



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

WEDNESDAY, FEBRUARY 26, 2014, 09:00 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 (09:00:19 a.m.)

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

II. ROLL CALL (09:00:21 a.m.)

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	ABSENT (excused)
Kenn Karakul, Member	ABSENT (unexcused)
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 9:15 a.m.)
Michael B. Small, Alternate Member	ABSENT (excused)

Let the record show that Mr. Gruss and Mr. Ives were voting today.

Let the record show that a court reporter, Paula McGuirk, US Legal Support, was present today, as hired by Attorney James Green for B-007-2014 and B-008-2014, 219 and 225 Indian Road, respectively.

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

III. PLEDGE OF ALLEGIANCE: (09:00:50 a.m.)



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Nikita Zukov, Vice Chairman	ABSENT (excused)
Kenn Karakul, Member	ABSENT (pending classification)
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
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Staff members present: John C. Randolph, Town Attorney, John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE: (09:00:50 a.m.)

- IV. **APPROVAL OF THE MINUTES FROM THE JANUARY 22, 2014 MEETING: (09:01:08 a.m.)**
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

Mr. Page referenced the Voting Conflict form filed by Mr. Vila at the January meeting.

- V. **APPROVAL OF THE AGENDA: (09:01:41 a.m.)**
MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:01:54 a.m.)**
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

- VII. **OTHER BUSINESS: (09:02:06 a.m.)**

Staff update relative to demolitions

Mr. Page made some introductory remarks citing two recent instances where ARCOM expressed regret and reluctance related to approval of particular requests for demolition of structures. That had inspired a discussion as to what ARCOM can and cannot do relative to demolitions, together with suggestions for possible change. Staff had asked Mr. Randolph to opine relative to this issue. He had prepared a written response in advance of today's meeting, that response having been forwarded to the members, and then was asked to speak at today's meeting relative to this subject.

Mr. Randolph stated that as per the ordinance, ARCOM is required to grant a demolition permit if the property is not a landmark or "under consideration" for landmarking. Approval of a demolition cannot be withheld. ARCOM's recent action to defer consideration of demolition approval related to B-008-2014 for 225 Indian Road was overturned by the Town Council on appeal, thus allowing the demolition. ARCOM may, however, impose conditions relative to the demolition in an effort to protect the neighbors. He noted that a previous Architectural Commission had raised similar concerns with regard to demolitions. At that time, Mr. Randolph had proposed an ordinance, which was reviewed by the Town Council, that contained provisions which allowed for a delay in approving a demolition in the event that the Landmarks Preservation Commission (LPC) felt the property was worth landmark study. If then, the LPC placed the property "under consideration" for landmarking, ARCOM would have been able to withhold demolition approval. The Town Council, at that time, did not approve that language, and instead encouraged the LPC to place all properties "under consideration" which are appropriate for that status, as they felt that applicants should not be held up or delayed because their property was under study. Mr. Randolph's comments inspired more comments and questions from the commission members.

VIII. PROJECT REVIEW (09:14:25 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS (09:14:28 a.m.)

B - 005 - 2014 Demolition and New Residence

Address: 1269 N. Lake Way

Applicant: PB Housing Investment II, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of an existing one-story residence and the construction of a new two-story residence with pool, landscape and hardscape Building and Trim Color - White; Roof-Terra Cotta; Shutters-Black

At the January meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating. A second motion carried for approval of the architecture, as presented, with the hip roof as shown on the alternate design. A third motion carried for deferral of the landscaping to the February meeting.

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

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Meroney stated that the design team has met with the neighbors to the east and north since the last meeting. He presented the revised plans in accordance with the submitted plans. At the north property line, there was an issue with the driveway. The revised plans show an imposed corner clip, a modified wall, and changes to the hedge resulting in no visibility problems on this site. As for the privacy issue, a 6 ft. CBS property wall was added between the two properties, along with continuous landscaping at that property line, including the addition of 3 palms. At the request of the neighbor, a 4th palm will be added. Formerly, the east property line was lined with Arcas. This was re-studied, and Travelers Palms will be used instead. On the east elevation, another Coconut Palm may be added to screen the second story windows.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE ADDITION OF A COUPLE OF PALMS ON THE EAST SIDE.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 006 - 2014 New Residence

