTION BY MR. SAMMONS FOR APPROVAL OF THE DEMOLITION (WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING).

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 010 - 2013 Demolition

Address: 757 Island Drive

Applicant: Fred Latsko/Palm Beach Island I, II & III, LLC

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition of existing two story residence, pool, driveway, hardscape and landscape

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker-Yannette Design Group Inc.

Mr. Janssen provided the demolition report for this 1956 two-story residence. Perimeter landscaping and existing trees will be maintained except for those immediately abutting the building. Mrs. Vanneck asked that the Schefflera be removed.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS:

D. MINOR PROJECTS - NEW BUSINESS (9:59:42 a.m.)

A - 003 - 2013 Garage Modification

Address: 260 Nightingale Trail

Applicant: David J. Canepari

Architect: Kobi Karp

Project Description: Modification of existing one-car garage into a two-car garage, addition of skylight in kitchen and new kitchen countertops

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jennifer McConney, Kobi Karp Architects

Ms. McConney presented the project for this 300 sq. foot garage addition and skylight in accordance with the submitted plans and as described above. There was quite a bit of discussion relative to the proposed garage roof and the roof as shown on the plans. It was recommended that hipped gable would be best with a small vent or window inserted into the gable.

MOTION BY MR. SAMMONS FOR APPROVAL AT STAFF LEVEL WITH A HIPPED GABLE, AND POSSIBLY A VENT IN THE GABLE.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Mr. Lindgren will coordinate with Mr. Vila or Mr. Sammons when the revised roof design is submitted to staff.

A - 004 - 2013 Shutters, Dormers, Garage Modification

Address: 221 El Vedado Road

Applicant: 221 El Vedado, LLC

Architect: Mark P. Finlay, Architects, AIA

Project Description: (1) Remove the shutters at the front door on the south elevation of the main house; (2) Remove all the shutters on the east and west elevations of the main house; and (3) Change volume of the garage and garage dormers (raise overall roof height by 1'-8" and add 2 windows on the south elevation)

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jay Valade, Mark P. Finlay Architects

Mr. Valade provided the presentation in accordance with the submitted plans and as described above. He explained that the owner especially wanted the shutters removed at the front door and the west door so that lighting could be moved closer. As for the east and west elevations, it is the owner's opinion that they cannot be seen anyway, so removal is requested. Mr. Valade presented fenestration changes to the south elevation of the garage in association with raising its height.

Under commission comments: Some members had reservations about removing all of the shutters which were proposed for removal; most members were not in favor of the fenestration changes proposed for the garage; the garage south elevation has lost its attractiveness and simpleness; OK to remove shutters at the doors, but all other shutters should remain; and, the light fixtures are now overscaled, especially at the garage.

MOTION BY MR. ZUKOV FOR APPROVAL ON THE SOUTH ELEVATION TO REMOVE THE SHUTTERS AT THE ENTRANCE BECAUSE YOU WANT TO BRING THE LIGHTS CLOSER TOGETHER; ON THE WEST ELEVATION, THAT YOU BRING THE LIGHTS CLOSER BY REMOVING THE SHUTTERS AT THE ENTRANCE; ON THE SOUTH ELEVATION OF THE GARAGE, REMOVE THE TWO WINDOWS ON EACH SIDE AT THE SECOND FLOOR; AND, RECOMMENDING THAT THE SCALE OF THE LANTERNS BE REDUCED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

A - 005 - 2013 Stucco & Window

Address: 261 Miraflores Dr.

Applicant: Fernanda W. Niven

Architect: Stephen Roy, Mesa Architecture

Project Description: Install stucco and window replacement

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

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Mesa Architecture

Mr. Roy provided the presentation in accordance with the submitted plans and as described above. He explained that currently the house has a brick facade, but there is some water infiltration through the brick. The proposal is to stucco the entire house to remedy that situation. Secondly, existing awning windows on the front elevation will be replaced with casements. Mrs. Vanneck

noted her concern about the landscaping, or lack thereof, at this home. Mr. Roy responded that the landscape architect was present today, but the landscape plan will be presented in the future.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

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

MOTION CARRIED UNANIMOUSLY.

A - 006 - 2013 Awnings

Address: 310 Atlantic Avenue, #1

Applicant: Mr. and Mrs. Peter W. May

Architect: Bridges, Marsh & Associates

Project Description: Proposal to add four (4) retractable/rollout awnings - three (3) on ground floor and one (1) on second floor of existing condominium unit. Color - white

This project had been withdrawn as noted under "Approval of the Agenda."

A - 007 - 2013 Landscape/hardscape revisions

Address: 947 N. Ocean Boulevard

Applicant: 1200 South Ocean Boulevard LLC

Architect: Sanchez and Maddux Inc.

Project Description: Revisions to planting and hardscape previously approved by ARCOM. The changes include: modify west pool shape, addition of ramp steps and pedestrian gate at west roadway wall, planting changes directly corresponding to pool and ramp step changes.

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

LANDSCAPE PRESENTATION BY: Jorge Sanchez and Brian Vertesch, Sanchez & Maddux

Mr. Sanchez presented the project in accordance with the submitted plans and as described above. He explained that the pool has been modified to have two beach entries, one on either side, with a deeper center. Secondly, an access for the gardeners has been created on the west side with ramps and decorative urns, etc.

Under commission comments: The house is enormous...why add this? (referring to the proposed west ramps/urns)...why add more theatrics?; like the ramp, but not the design; six (6) is too many urns; problem with the diagonal of the ramp expressed on the face wall; object to such an elaborate entrance ramp designed for gardeners...it does not belong on the street, especially on that street; the ramp with decorative urns is a nice gesture to passersby, but two urns is plenty.

MOTION BY MR. SAMMONS FOR APPROVAL OF THE LANDSCAPE PLAN AS PRESENTED, WITH THE EXCEPTION OF THE DETAILING OF THE RAMP, WHICH WAS FURTHER CLARIFIED: RE-DESIGN WITH THE AIM TO LESSEN OR SOFTEN ITS PROFILE AND TO REDUCE THE AMOUNT OF EXHUBERANCE EXHIBITED BY THE URNS.

MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. HOMES FOR APPROVAL OF THE POOL AND LANDSCAPE AROUND THE POOL, AND THE RAMP, LET'S KNOCK DOWN THE NUMBER OF URNS TO A MAXIMUM OF FOUR (4), AND REDUCE THE SIZE OF THE URNS BY LET'S SAY 30%.

MOTION SECONDED BY MR. ZUKOV.

MOTION AMENDED BY MR. HOMES TO DELETE "REDUCE THE SIZE OF THE
URNS BY LET'S SAY 30%".

AMENDMENT APPARENTLY ACCEPTED BY THE SECONDER, BUT NOT SO
STATED.

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

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING,
ZONING AND BUILDING DEPARTMENT: (10:37:39 a.m.) None

XI. ADJOURNMENT:

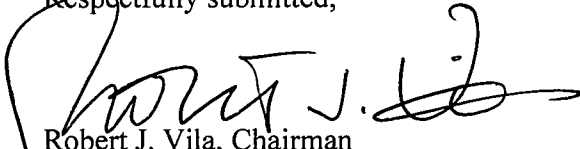
MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 10:38 A.M.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, March 27, 2013 at
9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm
Beach.

Respectfully submitted,



Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

cmd