



MINUTES

ARCHITECTURAL COMMISSION IN THE TOWN COUNCIL CHAMBERS 360 S. COUNTY ROAD, PALM BEACH

WEDNESDAY, OCTOBER 27, 2010, 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 (9:01:49 a.m.)

The meeting was called to order by Vice Chairman and Acting Chairman William Strawbridge at 9:00 a.m.

II. ROLL CALL (9:02:11 a.m.)

The following members were present: William J. Strawbridge, Jr., Vice Chairman, Members Leslie C. Diver, Kenn Karakul, Nikita Zukov, and Robert J. Vila; and alternate members: Ann L. Vanneck, Martin D. Gruss and Peter I. C. Knowles II. Members Samuel M. Boykin (excused), and Jeffery W. Smith, Chairman (unexcused) were absent.

Staff members present were John Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney John Randolph was not present. Let the record show that a court reporter, Jill Felicetti of Ley & Marsaa Court Reporters Inc., was present for the 333 Peruvian Avenue project.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 22, 2010 MEETING (9:02:57 a.m.)

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

V. **APPROVAL OF THE AGENDA : (9:03:08 a.m.)**

MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

(9:03:19 a.m.) By Mrs. Delp at this time and throughout the meeting as needed. Mr. Strawbridge announced that there will most likely be a break at approximately 10:00 a.m. to 10:30 a.m. and a break for lunch at approximately 12:00 p.m. to 12:30 p.m.

VII. **OTHER BUSINESS: (9:03:36 a.m.)**

Informal Review: Design of Worth Avenue Holiday Tree Base (Paul Brazil, Director of Public Works) Mr. Page reported that Paul Brazil, Director of Public Works, will return to the commission in the months ahead, but this item will not be discussed today.

VIII. **PROJECT REVIEW (9:04:49 a.m.)**

A. **MAJOR PROJECTS - NEW BUSINESS (placed early on agenda due to time constraints associated with air travel) (9:04:52 a.m.)**

B - 049 - 2010 Facade

Address: 225 Worth Avenue

Applicant: Retail Brand Alliance Inc.

Architect: Mark Dillenberg, NCARB

Project Description: Interior remodeling with Worth Avenue facade modifications

Call for disclosure of ex parte communication: Mrs. Vanneck and Mr. Vila made ex parte declarations.

Architect Mark Dillenberg presented this request. He explained that the project includes the gutting and rebuilding of the interior of the store into the current Brooks Brothers prototype. A few changes will take place on the exterior as well: move the entrance from the left to the center of the façade; clad the exterior with stucco to match the stucco on the right for continuity; add corner quoins and decorative trim; replace all glass with weather resistant storm glazing; replace all awnings to match existing awnings in a dark navy/black color. Trim and signage will be done in dark bronze aluminum, but decals will also be used by the door. Mr. Dillenberg noted that the building signage would be backlit.

Commission comments: We do not allow backlit signs; concern about adding design elements, especially quoins; why use stucco instead of travertine; use travertine to unify the storefront; this is an opportunity to do something stunning.

MOTION BY MS. DIVER FOR DEFERRAL.

**MOTION SECONDED BY MR. ZUKOV AND MR. KARAKUL
SIMULTANEOUSLY.**

MOTION CARRIED UNANIMOUSLY.

B - 050 - 2010 Single Family Dwelling

Address: 2228 Ibis Isle Road West

Applicant: Kelly Klein

Architect: Smith and Moore Architects

Project Description: New 1-story (13' 2" tall) single family detached dwelling on vacant site. Final landscape and hardscape will be presented.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Daniel Cahan of Smith and Moore Architects presented this request along with David Piscuskas of 1100 Architect and Steven Dauber, Landscape Architect. The proposed single story, four bedroom home will have 2,945 sq. ft. of air conditioned space and 4,227 square feet total. The house will be done in painted white stucco with a smooth finish. Rolling bleached mahogany shutters will match the windows. Mr. Dauber explained that the landscape plan proposes clean lines to match the modern feel of the house, gravel front driveway, similar bleached mahogany driveway gate, beach pebbles for mulch, and white marble where vehicles drive into garage.