Address: 6 Ocean Lane

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Benjamin Schreier, Affiniti Architects

Project Description: New two-story home and one-story guest house totaling 12,988 sq. ft. and associated landscaping and swimming pools Building Colors-White, Stone and Brown; Trim-Brown; Roof-flat concrete tiles

At the January meeting, after hearing the project, motions carried for deferral of the architecture and the landscaping.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Joe Peterson
ATTORNEY PRESENT: Maura Ziska, for the applicant

Mr. Schreier presented the revised plans in accordance with the submitted plans. It should be noted that a model was brought to the meeting. Mr. Schreier stated that the plans have been revised in response to the comments made at the last meeting. Some changes include: Added insets to structure; lowered parapet; added concrete awnings covered in wood at the second story; lowered the pergola by 3 feet; ceramic tile simulating wood abandoned in favor of natural wood; revised window pattern on south elevation; and, addition of two windows on north elevation. (It should be noted that Mr. Schreier attempted to show the animation he had prepared, but technical difficulties prevented its full presentation.)

Under commission comments: The animation indicates the thickness of the stone...treated like wallpaper; why laminate concrete with wood?; we are to consider this proposed house in relationship to its neighbors...this tells us nothing about the context of the neighborhood and how this fits into the context; still have trouble with the house...awnings are heavy and are major disturbances...not enough movement in the design; looks too commercial; thank you for making the revisions you have made, but the materials look flimsy; we want to encourage Contemporary architecture; generally concerned about how the materials are being used; questioning wood over concrete; question an aluminum trellis; natural materials are better; but, improved since last month.

MOTION BY MR. IVES TO DEFER FOR RESTUDY OF THE AWNINGS, THE MATERIALS USED, AND THE COMMERCIAL VS. RESIDENTIAL FEEL OF THE BUILDING.

MOTION SECONDED BY MR. HOMES.

(THERE WAS NO VOTE AT THIS TIME BECAUSE THE COMMISSION ELECTED TO HEAR THE LANDSCAPING.)

Mr. Peterson presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Date Palms to delineate the entryway; use of Clusia hedge and Coconut Palms along front; outdoor seating area in front of house; large Seagrapes to screen from the roadway; emphasis on privacy for the lot; east elevation – open with grass and staggered height Coconut Palms; south property line – Seagrapes and Cabbage Palms; west elevation – Seagrapes, Coconut Palms and Foxtail Palms; and pool and fountain.

Under commission comments: Recommend that landscape plan be deferred as well, until architecture is approved; and, question related to fire pit.

Ms. Ziska asked that Mr. Schreier be permitted to continue with additional comments. He stated that he had conferred with his client and they have elected to abandon the concept of concrete awnings in favor of wood awnings at the second floor, or the awnings could be removed altogether. In addition, they have agreed to change the metal pergola to wood.

MOTION CLARIFIED BY MR. IVES TO ADD DEFERRAL OF THE LANDSCAPE AND HARDSCAPE AS WELL.

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

Ms. Ziska asked for more direction from the commission. There was a request to see the proposed home in relationship to the rest of the streetscape, and from the water, and a comment

that the architecture does not "add" to the neighborhood and is too commercial. Chairman Vila recommended that the architect contact the members individually for feedback and assistance.

B - 007 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 219 Indian Road

Applicant: 219 Indian Road, LLC

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition of existing residence; Construction of new 11,447 sq. ft. two-story residence with pool, hardscape and landscape Building and Trim Color-White; Roof-Red Cement Tile

At the January meeting, a motion carried for approval of the demolition. A second motion carried for deferral of the project (architecture). A third motion carried for deferral of the variance request to the February meeting.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Daily Janssen Architects

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

ATTORNEY PRESENT: Maura Ziska, Attorney for the applicant

OTHERS WHO TESTIFIED: Anita Pollak, 1610 North Ocean Boulevard, and James Zahringer, 215 Indian Road

Mr. Janssen presented the revised plans in accordance with the submitted plans. The plans have been revised in response to the Commission's comments at the January meeting. Changes include: Massing changes resulting in elimination of variance requests; lowered overall height by 2 feet; eliminated many of the gable ends in favor of hip roofs; changed the orientation of the house so the smaller portion of the house is on the east side with a larger setback; reduced roof pitch; reduced the building height of the main house; eliminated entry pavilion in favor of entry gate and wall; reduced window head heights; eliminated and/or changed some windows; added cast stone surrounds to windows; and, reduced muntins patterns in the glazing.

