



MINUTES
ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS
JULY 25, 2012
9:00 A.M.

I. CALL TO ORDER:

Chairman Vila called the meeting to order at 9:12 a.m. *(Please note that the meeting started late due to technical problems with the audio which affected the quality of the recorded meeting.)*

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	EXCUSED
Kenn Karakul, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT
Dr. Martin Phillips, Alternate Member	PRESENT

Staff members present: John C. Randolph, Town Attorney (for part of meeting), John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, Paul Castro, Zoning Administrator (for part of meeting), and Cynthia Delp, Secretary to the Architectural Commission.

Let the record show that Mr. Gruss voted today due to Mr. Zukov's absence.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE JUNE 27, 2012 MEETING:

Mrs. Vanneck declared that she had ex parte communication relative to the Palm Beach Country Club project which was heard at the June meeting. *(Please note that there was no call for ex parte communication at the June meeting for this item.)* Other members were asked if any of them had any ex parte declarations related to this item. Messrs. Homes and Karakul made ex parte declarations as well.

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

V. APPROVAL OF THE AGENDA:

MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

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

VII. OTHER BUSINESS:

- A. Discussion related to possible rescheduling of September ARCOM meeting
After discussion, it was determined that the September meeting will be rescheduled to Tuesday, September 25, 2012.

MOTION BY MR. KARAKUL TO HOLD THE SEPTEMBER ARCOM MEETING ON TUESDAY, SEPTEMBER 25, 2012.
MOTION SECONDED BY MESSRS. HOMES AND SAMMONS SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

Mr. Page noted that Mr. Gruss will be voting today.

VIII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS:

B - 047 - 2012 Revisions to previous approval

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm LLC (Glenn F. Straub, Manager)

Architect: Rafael A. Rodriguez

Project Description: The subject condominium hotel is currently under renovation pursuant to Town Council in May 2007. The site building has been modified from the original plan which requires approval from ARCOM. The following is a list of proposed changes to the approved plan:
1. Elimination of 2 pool structures and relocation of a pool structure
2. Elimination of mansard roof on the east elevation and addition of mansard roof on north elevation and east guest awning elevation
3. Redesign of landscaping, cabanas and pool terrace area
4. Addition of interior floor above lobby to total 1,486 of which 500 square feet is dining area
5. Addition of parapet to connect east and west stair towers
6. Addition of roof deck lounge on existing roof top of hotel
7. Addition of elevators to be shown on roof plans of function room where previously not shown
8. Elevators #2 and #5 up to roof deck
9. Third floor unit #3 exterior wall shown where previously not shown
10. Entrance stair balustrade changed to cast stone
11. Elevator penthouse #7 now shown where previously not shown
12. Front door design has been redesigned
13. Water table and rustication has been removed
14. New cast stone balustrade at function room parapet wall
15. New pergola at south dining terrace
16. New revised west elevation at function room
17. Exterior balconies extended 3' 6" beyond face of building on North, West courtyard and South courtyard

~~elevations. Variances requested for height and overall height, parking spaces, and to allow construction to be phased~~

Revised Project Description: The subject condominium hotel is currently under renovation pursuant to the approval of the Town Council in May 2007. The site plan has been modified from the original plan which requires approval from the Town Council and ARCOM. The following is a list of the proposed changes to the approved plan:

1. Elimination of two pool structures and relocation of a pool structure which includes service bar.
2. Relocation of pool restrooms to inside of Function Room
3. Elimination of the mansard roof on the east elevation and keep the existing mansard on the east guest wing elevation in lieu of the parapet that was previously shown on the plans and approved.
4. Relocation of pool equipment and storage to under pool service building.
5. Approval of landscaping, cabanas and pool terrace for the entire site.
6. Addition of plunge pools to the pool terrace area.
7. Addition of interior floor above lobby to total 1,486 square feet of which 500 square feet is dining area (*#7 not under ARCOM jurisdiction*)
8. Addition of parapet to connect east stair tower to existing approved parapet.
9. Addition of elevator to be shown on roof plan of Function Room roof where previously not shown.
10. Replace solid parapet on Function Room with balustrade railing.
11. Increase height of doors in main lobby overlooking pool deck by 3 feet.
12. Add a breezeway from the main lobby to Function Room.
13. Add a 7 foot tall hedge with a 42 inch rail on south side of proposed swimming pool to run length of pool deck area.
14. Add pergola on south elevation and extend balconies on north, south and east elevations.
15. Addition of service corridors and expansion of kitchen and laundry room which totals approximately 3,625 square feet. (*#15 not under ARCOM jurisdiction*)
16. Shift location of approved Function Room 25 feet to the east and add back the 4 of the 6 parking spaces that are lost. The size of the spa facility is decreased from 7,325 square feet to 5,948 square feet which eliminates the need for 2 parking spaces that were lost. Net effect is zero loss of parking spaces.
17. Replace solid concrete railing on stairway on south side of west wing fire escape with precast balustrade railing.