The commission offered very positive comments regarding the design as proposed. Mrs. Vanneck asked that the architects be sure to screen the solar panels from the neighbor.

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

B. MAJOR PROJECTS - OLD BUSINESS (9:36:00 a.m.)

B - 037 - 2010 New conservatory

Address: 286 Jamaica Lane

Applicant: Elizabeth Raese

Architect: Harvey E. Koehnen

Project Description: Remove existing 6x8 dollhouse and replace with new 14x15 glass conservatory (white aluminum)

Please note that at the August meeting, there was a motion for deferral of the project so the applicant can show proper landscaping screening which protects the neighbor's view and the views from the road. At the September meeting, the project was deferred to the October meeting at the request of the applicant.

Call for disclosure of ex parte communication: None

Thomas Monroe, Production Manager of Four Seasons Sunrooms and Don Skowron of Morgan Wheelock Inc., Landscape Architect, returned to ARCOM in response to previous deferrals. Mr. Skowron reviewed and contrasted the existing landscaping vs. the proposed landscaping (having additional landscape screening to screen the conservatory from view by the neighbors or from the road.)

A neighbor, Elizabeth Marshall, 273 Bahama Lane, expressed her concerns regarding visibility of the structure through landscaping, reflection issues, “white” issues, and lighting issues.

Commission comments: Enter into an agreement with the neighbors that if a hurricane were to remove the landscape material, the property owner will immediately replace the landscape material to the level that would prevent the conservatory from being seen by the neighbors; bronze would be better than white; this is not the quality of architecture that we like in Palm Beach; must balance the rights of the owner to enjoy his home with the rights of neighbors; it’s a prefab structure and it is a product which passes code requirements; it should not be denied on aesthetic grounds; the owner has gone to great lengths to hire a respected landscape architect to effectively screen the structure; reflective glass is not really an issue.

MOTION BY MR. VILA FOR APPROVAL OF THE PROJECT FOR THE CONSERVATORY STRUCTURE AS DESIGNED, BUT WITH THE PROVISION THAT IT BE MANUFACTURED IN BRONZE TONE ALUMINUM, AND TO APPROVE THE LANDSCAPE AS PROPOSED, WITH THE GUARANTEE THAT SHOULD THERE BE STORM DAMAGE, THE OWNERS WILL CONTINUE TO REPLACE AND MAINTAIN THE LANDSCAPE IN ORDER TO PROVIDE SCREENING FROM THE NEIGHBORS AND FROM THE STREET.

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

[B - 035 - 2010 New commercial building](#)

Address: 2880 South Ocean Boulevard

Applicant: HOJO Partners, LLC

Architect: The Lawrence Group Architects

Project Description: A one-story office building with a combination of flat and pitched roofs and the demolition of the existing one-story building

At the September meeting, there was a motion for approval of the demolition with the typical provisions for sodding and irrigating. There was a second motion for deferral of the project to the October meeting for re-study. (It was clarified, for the applicant, that the commission would like to see a hint of Phase II and Phase III.)

Call for disclosure of ex parte communication: Ms. Diver and Mr. Zukov made ex parte declarations.

Architect Eugene Lawrence returned to ARCOM in response to last month’s deferral. He reminded the members that Phase I is for a real estate office and Phase II, (4,000 sq. ft. of additional commercial area) is contemplated for the future. Approval is only sought for Phase I at this time. Mr. Lawrence stated that he has attempted to respond to the comments made last month by: making all of the offices square (10’x 10’); making roof changes; dropping the pediment at the

front entrance; and offering a glimpse into the design for Phase II. Jeff Blakely discussed minor changes to the landscape plan.

Commission comments: You have done what we asked; this is not attractive or special; the architecture is better now, but there are additional concerns; you have missed that this is located at an entrance to Palm Beach; this is mundane; would like to see material samples; members should focus on the similar/dissimilar criteria; this design mixes architectural vocabularies...decide on a vernacular; member likes the architecture as it mixes traditional Palm Beach with a contemporary look; perhaps take off the red barrel tile and remove the Mediterranean elements; pick a look and go with it; look at the streetscape and the neighborhood.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION FAILED 2-5, WITH ONLY THE MAKER & SECONDER SUPPORTING THE MOTION.