Mr. Yannette likewise presented revised plans in accordance with the submitted plans. Changes include: Assorted changes due to re-orientation of house; moved Coconuts out of easement; Ficus hedge will be left in place and will be infilled as needed; add Clusia to the north end; and, rear shows large scattered Coconut Palms for a tropical feeling.

Anita Pollak stated that she is the neighbor next door to this house. She presented a photo to represent the panoramic view which she currently enjoys from her property. She was very concerned with the maintenance of that view, with the proposed height of the west hedge; with whether they will be doing seawall construction; whether there are any issues with hazardous material when they demolish the existing house formerly occupied by a photographer; and, whether this is an archaeological site. She also commented relative to the size of the house...that this will be the largest house in the neighborhood. Chairman Vila and Attorney Maura Ziska responded to Ms. Pollak's concerns. Mr. Yannette responded that as for the hedge, they would agree to match the existing lower landscaping.

Under commission comments: Project improved exponentially...incredibly improved...it has consistency of scale...hip roofs eliminate the former problem of two gables of two widths right

next to each other...lowering it shows good neighborliness; windows good now; issue with front door motif; issue with bed mould – re-study; a lot of hardscape; gates could be more narrow and more vertical; like it...thank you for considering the neighbor's view...very interested to see what will happen next door as they need to fit together...it will have a major impact on Indian Road; appreciate that you offered to lower the hedge for the neighbor's view; north side plants are not highly salt tolerant; how about a 12 ft. driveway instead of 14 ft.?.; make driveway look more pervious or break it up somehow.

Mr. Zahringer stated that historically, for the past 10 years, the hedges between the properties have been maintained at a height of 12 feet, but now they are much higher. He asked that they be restored to the lower height, and appreciated what the Frisbies have done with the project.

Mr. Page read a letter into the record from William and Anne Metzger, 277 Esplanade Way, listing their concerns about the size and mass of the proposed Indian Road houses which they feel would negatively impact the neighborhood.

Chairman Vila applauded the project as a good solution for most people. He noted that zoning allows construction in the town and sets the parameters for that construction. He felt this was a very good compromise and commended the design team.

MOTION BY MR. HOMES TO DEFER THIS UNTIL WE SEE THE HOUSE AT 225 AND SEE HOW THIS RELATES.

MOTION SECONDED BY MR. GRUSS.

Mr. Randolph: "I find it difficult to support a motion to defer on the basis of what might appear in the future. It seems to me your charge is to look at the adjoining neighborhood and the adjoining properties to make a determination as to whether it fits in with the neighborhood, or whether it is essentially similar, or essentially dissimilar to properties within 200 feet, and whether or not the materials are in keeping with the code."

Mr. Homes took exception to that opinion, and asked for a vote on the motion.

MOTION FAILED 3-4, WITH MRS. VANNECK, MR. SAMMONS, MR. IVES AND MR. VILA OPPOSED.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THOSE CHANGES TO THE HARDSCAPE AND THE VIEW AND THE DRIVEWAY GATE, AND THE PERMEABILITY OF SOME OF THE DRIVEWAY PAVING.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED 4-3, WITH MR. HOMES, MR. KNOWLES AND MR. GRUSS OPPOSED.

Let the record show that there was a short recess from 10:40 a.m. to 10:52 a.m.

B - 008 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 225 Indian Road

Applicant: 225 Indian Road, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of existing residence; Construction of new 12,106 sq. ft. two-story residence with pool, hardscape and landscape

The applicant had requested approval of only the demolition at the January meeting, and requested a deferral of the remainder of the project to the February meeting. Ultimately, at the January meeting, a motion failed relative to the demolition. A second motion carried to defer the entire project, including demolition, to the February meeting.

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

MOTION BY MRS. VANNECK TO DEFER B-008-2014 TO THE MARCH MEETING.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS (10:42:47 a.m.)