At the June meeting, there was a motion to defer and see each one of these individual requests come in with the approved plans, pictures of existing conditions, and requested changes with supporting information.

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

ARCHITECTURAL PRESENTATION BY: Tara Lordi, Owner's Representative and Rafael A. Rodriguez, Architect

LANDSCAPE PRESENTATION BY: Daryl McCann, Gregory Lombardi Design

ATTORNEY PRESENT: Maura Ziska, Attorney for the Applicant

OTHERS WHO TESTIFIED: Nicholas Laudano, Contractor, Vivian Doris, neighbor, Phillip Maddux, neighbor, Glenn Straub, Owner, and Paul Castro, Zoning Administrator

Prior to any presentation being made, it was noted that the mini-sets submitted by the applicant were in many cases illegible. Throughout the discussion relative to this item, illegibility and inaccuracy of mini-sets was mentioned several times by the commission.

Mr. Page provided an update relative to the Town Council's July 11, 2012 recommendations for this property related to the site plan, special exception and variances requested. At that time, only the special exception was approved. Other matters were deferred to the August 15, 2012 Town Council meeting, and a list of conditions set by the Town Council were read into the record. A few of those conditions follow: The landscape/hardscape improvements must be completed by September 30, 2012; and, all exterior construction must be completed by February 14, 2013.

Ms. Ziska stated that phasing of the project is now "off the table," and there is only one variance to be considered by ARCOM; that is, the variance for the parapet connection between the east and west towers. Ms. Lordi made the bulk of the presentation (Items 1-17), with supplementary information provided by Mr. Laudano, Mr. McCann (landscape/hardscape) and later, Mr. Straub.

Mr. Castro clarified some zoning issues: That an elevator was never approved for the Function Room, but is required; two means of egress for the Function Room are likewise required; regarding the elevator on the main building, the Town Council has directed that there will be no passenger access to the roof; that Town Council approved use of the Function Room rooftop in 2007; and, that the Town Council is very concerned regarding the south perimeter landscaping, which will require an easement agreement. Upon Mr. Randolph's advice, the commission elected to review the seventeen (17) items, one by one, and make motions similarly.

ITEMS #1 AND #2 (ULTIMATELY TAKEN TOGETHER):

MOTION BY MR. SAMMONS FOR APPROVAL TO ELIMINATE THE TWO POOL STRUCTURES AND MOVE A POOL STRUCTURE, WHICH INCLUDES THE SERVICE BAR, PROVIDED THE BACK WALL OF THE SERVICE BAR IS SOLID, AND APPROVAL TO RELOCATE THE POOL RESTROOMS TO THE INSIDE OF THE FUNCTION ROOM.

NO SECOND IMMEDIATELY.

AFTER DISCUSSION, MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Mr. Lindgren read several pieces of correspondence into the record: A letter from Roger Kent, 149 Brazilian, listing his concerns relative to the project; correspondence dated June 24, 2012 from Ms. Doris, 155 Brazilian Avenue and other residents; and two letters/e-mails from Ms. Doris. Vivian Doris, at this point in the meeting and several times later, addressed the commission relative to her concerns related to the project.

ITEM #3

MOTION BY MR. KARAKUL APPROVING THE ELIMINATION OF THE MANSARD ROOF ON THE EAST ELEVATION AND KEEPING THE EXISTING MANSARD ON THE EAST GUEST WING ELEVATION IN LIEU OF THE PARAPET THAT WAS PREVIOUSLY SHOWN ON THE PLANS AND APPROVED, AND STIPULATING THAT THE FRONT ELEVATION (PORTE COCHERE) BE REDESIGNED WITH PIERS OR DOUBLE COLUMNS; AND, THEN BE RE-PRESENTED TO ARCOM (to be re-presented at the August meeting).