MOTION BY MR. KARAKUL FOR DEFERRAL FOR RE-STUDY (AND THE ARCHITECT IS TO RETURN WITH MATERIALS).

MOTION SECONDED BY MS. DIVER.

Under discussion, more comments were offered: The design has improved since last month; the south façade is too long; do something less ordinary; the second story is a small pop-up over such a long building; perhaps return with two different schemes.

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

[B - 044 - 2010 New Single Family Home](#)

Address: 225 Nightingale Trail

Applicant: Dr. and Mrs. Michael and Ellen Lospinuso

Architect: SKA Architects/Patrick W. Segraves

Project Description: New two-story (CBS) island style home to be approximately 4,000 square feet. Colors: Building-tan; roof-white; trim-white; shutters-white

Please note that at the September meeting, after hearing the project, there was a motion for deferral of this project to the October meeting.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Pat Segraves returned to ARCOM in response to last month's deferral. He explained that since last month he re-aligned many elements of the design. This is a one and two story home with the two-story portion in the center, and a side entry two-car garage. The roof will be done in flat, white Monier color through tile. Though there were still some technical problems with the projected plans, the mini-sets given to the members were correct. On that basis, the presentation continued using the mini-sets.

Commission comments: The design is greatly improved since last month; more uniformity is needed in the windows and doors; problem with the two-story portico; problem in the details; overall scale is good; pleasant; like the project; appreciate changes made; nice house; lack of consistency in fenestration.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MS. DIVER.

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

Keith Williams of Mario Nievera Design Inc., Landscape Architect, presented a preliminary landscape plan only. (Final landscape not advertised) Mr. Williams stated that the landscape plan was unchanged since that shown last month: Central entrance drive, on axis with the front door; driveway material is salvaged brick laid in a basket weave pattern with a grass paving detail around it; Pool (38 ft. x 13 ft.) is on axis with the family room in the rear; primarily, Ficus hedges and tall palms adorn the perimeter. Mr. Williams discussed other aspects of the landscape/hardscape.

There was some discussion about whether the tall hedges should continue across the entire front façade to screen parked cars from the street, and whether the rear landscaping was too simple.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE PRELIMINARY LANDSCAPE/HARDSCAPE.

MOTION SECONDED BY MR. ZUKOV.

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

[B - 045 - 2010 Landscape](#)

Address: 333 Peruvian Avenue

Applicant: Donna Lloyd George

Architect: KVL A Design LLC, Steve Kvarnberg and Alan Stopek, Efflorescence, Inc.

Project Description: Final landscape plan

Please note that at the September meeting, after hearing the project, there was a motion for deferral of the project to the October meeting.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Mr. Strawbridge proposed that the contentious west elevation be handled first as a separate piece. Landscape Architect, Alan Stopek presented the proposed treatment for the West perimeter landscaping: Twenty (20) individually selected and placed Alexander Palms (multiple stemmed at staggered heights of 14 ft. to 23 ft.) and Giant Leaf Pothos Vine (very hearty and survived hurricanes) which, in combination, he stated, would sufficiently screen the four west windows of the building, as well as the majority of the building itself, from Mr. Moens' property

to the west. This plant material will be planted in the 3.5 ft. planting bed to the west of the north/south driveway on the subject parcel. Mr. Stopek called attention to the existing very tall landscaping on the Moens property which will also help to screen the properties from each other. Mr. Stopek was emphatic in his claim that the utmost care and consideration has been given to select plant material which will survive along the west perimeter, given the conditions, and will provide sufficient screening immediately and even more screening in the years to come.

Attorney Maura Ziska and Attorney James Green, representing Mr. Moens, introduced John Lang, Landscape Architect. Mr. Lang stressed the importance of privacy and buffers and the need to find the right plant material to provide the screening. He did not support the plant choices presented by Mr. Stopek.

Let the record show that Attorney Brian Seymour, Gunster Yoakley, representing 333 Peruvian Avenue and Attorney Maura Ziska, representing Mr. Moens presented several exhibits into the record.