B - 009 -2014 New Residence

Address: 167 Seagate Road

Applicant: Mads Thomsen

Architect: Scott Hughes, Hughes Umbanhowar Architects

Project Description: New single family homes, landscape design, hardscape design (preliminary);

Roof-White PVC Membrane; Building Color-White

Please be advised that staff has determined that deferral of this project to the March meeting is required.

MOTION BY MRS. VANNECK TO DEFER B-009-2014 TO THE MARCH MEETING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 010 - 2014 Additions & Alterations

Address: 271 Southland Road

Applicant: William Yahn

Architect: Saladrigas & Cohen Architecture Inc.

Project Description: Additions and alterations to existing 1950's residence modified to Bermuda style including hardscape, landscape and associated changes

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

ARCHITECTURAL PRESENTATION BY: Rafael Saladrigas, Saladrigas & Cohen Architecture

LANDSCAPE PRESENTATION BY: Rafael Saladrigas, Saladrigas & Cohen Architecture

OTHERS WHO TESTIFIED: William Yahn, Property Owner

Mr. Saladrigas presented the project in accordance with the submitted plans and as described above. Design elements include: 331 sq. ft. net additional square footage; flat roof area of 1984

addition removed and replaced with roof and room with 8/12 pitch; add buttry for dining room; add covered front entry with Flemish gable; master bedroom/bathroom addition; extend site wall; rework driveway; pathway gate to front entry; rework curb cut for garage; reorient the house to the west where a new pool will be placed; fenestration changes, change garage doors to paneled doors with louvers; and, add waterfall fountain. It should be noted that the presentation was supplemented by many photos establishing precedence and many design details. Mr. Saladrigas continued with the landscape/hardscape plans which are designed to provide privacy for this property owner and the neighbors. The simple landscape plan includes various hedges, Foxtail Palms, Coconut Palms, a grove of Alexander Palms, and other landscape material as described. The hardscape material is Dominican Coral used in various ways.

Under commission comments: Great detail; excellent presentation; charming job; great presentation with precedent and details...refreshing to see amount of thought put into this; exciting to see this house step up to the plate on this important corner lot; some concern about paint color (bright melon with dark blue shutters); landscape material on North Lake Way is skimpy; since all this work is being done to the house, the landscape should be of equal quality; possibly defer the landscape for upgrading; nice that the landscape will not hide the house.

Mr. Yahn testified to assure the commission that the property will be landscaped much nicer, nicer even than shown.

MOTION BY MR. SAMMONS TO ENTHUSIASTICALLY APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

B - 011 - 2014 New Residence

Address: 50 Blossom Way

Applicant: PBH LLC

Architect: Smith Architectural Group Inc.

Project Description: New one-story residence with pools, final landscape and hardscape. Roof-wood shake; Building-Coquina; Trim-Cypress; Shutters-Weathered Wood

Please be advised that the applicant has submitted correspondence requesting that the project be withdrawn.

MOTION BY MR. IVES TO WITHDRAW THE PROJECT.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 012 - 2014 Demolition

Address: 167 Everglade Avenue

Applicant: Christopher and Susan Pappas

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

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

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

Mr. Kirchhoff provided the demolition report for the existing 1928 two-story residence. Upon inquiry about the landscape at the site, Mr. Kirchhoff replied that Ficus will be retained on the two sides, but all other landscaping will be removed.

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

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 013 - 2014 New Residence

Address: 240 Angler Avenue

Applicant: Palm Beach Angler 240 LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: New two-story residence and final hardscape and landscape design. Roof-White flat concrete tile; Building-Yellow; Trim-White

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Steve Parker, Parker-Yannette Design Group

Mr. Schreier presented the project in accordance with the submitted plans for a new two-story home, 4128 sq. ft. under air, on a vacant lot. Design elements include: Two-car front-loading garage on west side of house; two-tone yellow exterior paint color, darker on first floor and lighter at second story; and, white concrete tile roof.

Under commission comments: Issue with pitch of garage roof vs. pitch of house roof...re-study garage roof pitch; this needs re-study...roof pitch should be consistent, garage should not be accented by the roof pitch, lack of proportional study, span of covered loggia is too great...it is not of the right quality yet and needs careful re-study; side-loading garage is preferred; a lot of detail issues; the way you divided the house with the belt course is not working; and, so many details do not work.

