



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

WEDNESDAY, JANUARY 23, 2013, 9:30 a.m.

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

I. CALL TO ORDER (9:31:30 a.m.)

Chairman Vila called the meeting to order at 9:31 a.m.

II. ROLL CALL (9:31:32 a.m.)

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	UNEXCUSED
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 (<i>Voting Member today</i>)
Alexander C. Ives, Alternate Member	PRESENT

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

III. PLEDGE OF ALLEGIANCE: (9:31:52 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 21, 2012 MEETING: (9:32:15 a.m.)

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

V. APPROVAL OF THE AGENDA : (9:32:38 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: (9:32:40 a.m.)

Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VII. OTHER BUSINESS: (9:32:44 a.m.) None

VIII. PROJECT REVIEW (9:32:47 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS (9:32:57 a.m.)

B - 087 - 2012 New Pool Cabana

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 320 Polmer Park

Applicant: Fred Latsko

Architect: Robert L. Bell

Project Description: Construction of a 520 sq. ft. single story pool cabana including open porch.

Variances requested for lot coverage and landscaped open space

At the November meeting, after review of the project, a motion was approved for deferral to December. At the December meeting, after review of the project and ARCOM providing a recommendation relative to the variances, a motion carried for deferral of the architecture to the January meeting.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Robert L. Bell, Architect

ATTORNEY PRESENT: M. Timothy Hanlon, Attorney for the applicant

Mr. Hanlon reviewed the history relative to this project to date, including the fact that the Town Council granted both requested variances for the project. Mr. Hanlon stated that since the last ARCOM meeting, the architect has reduced the size of the cabana from 520 sq. ft. to 437 sq. ft., and has moved the bath from the end of the building. Mr. Bell explained the changes to the plans since last month in more detail.

MOTION BY MR. KARAKUL FOR APPROVAL WITH THE CHANGES/CONDITIONS AS EXPRESSED BY MR. SAMMONS AND MRS. VANNECK; THAT THE COLUMNS MATCH, THAT THE DOORS LINE UP (DOORS CENTERED BETWEEN COLUMNS, AND THAT THE PROPORTION OF THE ENTABLATURE IS CORRECTED, WITH ALL OF THE ABOVE SUBJECT TO REVIEW BY THE CHAIRMAN.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 092 - 2012 New Residence

Address: 149 Brazilian Avenue

Applicant: Mary Campbell

Architect: Michael J. Johnson c/o LaBerge & Menard Inc.

Project Description: New 7500 sq. ft. residence, two-story (with two-story pool house incl.) stucco finish, metal windows and shutters, French Country style, final landscape plan. Building Color: Grey; Trim Color: White; Shutter Color: Blue; Roof: Grey Concrete Tiles/Slate

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

At the December meeting, a motion carried for deferral to the January meeting to address the detailing.

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

OTHERS WHO TESTIFIED: Vivian Doris, 155 Brazilian Avenue

Mr. Menard presented the revised plans pursuant to ARCOM's comments last month relative to the roof overhang, the stucco band, roof slope and configuration, fenestration details, number and location of quoins, and changes to second floor dormers. Additional changes made since last month: removal of some fake chimneys; rear courtyard changes to enhance symmetry; and, reduced number of shutters throughout.

Mr. Sammons commented that the design is much improved, but questioned the lintel design, the thick sill stone, and the entry portal design. (Exact comments available in meeting audio.)

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE CAVEAT THAT THE SUGGESTIONS FROM MR. SAMMONS BE USED, INCORPORATED IN THE DESIGN.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 093 - 2012 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 101 Indian Road

Applicant: Fair Dinkum Construction

Architect: Smith and Moore Architects, Inc.

Project Description: Demolition of an existing two-story residence, pool and accessory structure; Construction of a new two-story single family residence, guest house and pool, hardscape and landscape. Building Color: Cream; Trim Color: White; Shutter Color: Blue; Roof: Grey flat concrete tile

At the December meeting, a motion carried for approval of the demolition; the commission made a recommendation relative to the variances; and, a motion carried for deferral of the project to the January meeting primarily for re-study of the siting of the project.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

ATTORNEY PRESENT: Maura Ziska, Attorney for the applicant

Mr. Smith reported that one of the entrances on the north side of the property has been eliminated, leaving one entrance from Indian Road to the south and one entrance from East Inlet Drive to the north. He reviewed minor changes to the floor plan and elevations, including revised west and north elevations which were shown on the Elmo projector. Mr. Lang presented a preliminary landscape/hardscape plan with few changes since last month.