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

ITEM #5:

Members elected to review the landscape/hardscape as a whole. The southern buffering landscape was of primary concern. The commission ultimately worked through the issue to reach agreement since the Town Council has mandated that the landscape/hardscape be completed by September 30, 2012. The applicant had planned to install Traveler Palms alternating at 14 ft. and 22 ft. The commission requested thick, dense Calophyllum screening at this area as well, to be installed 12 feet tall above the pool deck.

MOTION BY MRS. VANNECK TO APPROVE THE TRAVELER PALMS AND THE CALOPHYLLUM HEDGE, AS STIPULATED, TO CREATE A BUFFER BETWEEN THE PROPERTIES.

THERE WAS NO SECOND AT THIS TIME.

Members noted that the plans show an inadequate number of chaise lounge at the pool to serve a Palm Beach hotel. Mr. Randolph reminded the members to restrict their review to architectural issues rather than site plan issues which will be handled by the Town Council.

Regarding the Medjool Palms which were planted in the right of way without approval, Mr. Page noted that they are under the jurisdiction of the Landmarks Preservation Commission. The LPC, at their meeting last week, went on the record requesting that the Medjools be removed and replaced with Coconut Palms.

MOTION BY MRS. VANNECK FOR PRELIMINARY LANDSCAPE APPROVAL, FOR THE SOUTH PERIMETER WITH STAGGERED TRAVELER PALMS AT 14 FEET AND 22 FEET, EVERY OTHER ONE, TO THE EAST SIDE OF THE SERVICE BAR AND THEN FROM THE WEST SIDE OF THE SERVICE BAR TO THE EAST SIDE OF THESE BUILDINGS, THAT THERE BE HEDGE, NO LESS THAN 12 FEET ABOVE THE POOL DECK, OF DENSE CALOPHYLLUM TREES; AND, THE LANDSCAPING IN THE FRONT WITH THE RECOMMENDATION THAT WE WOULD PREFER TO HAVE COCONUT PALMS AND THAT THEY COME BACK TO US AFTER FINAL SITE PLAN APPROVAL BY THE TOWN COUNCIL. (applicant to return in August). MOTION SECONDED BY MR. KARAKAUL.

Mr. Maddux, one of the owners of the building to the east of the property, stated his objection to the moving of the Function Room.

MOTION CARRIED UNANIMOUSLY.

ITEM #4:

MOTION BY MRS. VANNECK FOR APPROVAL.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

ITEM #6:

MOTION BY MR. KARAKUL FOR APPROVAL.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

ITEM #8:

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

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED AND BUILT.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

ITEM #9 & #10 (TAKEN TOGETHER):

Mr. Castro re-stated that two sets of stairs and an elevator are required for the Function Room.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE CAVEAT THAT THEY COME BACK IF THEY NEED A SECOND SET OF STAIRS, AND THE SOUTH WALL MUST DEFINITELY HAVE A SOLID FACE.

MOTION AMENDED BY MRS. VANNECK ADDING THE REQUIREMENT THAT IF A SECOND SET OF STAIRS IS REQUIRED, THE STAIRS MUST BE INTERIOR STAIRS.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

ITEM #11

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 11:25 a.m. to 11:37 a.m.

Upon reconvening the meeting, Mr. Page attempted to clarify that the motion relative to the preliminary landscaping (Item #5, above) implies that the applicant will return to ARCOM after site plan approval. As such, he requested that ARCOM establish a date certain for that return. The matter will return to ARCOM in August. They may proceed with the work on the south property line in the interim.

ITEM #13

Chairman Vila noted that this item was handled with the motion for the landscaping.

ITEM #16

Mr. Castro recommended deferral of this item as he stated that this is a critical element for the Town Council to consider when reviewing the site plan.

Mr. Straub testified that the only reason they propose to move the Function Room to the east is to move it closer to a commercial building, thereby protecting the residential neighbors to the south, and to provide additional green space.

MOTION BY MR. SAMMONS FOR APPROVAL.

MOTION SECONDED BY MR. KARAKUL.