MOTION BY MR. SAMMONS TO DEFER (TO MARCH) FOR RE-STUDY.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Schreier asked for more direction. The response: the verticality of the house; the massing; the inconsistency in the roof pitches; and the details.

Mr. Parker presented the landscape/hardscape plan in accordance with the submitted plans. Design elements include: Old Chicago brick driveway; low garden wall; entry piers; brick entryway; walkway; rear patio, pool, and spa; rear seating area and summer kitchen; small fountain off bedroom; Podocarpus hedge; Coconut Palms; Bougainvillea for color; Areca Palms in the rear; Ficus hedge.

Under commission comments: Request that Areca Palms in back be changed out for something more friendly to the neighbors; decrease the width of the driveway to 12 ft. instead of 14 ft.; hardscape in rear is excessive...make it softer and more permeable; Bougainvillea needs the sun,

so re-study due to proposed location; why Ficus on the west side?; Alexander Palms on the west side are insufficient and "too military"...needs motion; re-study...variety and movement needed.

**MOTION BY MR. SAMMONS TO DEFER (TO MARCH) FOR RE-STUDY.
MOTION HAD BEEN SECONDED BY MRS. VANNECK.
MOTION SECONDED AGAIN BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY AGAIN.**

B - 014 - 2014 Exterior Renovation

Address: 2730 S. Ocean Boulevard

Applicant: Ambassador Hotel Co-op Apartments Inc.

Architect: David Miller & Associates, P.A.

Project Description: This project includes the exterior renovation of the existing west building including new roof and parapet walls, railing replacement, window replacement, door replacement, mechanical equipment relocation, and associated modifications

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

**MOTION BY MRS. VANNECK TO DEFER B-014-2014 TO THE MARCH MEETING.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

B - 015 - 2014 Demolition

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Jeffrey Ray/David Hustad

Project Description: Demolition of existing structure at 266 Fairview Road

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

ARCHITECTURAL PRESENTATION BY: Jeffery Ray, Atelier d'Architecture
OWNER PRESENT: William Cooley

Mr. Ray provided the demolition report for this 1958 one-story residence designed by Ames Bennett.

**MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION WITH THE
TYPICAL CAVEATS AS TO NOXIOUS WEEDS, PLANTS, SODDING, IRRIGATION,
AND "PLAY NICE."
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 016 - 2014 Storefront Renovations

Address: 204 Worth Avenue

Applicant: Valentino - Carmine Pappagallo

Architect: Tricarico Architecture

Project Description: Tenant improvement of an existing retail space in a one story building. The project includes: Reconfiguration of storefront doors and glass, installation of new exterior stone, installation of new signage, integration of new roll-down hidden hurricane shutter system, and removal of existing awning.

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

ARCHITECTURAL PRESENTATION BY: Jesse De Rosa, Tricarico Architecture

Mr. De Rosa presented the project in accordance with the submitted plans and as described above. He explained that all of the Valentino stores will be re-vamped throughout the country. The project includes: Remove and replace existing signage; remove existing awning; and increase height and configuration of storefront. The existing black sign will be removed and replaced with a brass sign. Window signage will be done in applied white vinyl. The storefront material will be black granite with new taller doors.

Under commission comments: I like the old store better; recommend that you maintain the awning; it doesn't feel Mediterranean Revival or Palm Beach; need details on the shutter track system; the facade, as it exists, is better; the next door neighbor has a black surround, so now there will be two in a row; needs more deference to the Palm Beach location; black in Palm Beach gets very hot; this doesn't make it any better...it is branding on an architectural scale; did you consider hurricane proof glass?; you are not considering your customers when you take away an awning in Palm Beach; brass on the oceanfront will require a lot of maintenance; as for the black, this is Worth Avenue, with a Mediterranean style...we don't want two black eyes next to each other...this should be one of those stores that stands apart; what you have is better than what you are offering us; we must treat all applicants evenly...this meets the standard for Worth Avenue, but there are reservations about the hurricane protection; the amount of marble being used is minimal so the black marble is not objectionable; and, removing the awning is a mistake.

**MOTION BY MR. HOMES TO DEFER FOR RE-STUDY.
MOTION SECONDED BY MRS. VANNECK.**

Mr. Randolph stated that he felt compelled to comment. He asked the members to refer to the criteria of the ordinance which should be considered when making motions for approval, disapproval or deferral.