Commission comments: Very narrow planting space; Alexander Palms grow quickly and do well in cold conditions; cannot do Ficus or canopy trees; light is an issue for whatever is planted; what they've proposed gives good coverage now and in the future; maintenance will be required; the neighbor can add plant material to his property as well; perhaps Mr. Moens would give permission for plant material to be planted on his property by the applicant; the applicant was approved for a big building...it could have been smaller to allow for a larger landscape bed; the applicant created the conditions which only allowed a small planting bed; when the windows became larger, you were told to screen them completely; the neighbor's landscape cannot be considered part of the buffer here...the applicant must stand alone; it looks like it will be sufficiently buffered; given the light conditions, the palms will grow slower, and given the proximity to the building, cold will be less of a factor; work together as neighbors to resolve this.

Mr. Lang stated that the best solution, as stated by one of the members, is to have the applicant plant on the Moens property, at the expense of the applicant; that Mr. Moens wants screening as close to 100% as possible and wants it enforced.

MOTION BY MR. ZUKOV FOR DEFERRAL, NOTING THAT IF THE TWO PARTIES CANNOT WORK THIS OUT, ARCOM WILL MAKE A DECISION NEXT MONTH.

MOTION FAILED FOR LACK OF A SECOND.

Mr. Seymour reported that his client is amenable to give Mr. Moens a sum of \$ 3,000.00 to plant materials on his property to provide screening.

Let the record show that there was a ten minute recess at 11:42 a.m. to allow the two parties to try to reach an agreement to resolve this issue.

Attorney Seymour reported that a solution has been reached. There is an existing deed restriction which will need to be amended. As part of that amendment, an agreement was reached to language that would provide, within that restriction, that there will be a dense vegetative barrier that blocks the west side windows and balcony on the northwest corner. This restriction is enforceable by the Town's Code Enforcement procedures. If the applicant's proposed plant material provides effective screening, it will remain. If not, however, the applicant must fix the landscaping so Mr. Moens cannot see the windows or the balcony. Attorney James Green, representing Mr. Moens, added that this allows the flexibility for the applicant to attempt to remedy the situation on their own property first, and failing that, the applicant could pay to plant the necessary screening material on the Moens property.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE WEST PERIMETER LANDSCAPING ONLY AS PRESENTED, WITH THE CONDITION THAT THE DEED RESTRICTION IS AMENDED PURSUANT TO THE LANGUAGE AS STATED BY MR. SEYMOUR, THAT THERE WILL BE A DENSE VEGETATIVE BARRIER THAT BLOCKS THE WEST SIDE WINDOWS AND BALCONY ON THE NORTHWEST CORNER, AND THIS RESTRICTION IS ENFORCEABLE BY THE TOWN'S CODE ENFORCEMENT PROCEDURES.

**MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

Moving on to other landscaping elevations, Mr. Stopek discussed the front elevation, upper and lower planting beds, planted in a diamond planting pattern. Sixteen ft. Spindle Palms are planned for the upper bed, and twelve-thirteen ft. Spindle Palms are planned for the lower bed. Underplanting will be done in the diamond pattern. It was suggested that the Spindle Palms should be taller due to the size of the building. There was an alternate suggestion that Foxtail Palms be used on the upper level instead of Spindle Palms. Mr. Stopek stated his preference for using the same variety of palm trees on both levels.

MOTION BY MR. KARAKUL APPROVING THE OTHER 3 SIDES OF LANDSCAPING WITH THE AMENDMENT TO THE DRAWINGS TO INCLUDE 18'-24' PALMS (UPPER LEVEL) AND THE SAME SCALED DOWN PALMS RELATIONSHIP FOR THE LOWER BED, USING FOXTAIL PALMS (UPPER & LOWER BEDS).

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

[B - 046 - 2010 New Single Family Home](#)

Address: 207 Via Tortuga

Applicant: Addison Construction Corp.