MOTION AMENDED BY MR. SAMMONS FOR APPROVAL TO MOVE THE BUILDING AS PRESENTED TOGETHER WITH ARCHITECTURAL CHANGES, BUT THE PITCH OF THE ROOF IS TOO HIGH FOR A BARREL TILE ROOF, AND SHOULD BE MADE LOWER... A 4 AND 12 PITCH.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

ITEM #12

MOTION BY MR. HOMES FOR APPROVAL.

NO SECOND.

There was no information presented regarding the detail of the entablature.

MOTION BY MR. SAMMONS FOR APPROVAL PENDING FINAL DETAILS (DEFERRAL TO NEXT MONTH).

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

ITEM #14

MOTION BY MR. KARAKUL APPROVING THE PROPOSED PERGOLAS AND THE EXTENDED BALCONIES. (BALCONY EXTENSION ALREADY DONE).

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

ITEM #17

This item was withdrawn by the applicant.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 052 - 2012 Storefront renovations

Address: 125 Worth Avenue, Suite 110

Applicant: CP 125 Worth Avenue LLC/Ferrettigroup of America LLC

Architect: Jerome Baumoehl, A.I.A.

Project Description: The exterior architectural improvements on the Worth Avenue elevation will include the removal of two single storefront doors and replace with a pair of new storefront doors centered on the existing arched opening with finish to match existing. We propose to remove four existing small arched top grilles and replace with two arched openings with pre-cast columns and stone surrounds to match existing building elevation and include signage at arched opening. The improvements on the East building elevation, recessed under the covered parking area, will consist of the addition of two fixed storefront windows and a NanaWall storefront system with finish and height to match existing storefront.

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

ARCHITECTURAL PRESENTATION BY: Jerome Baumoehl, A.I.A.

Mr. Baumoehl presented the project in accordance with the submitted plans, and as described above.

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

B - 053 - 2012 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 300 South Ocean Boulevard, PH-C

Applicant: Mr. Thomas Maier

Architect: Glen P. Harris, A.I.A.

Project Description: Proposed new canvas awning over East facing existing patio. *Variances requested for front yard setback, side yard setback, and for an awning on the 6th floor.*

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Glen P. Harris, A.I.A.

ATTORNEY PRESENT: Peter S. Broberg, Attorney for the applicant

Mr. Broberg addressed the variance requests and explained that this is the last remaining penthouse without an awning at this condominium. This applicant requests the same awning as is currently installed on Penthouse A.

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

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. KARAKUL FOR APPROVAL TO MATCH PH-A AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 054 - 2012 Demolition

Address: 1840 S. Ocean Boulevard

Applicant: 1840 South Ocean Land Trust U/A/D May 21, 2012

Architect: Dailey Janssen Architects

Project Description: Demolition of existing two-story residence and out-buildings, tennis court and pool

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen provided the demolition report for this Henry Harding designed home and testified that the existing entry walls, gates and piers will be retained along with the perimeter landscaping. Mrs. Vanneck asked that some of the interior palms be saved and moved offsite if necessary.

Mr. Lindgren noted that the gates will have to be removed, when the principal structure is removed, because they exceed code.

**MOTION BY MR. KARAKUL TO APPROVE DEMOLITION AS PRESENTED, AND MOVE THE ADDITIONAL PALM TREES, AND UPDATE THE GATES, AND WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 055 - 2012 Revisions to previous approval

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 760 N. Ocean Boulevard (Caretaker's House)

Applicant: Palm Beach Country Club

Architect/Engineer: Youchak & Youchak, Inc.

Project Description: Remove second floor from previously permitted two-story house (B-11-19903) now under construction and revise slope of roof pitch from 10/12 to 6/12 throughout thereby lowering the roof peak of the main house 8 ft., reducing the area of the house to 3,552 square feet with hot tub and landscaping, and revise the previously approved pool to a hot tub. The previously approved footprint of the house will remain the same. *No new variances required. Variance requests are now lesser variances.*

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

ARCHITECTURAL PRESENTATION BY: Thomas Youchak, Youchak & Youchak, Inc.