Under commission comments: On Worth Avenue, an exclusive shopping street, "branding" is not appropriate; this is not an improvement over the existing condition; it does not fit in the architectural context of Worth Avenue; its proximity to something that is almost exactly alike is the issue; when you take something away from the public, like an awning, passersby are being negatively affected; deferral is appropriate; detailing on the hurricane protection is lacking; Palm Beach is lucky to have Valentino on its main shopping street; we should encourage luxury retail; the look of the shutter is the issue, and for that reason, it should be deferred; the proximity to the other black store is an issue; too much black will be detrimental; an awning will affect the signage location, so deferral is needed; and, an awning will protect your merchandise.

MOTION CARRIED 5-2, WITH MR. VILA AND MR. IVES OPPOSED.

B - 017 - 2014 Fence

Address: 760 North Ocean Boulevard

Applicant: Palm Beach Country Club

Contractor: Bulldog Fence Co.

Project Description: Install a 6 ft. black chain link fence along the north property line to be 1,787 linear feet. Fence will be or is currently screened by landscaping.

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

ARCHITECTURAL PRESENTATION BY: Maura Ziska, Attorney for the applicant
OTHERS WHO TESTIFIED: Robert Fromer, Palm Beach Country Club Board Member and resident at 340 Polmer Park Rd., Bruce McAllister, 224 Bahama Lane, Dr. Steven Chang, 216 Bahama Lane

Ms. Ziska testified that two years ago, the Club proposed a chainlink fence for security around the entire property, 1000 ft. of which would have been placed along the north boundary. At that time, the neighbors on Bahama Lane objected to the northern boundary fence, so that portion of the fence was withdrawn. Since that time, there have been several trespassing incidents onto the Club property, the most recent of which was that the agent of one of the property owners cut down 30 mature trees, yielding damages of approximately \$ 300,000, resulting in legal action. There have been trespassing incidents involving lighting, irrigation, newly created paths, etc. on the Club's property. The Club feels that its only protection is to install a fence at a height of 6 feet, inset 2.5 feet from the property line, outside of the easement. The fence will be screened on both sides by landscaping, so it will not be visible as a black chainlink fence. Ms. Ziska maintained that there is no way to protect the Club's property unless there is a fence in place.

Mr. Fromer testified to the existing conditions on the Club's property and on the Bahama Lane properties adjacent to the Club's property as to landscaping, walls, and fences.

Bruce McAllister, 224 Bahama Lane, stressed the friendly relationship which is maintained when there is no fence, as is the condition between other Town golf courses and neighboring residential properties. He maintained that the removal of the trees was an unfortunate accident, for which the Bahama Lane residents are innocent. He stated that the Bahama Lane owners are seeking harmony and wish to be good neighbors. He requested that the project be withdrawn or denied. He showed an historical aerial photograph of the Bahama Lane properties and the Club property indicating previous openings in the landscape.

Mr. Fromer elaborated on 4 trespassing incidents which have occurred since 2011.

Dr. Steven Chang, 216 Bahama Lane, though sorry to hear about the unfortunate incident, felt that building a fence is a "shotgun" approach. He agreed with the comments of Mr. McAllister, and commented that the fence is redundant and unnecessary. Dr. Chang maintained that he wants to be a good neighbor, but he doesn't want to stare at an unsightly fence. He presented a series of photos illustrating the current conditions.

Chairman Vila asked about the Club's liability issues due to the amount of water features on the property, and escaping swans and snapping turtles. Ms. Ziska acknowledged that liability is a factor.

Mr. McAllister added that this should not be before ARCOM, recommending that this be handled between neighbors. He invited members of the Club to his property to envision what a 6 ft. fence would look like from his patio.

MOTION BY MRS. VANNECK: I THINK THAT WE HAVE PRECEDENCE ON EVERGLADES ISLAND, THAT THE EVERGLADES CLUB HAS A 4 FT. FENCE, AND I WOULD LIKE TO MAKE A MOTION THAT WE DENY A 6 FT. FENCE, BUT

INSTALL A 4 FT. FENCE, THAT WOULD GIVE THEM THE RELIEF FROM THE LIABILITY AND IT WOULD NOT VISUALLY AFFECT THE NEIGHBORS TO THE EXTENT THAT A 6 FT. FENCE WOULD, AND THAT IT BE SCREENED WITH PLANTING TO THE NEIGHBORS.
MOTION SECONDED BY MR. HOMES.