Architect: Alfred A. Cilcius

Project Description: New two-story (CBS) residence. Colors: Building-Off White; Roof-Natural Clay (barrel tile); Trim-Natural Stone

Please note that at the September meeting, without hearing a presentation, there was a motion for deferral to the October meeting, as recommended by staff.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Alfred A. Cilcius, Architect, and his associate, Lynn McCall, presented this request. Dan Swanson also offered testimony relative to the project. The new two-story residence will have a side loading three car garage, barrel tile roof, pecky cypress outriggers, white window frames, off-white stucco building, natural stone trim, recessed iron and glass front door, princess balcony over front door, and a stained wood rear trellis. It should be noted that a model was presented. Landscape Architect, Carol Perez, with A. Grant Thornbrough and Associates reviewed the preliminary landscape plan.

Commission comments: The home is large and tall, but the plant material selected is too short and out of scale with the building; problem with the inconsistency of the quoins as shown; the panes of the windows and French doors should match; only use quoins at the front entrance and nowhere else; group the three windows on the garage; front elevation - second floor balcony dies into the wall; no need for scalloped shell over French doors; details need to be reviewed and brought back; elliptical window out of proportion with façade; first and second floor windows do not relate to each other; rear elevation-detailing of balcony very heavy; only use quoins on the main house, not on garage; quoins are too large; ironwork is too fussy;

MOTION BY MR. VILA TO DEFER FOR FURTHER STUDY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

[B - 048 - 2010 Landscape/Hardscape](#)

Address: 208 Barton Avenue

Applicant: Barry Snyder

Architect: Parker-Yannette Design Group (Steve Parker)

Project Description: Final landscape/hardscape plan

Please note that at the September meeting, after hearing the project, there was a motion for deferral of the project to the October meeting.

Call for disclosure of ex parte communication: There were no ex parte declarations.

Steve Parker of Parker-Yannette Design Group, Landscape Architects, presented his response to the comments made at last month's meeting. 1) Regarding inadequate detailing on the gates: Center gate - clear cedar (matching outlookers) for privacy from street; and, two black cast aluminum service gates on either end (coordinating with entry door); 2) Regarding making contact with the neighbor: On 10/6/10, Mr. Parker spoke with Mr. Chang regarding the project. After making several assurances to Mr. Chang regarding Royal Palms, other palms, maintaining privacy, planning for a 6 ft. high privacy wall and 12 ft. Ficus hedge,

Mr. Chang was satisfied, per Mr. Parker. 3) Regarding the front elevation and too many palms, the landscape material has been revised 4) Regarding reducing number of carriage lights on entry piers, some lights have been eliminated.

Commission comments: Handsome; terrific job; project still has double piers; hard to have a solid entry gate and then wrought iron service gates; and, plant material next to house could be taller.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

(Let the record show that Mr. Zukov had left the meeting prior to this vote.)

C. [MAJOR PROJECTS - NEW BUSINESS \(12:21:42 a.m.\)](#)

[B - 051 - 2010 Demolition](#)

Address: 45 Cocoanut Row

Applicant: Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Architects Inc.

Project Description: The old golf clubhouse building and parking lot will be demolished, to be replaced by sod and landscaping.

Call for disclosure of ex parte communication: Mr. Vila and Ms. Diver made ex parte declarations.

Mr. Strawbridge clarified that this property has not been designated as a landmark. Rene Tercilla presented this request for demolition of this structure which was built sometime before 1900. With approval of the demolition, the site will be landscaped and irrigated, and the road will be re-buffered.

Commission comments: It is tragic that this building was not properly maintained; it is a special piece, and it is sad to lose it; why was this project delayed, resulting in the demolition activities being so visible during the season; what are the future plans for the area; concern about golf balls flying across street on Sundays; who authorized the new golf house to be painted bright yellow; we cannot regulate future use; we cannot regulate paint color other than original paint color; the building is not landmarked for a reason...it has little architectural merit; sad that it has been allowed to deteriorate; the landscape buffer to be created will probably be an improvement.

MOTION BY MR. VILA FOR APPROVAL OF THE DEMOLITION.

MOTION SECONDED BY MS. DIVER.

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

Let the record show that Ms. Diver and Mr. Vila left the meeting at this point.