LANDSCAPE PRESENTATION BY: Jeff Blakely

ATTORNEY PRESENT: Maura Ziska, Attorney for the applicant

Ms. Ziska provided information relative to the variances, and stated that no recommendation is required from ARCOM relative to the variances today. Mr. Youchak provided the presentation pursuant to the submitted plans and as described above. He reviewed the multiple changes to the design, both interior and exterior, in order to accomplish the change from two-story to one-story. Mr. Blakely testified that there are no landscape/hardscape changes since the previous approval. The commission asked that the dormers be removed.

**MOTION BY MR. HOMES FOR APPROVAL AS SUBMITTED, BUT WITHOUT DORMERS, AND ELIMINATE THE PEDIMENT.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 056 - 2012 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 170 N. Ocean Boulevard, #702

Applicant: Mr. and Mrs. Phillip Crowe

Architect: Michael J. Johnson-Architect, P.A.

Project Description: New retractable awning *Variances requested for height, overall height, street side yard setback, front yard setback, and to allow an awning on the 7th floor*

Call for disclosure of ex parte communication: Disclosure by Dr. Phillips

ARCHITECTURAL PRESENTATION BY: Michael J. Johnson – Architect, P.A.

ATTORNEY PRESENT: Maura Ziska, Attorney for the applicant

Ms. Ziska discussed the requested variances for this penthouse awning. The awning will be 19 ft. x 10.2 ft. and will be beige to match other awnings. Mr. Johnson presented the project in accordance with the submitted plans and as described above.

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

MOTION SECONDED BY MR. HOMES AND MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED IN BEIGE.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 057 - 2012 Landscape/hardscape modifications

Address: 249/251 Royal Palm Way

Applicant: Peabey Associates by ACP Florida Holdings, Inc. c/o American Continental Properties

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Replace existing asphalt driveway with pavers; add code compliant ADA ramp; and, modify landscaping.

Call for disclosure of ex parte communication: Disclosure by Dr. Phillips

ARCHITECTURAL PRESENTATION BY: Danny Brown, Glidden Spina & Partners

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Brown provided the presentation in accordance with the submitted plans and as described above. He explained that the new pavers will be grey and white concrete pavers, and discussed the new proposed ramp. Though not requested on the application, the applicant intends to replace the existing off-white scalloped awning with a simpler white awning. Mr. Meroney discussed the details of the landscape and hardscape. The plan is to simplify the landscaping. Mrs. Vanneck questioned why the Schefflera are being retained since they are a nuisance plant. Mr. Page will research this to confirm that Schefflera are indeed nuisance plants.

MOTION BY MR. HOMES FOR APPROVAL, SUBJECT TO THE REMOVAL OF ANY NUISANCE TREES.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 058 - 2012 New Residence

Address: 229 Ridgeview Drive

Applicant: Dr. and Mrs. Maurice & Deborah Belkin

Architect: Dailey Janssen Architects, Roger Janssen

Project Description: Proposed CBS construction of new two-story residence with 3,992 air-conditioned square feet with pool, landscape, hardscape and site lighting. Roof: Dark grey flat cement tile roof; Building Color: Off White; Trim Color: White

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

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

OTHERS WHO TESTIFIED: Paul Rampell, next door neighbor

Mr. Janssen provided the presentation for this two-story home with one-story library and garage wings and a side loaded garage according to the submitted plans and as described above. Mr. Yanette proceeded with the landscape/hardscape portion of the presentation. The landscape design is intended to be simple and clean. Driveway pavers will be done in grey concrete pavers with a tumbled marble border.

Under commission comments, there was some concern regarding eave, sill, and lintel details, the mitered stone, the segmented limestone, lack of mullions in fenestration, front facade proportions and rear balustrade appears heavy. The landscape architect was asked to keep another Royal Palm on site, other than as shown on the plans.

Paul Rampell, 237 Ridgeview Drive, outlined his concerns regarding privacy, loss of light, and the proposed generator. He requested that ARCOM require a 6 ft. retaining wall at the boundary line, a 15 ft. hedge, and the elimination of second story windows or the requirement of opaque glass to protect their privacy.

**MOTION BY MR. KARAKUL TO ACCEPT AS PRESENTED.
NO SECOND.**

It was noted that the mini-sets did not match the presentation.