During discussion, the issue of right to a view came up. Mr. Randolph stated that no one has the right to a view across someone else's property.

Mr. Fromer showed a photo from 2010 which showed a full landscape buffer between the Bahama Road properties and the Club property, some of which was later altered by trespassers. The applicant made it clear that they want a 6 ft. fence, pursuant to the application filed.

MOTION FAILED 3-4, WITH MR. KNOWLES, MR. GRUSS, MR. IVES AND MR. VILA OPPOSED.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED (6 FT. FENCE).
MOTION SECONDED BY MR. IVES.

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

C. **MINOR PROJECTS - OLD BUSINESS** : None

D. **MINOR PROJECTS - NEW BUSINESS** (12:39:33 a.m.)

A - 006 - 2014 Modifications/Landscape and Hardscape

Address: 125 Wells Road

Applicant: Mr. & Mrs. Stephen Weiner

Architect: MP Design & Architecture Inc.

Project Description: Changes to existing South elevation and new landscape and hardscape

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

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

Mr. Perry presented the project in accordance with the submitted plans and as described above. He explained that the project will attempt to restore the front facade to its original condition and add some more detail. Design elements include: Change windows to French doors with transoms and Juliette balconies and black wrought iron railings; add portal window on the gable end; add two second floor dormer windows on east elevation; and, change garage doors to appear as two doors.

Mr. Nievera likewise presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Maintain existing driveway (grass and paver) , but decrease the size a bit; add a parking area; four equal beds of plant material in the front; Confederate Jasmine covering the walls around the new French doors; remove existing front hedge so the entire facade is visible; Bamboo at the north end; and, other associated landscape material as presented.

Under commission comments: Attic space being turned into a gym?; love it except for use of Bamboo; why use Bamboo on such a formal house?; would prefer you bring the oaks across.

Mr. Nievera defended his choice for the Bamboo.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

A - 007 - 2014 Storefront modification

Address: 125 Worth Avenue

Applicant: CP 125 Worth Ave LLC

Architect: Keith Spina, Glidden Spina & Partners

Project Description: Remove portion of existing glass storefront system and replace with a new door and storefront system. Add tenant signage.

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

ARCHITECTURAL PRESENTATION BY: Danny Brown, Glidden Spina & Partners

Mr. Brown presented the project in accordance with the submitted plans and as described above for a new storefront door and side lite, and signage placed over the entry element. All details and colors are to match the adjacent tenant space, except for the text of the signage.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 008 - 2014 Site modifications

Address: 1214 N. Ocean Boulevard

Applicant: David and Sarah Fiszal

Architect: Nievera Williams

Project Description: Adding new site walls, garden gates and modified driveway entrance

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the project in accordance with the submitted plans and as described above. He explained that they have modified an originally proposed curb cut on North Ocean Boulevard. The applicant proposes to: Remove that curb cut and move it to Mockingbird Trail; incorporate a low 3 ft. site wall along North Ocean Boulevard; add site walls on the west and south sides; and, add Epay louvered garden gates. Landscaping will remain as originally proposed.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:56:06 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:56:09 a.m.)

Chairman Vila thanked Attorney Randolph for his advice to the Commission at today's meeting. Mr. Vila asked that members be provided with the ordinance criteria for reference at each meeting.

Mr. Ives commented that there have been a couple of instances where dormer windows are being inserted into roofs to facilitate usable space over garages. This issue has been taken up by the Planning and Zoning Commission and will be discussed at an upcoming Town Council meeting.

Mr. Page described the new administrative policy with regard to e-mails being sent and received by commission members related to commission business. Members were provided with a copy of the new administrative procedure.

XI. ADJOURNMENT:

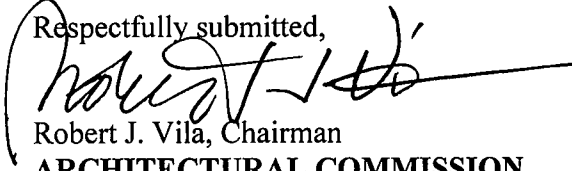
MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 1:10 P.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, March 26, 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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