Members remaining: Mr. Strawbridge, Mr. Karakul, Mrs. Vanneck, Mr. Gruss and Mr. Knowles.

B - 052 - 2010 Demolition and New Construction

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE

Address: 131 Barton Avenue

Applicant: Stephen F. and Camilla T. Brauer

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

Project Description: Demolition of existing garage/guest house and pool. New two-story garage/guest house and pool.

Variance: A variance to allow construction of a 2,926 square foot two story guest house/garage addition with a cubic content ratio ("CCR") of 4.84 in lieu of the 3.99 existing and the 4.07 maximum allowed in the R-B Zoning District.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Thomas Kirchhoff and Attorney Maura Ziska presented this request as listed above. The existing three car garage no longer meets the owner's needs to house his antique cars. As such, the four car garage is requested.

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

MOTION SECONDED BY MR. KARAKUL.

Mr. Page noted that since a number of members had left the meeting, a positive vote of four members was necessary for any application to be approved.

MOTION CARRIED UNANIMOUSLY.

Mr. Kirchhoff stated that the new two-story, garage/guest house with a one story garage bay element (total of four garage bays) will match the main house as to color, shutters, and roof tiles. A simple rectangular shaped pool with minimal decking will replace the existing pool.

Commission comments: Consistent with neighborhood; good architecture; better than what was there; no objection from neighbors; problem with building a new two-story building with that one story piece tacked onto the side because of setback requirements; the one story piece is tucked way back into the property.

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

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 4-1, WITH MRS. VANNECK OPPOSED.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.

**MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED 4-1, WITH MRS. VANNECK OPPOSED.**

Let the record show that Mr. Karakul left the meeting at this point, 12:55 p.m., leaving just four members. The remaining members elected to continue with the meeting without taking a lunch break.

B - 053 - 2010 New Single Family Residence

Address: 108 El Mirasol, Lot 7 & 8, El Mirasol

Applicant: Neeta and Anand Khubani

Architect: Roger Hansrote

Project Description: New two-story single family residence with 3 garages, 8 bedrooms, 9 baths, 2 half baths, breezeway, porte cochere and pool (13,869 square ft. air conditioned) Roof Material: Terra Cotta Barrel tile; CBS construction; Color-beige; Trim-cast stone; Shutters-beige (Rolladen)

Call for disclosure of ex parte communication: None declared

Architect Roger Hansrote presented this request along with Don Skowron of Morgan Wheelock Inc. Mr. Hansrote stated that this home had come to ARCOM previously and was approved, but the owner decided against building it, and the approval has expired. Let the record show that a model of the home was presented. Mr. Hansrote indicated that the design has been only slightly modified since it was last seen by ARCOM, but the concept is still the same. Don Skowron stated that the landscape is conceptually the same as well.

Commission comments: Be sure to irrigate the Seagrapes to wash the salt off; tight to get into north garage; east elevation second floor windows go right up to the outlookers...too tight...object to this; this is a very large, visible home, so when doing Mediterranean vernacular, it's better to do less than more; defer for major simplification; east elevation – row of arches underneath and nothing lines up; balcony does not line up with the doors; the project was approved twice before, so now that it is back again, it's not really fair to disapprove of it now.

Mr. Lindgren reported that he received an e-mail from Mr. Poppel, the neighbor to the west, wherein he commented on the plans. Mr. Lindgren also noted that this proposal reflects minor fenestration changes; that the footprint and layout is the same as previously approved; and, that the approval is expired.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO NEXT MONTH.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

B - 054 - 2010 Re-design pump station

Address: 1060 North Lake Way

Applicant: Town of Palm Beach

Architect: Kimley Horn & Associates; and, Bridges Marsh & Associates

Project Description: Re-design the D-10 storm water pump station by raising the height of a portion of the existing building

Call for disclosure of ex parte communication: Mr. Strawbridge and Mrs. Vanneck made ex parte declarations.