Under commission comments: Nice, but very massive; verandas are too deep; reduce the mass of the rear block; scale of trees needs to be stronger and taller.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE CAVEAT THAT BOTH VERANDAS BE REDUCED IN DEPTH FROM 18 FEET TO 14 FEET.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS (10:15:22 a.m.)

B - 002 - 2013 Demolition and New Residence

Address: 173 E. Inlet Drive

Applicant: Ms. Lisa Hedley

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of existing one-story residence, hardscape and landscape.

Proposed CBS construction of new one-story residence with 3,367 air conditioned square feet with pergola, pool, landscape, hardscape and site lighting. Building, Trim and Roof Color: White; Roof: Flat Cement Tile

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

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Janssen provided the required demolition report for this residence.

MOTION BY MR. HOMES FOR APPROVAL OF DEMOLITION AS REQUESTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Janssen presented the new home in accordance with the submitted plans and as described above. He described it as a simple, understated Ranch style home with all single-lite fenestration, and noted that a variance had already been granted for the encroachment of the pool into the front yard. As for the landscape/hardscape, Mr. Williams stated that a portion of the Ficus will be retained on the east and west, but all other landscape/hardscape will be removed in preparation for the new home construction. Design elements include: Garden gate off Inlet Drive on axis with the front door; 40 ft. x 13.5 ft. pool; citrus garden; Coconuts: Bougainvillea at garage; clean, contemporary garden; limestone walkway and pool coping; and, semi-tumbled paver driveway.

Under commission comments: Wonderfully modest and perfectly appropriate; terrific project which relates to the block; the Avocado tree will die...be sure to plant salt tolerant material.

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

B - 003 - 2013 Landscape/Hardscape

Address: 1348 North Lake Way

Applicant: Pat Carney

Architect: Joe Peterson, Peterson Design Professionals

Project Description: Two-story residence seeking final landscape approval as well as approval of paint colors

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Design Professionals

ATTORNEY PRESENT: L. Frank Lynch, Attorney for the applicant

Mr. Peterson stated that preliminary landscape approval had been obtained in April. At that time, there had been a request to have an additional tree planted in the front, and that has been done, as well as additional plantings along the north and south property lines. Staff pointed out that certain site walls on the south property line, now at 6 feet in height, will have to be adjusted down to 4 feet.

Mr. Smith presented revised paint colors: Yellow for the body of the house; off-white trim, muted green shutters, and dark grey roof tiles.

Under commission comments: Colors lovely, except for roof; preference for the originally presented white roof, or at least a lighter grey roof tile; and questioning the design of gate piers.

Attorney Lynch, on behalf of the property owners, spoke in favor of a non-white roof for maintenance considerations.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE SITE WALLS CONFORMING TO THE HEIGHT REQUIREMENTS FROM THE LAKE TRAIL; THE PIER DESIGN TO BE MORE APPROPRIATE, ARCHITECTURALLY, TO THE HOUSE; AND THAT THE ROOF IS A LIGHT GREY IN COLOR, IF NOT WHITE.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

B - 004 -2013 Demolition and New Residence

Address: 327 Barton Avenue

Applicant: John David Corey

Architect: Bridges, Marsh & Associates

Project Description: Demolition of existing two-story residence/two-story guesthouse/garage.

Proposal to construct new two-story residence with attached single car garage in a Mediterranean/Tuscan villa style, with proposed landscape/hardscape. Building Color: American White; Trim Color: Decorator White; Roof Color: Italian Grey; Roof: Clay Barrel Tile (per the application)

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates
LANDSCAPE PRESENTATION BY: Jorge Sanchez, Sanchez & Maddux
OTHERS WHO TESTIFIED: Paul Castro, Zoning Administrator

Mr. Marsh presented the demolition report for this 1924 home which has experienced lack of maintenance; has several non-conformities, assorted windows, bad flooring and structural failures.

**MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 5-2, WITH MESSRS. SAMMONS AND VILA OPPOSED.**

Mr. Marsh described the new house as having a restrained Classical symmetrical look with a balanced symmetrical street elevation, and a main entrance and portico on the west elevation. The proposed roofing is Ludowici Italian Fire Flash roof in a light color grey/red blend on a simple white on white house color palette. Window frames and muntins will be done in dark grey metal. He noted that variance approval had been obtained from the Town Council for the one-story garage. Mr. Sanchez presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Small pool in rear, gravel & stone motor court; wrought iron arch, walls enclosing the entire property; Podocarpus hedges and other plant material as shown.

Mr. Lindgren noted that the gates cannot exceed 9 ft., so the plans will have to be revised. He read a letter into the record from Dr. Ronald J. Hurwitz, 321 Barton Avenue, wherein Dr. Hurwitz lists his concerns relative to dust, noise, etc. during demolition and construction.

Mr. Castro testified that the Town Council approved the variance for the garage with two conditions: 1) That the property owner is to work with the neighbor to the east regarding the wall and landscaping; and 2) that the a/c equipment, on the east side of the house, is screened with a wall and landscaping.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, INCLUDING THOSE TWO ISSUES...THE SCREENING OF THAT SIDE OF THE GARAGE AND THE EQUIPMENT AND THE HEIGHT OF THE GATES.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that there was a short recess at 11:08 a.m.

B - 005 - 2013 Landscape/Hardscape

Address: 168 Seaspray Avenue

Applicant: Mario & Sue Mercurio

Architect: Efflorescence, Inc.

Project Description: Final landscape/hardscape presentation

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Alan Stopek, Efflorescence Inc.

Mr. Stopek provided the landscape/hardscape pursuant to the submitted plans. He explained that the plans were designed in consideration of privacy, screening and noise concerns. To accomplish that goal, the entire perimeter will be screened by walls, varying from 4 ft. to 6 ft. in height. Design elements include: Exterior living room area and dining room area, castle stone paving in a herringbone pattern at selected areas, cast stone pool deck, palms, hedges and canopy trees in staggered heights at the perimeter, and, two metal gates with wood stain.

Under commission comments: This had been controversial when originally approved because the garage doors are right in the front... where is landscaping or trellising at garage?; this was controversial...one of the main sticking points for the neighbors was that the hedges would be maintained...you've ignored that; garage doors too visible; where is the mystery?; try to reduce the curb cut and add more landscaping at the garage doors...trellis would be good...reduce amount of pavement...reduce garage door size itself because it is really a one-car garage.

MOTION BY MR. HOMES TO DEFER (TO FEB.) AND SUGGEST THAT THE APPLICANT RETURN TO THE NEXT MEETING WITH THE NEIGHBORS AND THAT WE HAVE SOME CONSENSUS BETWEEN THE THREE.

Mr. Lindgren read a letter into the record from the eastern abutting neighbor, Joan de Bie, 164 Seaspray Avenue, wherein she addresses a boundary issue with regard to this project.

Chairman Vila repeated the motion, and recommended that it should be added to the motion that the property owner needs to resolve the issue with the survey and the discrepancy with the setback. (The motion was not formally amended by the maker.)

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

Mr. Stopek asked for further clarification, and the commission responded accordingly.

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.

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska described the variances requested for the project. Mrs. Albarran presented the project in accordance with the submitted plans and as described above. She explained that the new garage will be placed on top of existing hardscape. The project received favorable comments.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 007 -2013 Modifications to previous approval

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm Way LLC

Architect: Rafael A. Rodriguez

Project Description: The Palm House is currently under renovation pursuant to the approval of the Town Council in May 2007 and 2012. The applicant is requesting modifications to the ARCOM approved plans of September 26, 2012. The following is a list of proposed changes to the hotel plan and use: (1) Eliminate the roof top sundeck on the proposed Function Room and create a similar roof top sundeck on the roof top of the hotel above the lobby, in essence a transfer of the use from the Function Room to the Hotel with the same restrictions being adhered to. (2) Elimination of the pool deck stair to the lower level spa area. (3) Modification of the Function Room facades including: (a) Doors; (b) Stairs to Sundeck; (c) Elevator to Sundeck; and, (d) Rooftop a/c equipment moved to planter area on the east side, behind stair #3 on the ground floor. (4) Modification of the shape of the water wall on the south side of the pool area. NOTE: This is the project description as advertised