Architect Mark Marsh and Kevin Shannon of Kimley Horn & Associates presented this request for the pump station rehabilitation. The project will require variances, though the building footprint will not change. Mr. Shannon explained that the facility needs to have an electrical and mechanical upgrade to increase the reliability of the pump station. The current station has outdated equipment and is prone to failure. The upgrade will provide for an air cooled generator for greater reliability than the existing water cooled system. In order to mitigate for the air and the noise, duct silencers have been proposed within the building. It is the duct silencers which are driving the additional height of the building on the front third of the building. Baffled masonry blocks interiorly will also help to limit noise. Mark Marsh noted an existing wood shed will be removed as part of the proposal; the total building will be re-stuccoed, re-painted and refinished; the pump station is heavily landscaped, though not well maintained; the proposal includes underplanting with new Ficus, maintaining the hedge on the north and west sides, and supplementing the east side with some understory planting.

Mr. Lindgren read a letter into the record from a neighbor, Sidney Kohl, where he lists his concerns relative to buffering the pump station from the neighbors. Mr. Marsh listed the Town's response and course of action relative to each of the concerns listed which he believed would sufficiently satisfy the neighbors. Issues related to the transformer location and tide levels were discussed.

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

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

Mr. Gruss stated that he was not pleased that the Town did not maintain the landscape at this site properly. Paul Brazil, Director of Public Works, pledged that it will be properly maintained in the future.

MOTION BY MR. GRUSS TO APPROVE THE ARCHITECTURE AND THE LANDSCAPING WITH THE PROVISIO THAT THE TOWN MAINTAINS THE LANDSCAPING IN A SATISFACTORY MANNER.

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

Mark Marsh noted the two colors chosen for the building: Mediterranean White and Desert Sand. It was suggested that the darker color be used for the body of the building. Paul Brazil stated that other pump stations have been well received using the colors proposed because these colors blend well with the neighborhoods.

[B - 055 - 2010 Additions](#)

Address: 180 East Inlet Drive

Applicant: Mr. and Mrs. Kevin McGann

Architect: MP Design and Architecture Inc.

Project Description: Second floor addition of 550 square feet consisting of two children's bedrooms and a bath; covered entry/terrace extension, new chimney, door and window changes

Call for disclosure of ex parte communication: Mrs. Vanneck made an ex parte declaration.

Michael Perry reported that the Town Council has approved a variance for side yard setback for this project. He reviewed the plans in accordance with the project description above, and noted that the owners also plan to change the house color to light blue with white shutters, trim and roof. The fireplace chimney will be added on the west side. Mr. Lindgren stated that staff had received a letter of support for the project from the neighbor, Mr. Dowell, 101 East Inlet Drive.

Commission comments: Problem with front entry columns, balusters and railing...nothing centers; better to remove the fretwork; the plans don't match the elevations (ARCOM was to refer to the elevations); south elevation – overhang hangs off.

MOTION BY MR. KNOWLES FOR APPROVAL AS PRESENTED, WITH A CHANGE TO THE RAILINGS REMOVING THE FRETWORK, AND ELIMINATING THE OVERHANG (ON THE SOUTH ELEVATION).

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

[B - 057 - 2010 Demolition](#)

Address: 237 "C" Brazilian Avenue

Applicant: Florida Capital Management LLC

Architect: None

Project Description: Demolition of Apartment Building C (2 units)

Call for disclosure of ex parte communication: None declared

Frederick J. Keitel III, the property owner, provided a demolition report for Building C only. This 700 sq. ft. structure was built in 1959. It is a CBS structure with no known historical significance. It already has no roof or floors and the interior has been gutted. It has not been used for approximately 15 years. Mr. Keitel would like to demolish it and sod the area. All existing landscape material in the area will remain. The property is already irrigated.

**MOTION BY MR. GRUSS FOR APPROVAL OF THE DEMOLITION.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.**

B - 058 - 2010 Storefront changes

Address: 221 Worth Avenue

Applicant: Love LLC

Architect: James C. Paine

Project Description: Replace existing storefront and awning with new black storefront, entry door and white awning. Remove planter.

Call for disclosure of ex parte communication: None declared

Architect James Paine stated that this space was going to become part of Taboo, but the owner has now decided to change it back to leasable storefront. The plan includes changing out the French door look which would have matched Taboo, and reverting to a typical storefront with clear glass and a simple, white, shed awning. The pilasters will remain; building color will remain; the knee wall will be reduced from 18 inches down to one foot. The intent is that this work be done very rapidly, prior to the Worth Avenue work stoppage on November 1.