Project Description as shown in Presentation materials: (1) Elimination of rooftop access to the Function Room including elevator shaft, elimination of stairs, removal of parapet wall, and move the AC units; (2) Removal of stairs to spa; (3) Replace balustrades with parapet wall; (4) Redesign of water wall; (5) Function Room east side has one 8 ft. door opposed to 2 doors now; (6) Changed door design to full arch to match rear lobby opposed to transom and added two more doors for Function Room; (7) Addition of rooftop lounge (the Sunset Deck) above the lobby; (8) Addition of elevator shaft above lobby; and (9) Move of stairs to grassy knoll.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Tara Lordi, Owner's Representative and Rafael Rodriquez, Architect

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Paul Castro, Zoning Administrator

Ms. Lordi and Mr. Rodriquez presented the project in accordance with the submitted plans and as described above. Ms. Lordi explained that activity was removed from the top of the Function Room in deference to the neighbors. *It should be noted that this presentation and corresponding discussion relative to each of these items was quite lengthy, and the recording of the meeting is available on the Town's website.* During review of the plans, certain inaccuracies were once again noted by the commission relative to this project.

Mr. Castro explained that the Town Council required the 14 ft. water wall to assist with noise issues. He asked that the applicant be required to raise the wall to the east of the Sunset Deck to prevent anyone climbing up to the roof. He added that use of the Sunset Deck is limited to certain hours per the Declaration of Use Agreement.

Chairman Vila called for consensus on each of the nine (9) items, one by one. As for Item #5, the commission asked that they be off-centered, flush, solid service doors. As for Item #8, Chairman

Vila asked that the "Taco Bell" type roof be modified. The commission reminded that the east wall at the Sunset Deck must be built up so the rooftop cannot be accessed.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE FOLLOWING ITEMS AS LISTED ABOVE: #1 (AS LISTED), #2 (AS LISTED), #3 (AS LISTED), #4-APPROVE THE SCALLOPPED EDGE OF THE WATER WALL; #5-FUNCTION ROOM EAST SIDE NEEDS TO BE A SERVICE DOOR OF 8 FT. OFF-CENTERED; #6 (AS LISTED); #7-(AS LISTED) AND MAKE SURE THAT ALL ACCESS TO THE EAST ROOFTOP IS PREVENTED; #8- (AS LISTED), BUT THE ROOF OF THAT SHAFT NEEDS TO BE RE-STUDIED; AND #9 (AS LISTED).
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that Mr. Sammons and Mr. Gruss left the meeting at this point.

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

D. **MINOR PROJECTS - NEW BUSINESS:** (12:34:45 a.m.)

A - 001 - 2013 Modifications to bank

Address: 411 S. County Road

Applicant: J.P. Morgan Chase Bank (Corey Lenga) Leasehold Interest Holder

Architect: BDG Architects

Project Description: Closing off Teller windows at Drive-up building; jogging the corner to accommodate a pneumatic tube, and adding an ATM.

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

ARCHITECTURAL PRESENTATION BY: Danlys Hernandez, BDG Architects

Ms. Hernandez stated that this project is a minor modification to a previous ARCOM approval relating solely to the drive-up teller portion. Town Council approval has already been obtained for the project.

Under commission comments, Mrs. Vanneck raised a concern relative to safety of persons who might walk up to the ATM which is designed for vehicular use only.

**MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 5-1, WITH MRS. VANNECK OPPOSED.**

A - 002 - 2013 Roof Tile Color Change

Address: 1030 North Lake Way

Applicant: Mr. and Mrs. Fischer

Architect: Glidden Spina & Partners

Project Description: Change previously approved roof tile Entegra "Gun Metal" Gray to Entegra "Lignite with Black Antique" Gray

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

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina & Partners

Mr. Spina presented the third roof tile presented for use at this residence. He showed a sample of the actual proposed new roof tile as described above.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:43:11 a.m.)

None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:43:17 a.m.)

None

XI. ADJOURNMENT: (12:43:29 a.m.)

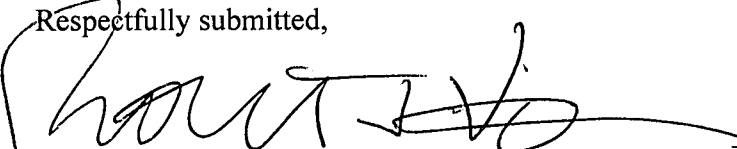
MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 12:52 P.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

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

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