Mr. Page responded that if the work cannot be accomplished before November 1, it will have to wait till the season ends, or the applicant can proceed to the Town Council for special consideration to work during the season.

It was noted that removal of the existing planters in this location is included in the request.

Commission comments: Concern about very small window of time to complete work; problem with white awning.

Building Official Jeff Taylor testified that he spoke with the contractor today. The contractor intends to remove the planters immediately so the sidewalks can be repaired. They will proceed to the Town Council to seek approval to do the storefront at a later date.

MOTION BY MR. GRUSS FOR APPROVAL AS SUBMITTED WITH THE PROVISIO THAT THE STYLE AND COLOR OF THE AWNING BE REVIEWED BY STAFF OR ARCOM.

MOTION AMENDED BY MR. GRUSS FOR APPROVAL OF THE CHANGE TO THE STOREFRONT AND SIDEWALK, BUT THE APPLICANT MUST RETURN TO ARCOM WITH THE DESIGN AND COLOR OF AWNING WHEN IT HAS BEEN DETERMINED (WITH NEW TENANT.) IT WAS CLARIFIED THAT THE EXISTING LOUVERED AWNING WILL BE REMOVED AS PART OF THIS PROJECT.

**MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

D. MINOR PROJECTS - OLD BUSINESS (1:59:16 a.m.)

A - 009 - 2010 Balustrade & site wall

Address: 300 Dunbar Road

Applicant: Dean O'Hare c/o M.Timothy Hanlon

Architect: T & L Architecture Inc.

Project Description: Addition of ornamental balustrade on top of existing parapet. Also, addition of new site wall at entry points of driveway, replace existing site wall at pool and related landscaping

Please note that at the July meeting, there was a motion for approval of the project, with the proviso that the two piers be added as recommended, that there is a solid wall by the swimming pool area, and, that the applicant returns with details of the design of the front door. Please note that at the August meeting, the architect requested deferral of the front door design to the September meeting, and a motion was made to that effect. At the September meeting, there was a motion for deferral to the October meeting at the request of the applicant.

Call for disclosure of ex parte communication: Mrs. Vanneck and Mr. Knowles made ex parte declarations.

Architect Steven Tresize of T&L Architecture presented the details of the front door and gate. The decorative aluminum on the door and gate will be white.

Commission comments: too ornate; did not like this design; not appropriate to style of house.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KNOWLES.

**MOTION FAILED WITH A VOTE OF 3-1, (MRS. VANNECK OPPOSED.)
FAILED BECAUSE 4 VOTES REQUIRED, EITHER FOR OR AGAINST.**

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

E. MINOR PROJECTS - NEW BUSINESS

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (2:29:25 a.m.)

Mr. Page stated that due to the length of today's meeting, the Staff comments relative to A, B & C below will be postponed to next month's agenda.

Staff comments regarding: POSTPONED

A. Dish Antennas

B. Site visits/inspections by ARCOM members

C. Shutters/impact windows

[Status report on Ordinance, Rules and Standards Committee review of Chapter 66 \(landscaping permit requirement and other provisions\)](#)

Veronica Close, Assistant Director of Planning, Zoning & Building, gave this presentation. She discussed the history related to these changes, the process involved, landscape permit requirements, vegetation maintenance requirements proposed and comments received. A third draft of the regulations will be developed and will be taken to the Ordinance, Rules and Standards Committee and ultimately to the Town Council. As this was a PowerPoint presentation, Mr. Strawbridge asked that it be forwarded to all ARCOM members since so many were absent at this time.

Let the record show that Mr. Gruss left the meeting at 2:35 p.m.

XI. ADJOURNMENT:

The meeting adjourned at 2:38 p.m. without benefit of a motion.

The next meeting of the Architectural Commission will be held on **Friday, November 19, 2010 at 9:00 a.m.** in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach, Florida.

Respectfully submitted,

William Strawbridge, Vice Chairman and Acting Chairman

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