**MOTION BY MR. HOMES FOR APPROVAL OF THE HOUSE SUBJECT TO CHANGES
TO THE LIMESTONE , ALONG WITH A DEFERRAL OF THE LANDSCAPE TO THE
AUGUST MEETING, EMPHASIZING PROTECTION OF THE ADJACENT PROPERTY.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.**

Mr. Vila announced that there would be a lunch break until 2:00 p.m., but prior to the lunch recess, Mr. Sammons recused himself as he is the architect for the project, B-059-2012, 670 Island Drive. Mr. Ives will vote in his stead.

B - 059 - 2012 Demolition and New Residence

Address: 670 Island Drive

Applicant: Mr. and Mrs. Paul Shiverick

Architect: Richard F. Sammons, Fairfax and Sammons Architects

Project Description: Demolition of existing residence and construction of a new two-story house, proposed landscape and hardscape designs. Roof: Green clay barrel tile; Building color: Cream; Trim: Stone; Shutters: Messel Green

*Please note that this project represents a Voting Conflict for Mr. Sammons
Let the record show that Messrs. Gruss and Ives were voting members for this project.*

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

ARCHITECTURAL PRESENTATION BY: Jaime Torres, Fairfax and Sammons Architects
LANDSCAPE PRESENTATION BY: Jorge Sanchez, Sanchez & Maddux

Mr. Torres provided the demolition report for the existing Gustav Maass designed residence.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Mr. Torres provided the presentation for the proposed new house according to the submitted plans and as described above. He noted that this is a two-story courtyard house which is very open and provides for cross ventilation. Regarding the roof, Mr. Torres presented a change from barrel tile (as on application) to non-barrel Ludowici green tiles. Mr. Sanchez similarly presented the landscape/hardscape in accordance with the submitted plans. The project received only positive comments.

**MOTION BY MR. IVES FOR APPROVAL OF THE ARCHITECTURE AND THE
LANDSCAPE AS PRESENTED.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 060 - 2012 Addition and Renovation

Address: 980 North Lake Way

Applicant: Mr. and Mrs. Abe and Giovanna Haruvi

Architect: SKA Architect + Planner/Patrick W. Segraves, AIA

Project Description: Renovation of first and second floors on north and south sides; two-story addition to north and south sides to match existing; removal of glass atrium and fountain on south side and removal of slat house on north side.

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

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

Mr. Segraves provided the presentation pursuant to the submitted plans and as described above. He indicated that the project will result in an increase in green space. Mr. Skowron reviewed the existing landscape material at the site; stated that the rear of the property will not be changed in any way; and, noted that front landscaping will be increased, including 3 new Royal Palms.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

B - 061 - 2012 Demolition and New Residence

Address: 321 North Lake Way

Applicant: Mr. and Mrs. Edwin and Linda Phelps

Architect: SKA Architect+Planner/ Patrick W. Segraves, AIA

Project Description: Demolition of existing one-story home. Construction of new two-story Classical style home to be approximately 7,200 square feet including main house, three car garage, guest suite above garage, covered entry and loggia. Roof: Slate grey concrete tile; Building color: Taupe; Trim Color: Taupe; Shutter Color: Charcoal Grey

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

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

LANDSCAPE PRESENTATION BY: Jeff Blakely

Mr. Segraves provided the demolition report for the existing Bermuda style residence.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Segraves provided the presentation pursuant to the submitted plans and as described above. He noted that the applicant plans to request a Wells Road address in the future due to a change in the placement of the front door on the new house. Mr. Blakely presented the landscape/hardscape pursuant to the submitted plans. It was noted that the landmarked Australian Pines will remain where they exist.

Mr. Lindgren advised that this can only be preliminary landscape review since the landscape/hardscape was not part of the advertised project description.

MOTION BY MRS. VANNECK FOR APPROVAL AS SUBMITTED, WITH PRELIMINARY LANDSCAPE, AND WITH THE REQUEST FOR AN EXECUTED KITCHEN AGREEMENT.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 062 - 2012 New Beach Cabana

Address: 102 Seaview Avenue

Applicant: Mr. and Mrs. Mark & Lisa Saur

Architect: Dailey Janssen Architects, Roger P. Janssen

Project Description: This project involves the construction of a new one-story, 10 ft. x 20 ft. beach cabana, pool, hardscape and landscape on the beach parcel east of Ocean Boulevard

Call for disclosure of ex parte communication: Disclosure by Dr. Phillips

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Adam Mills, Morgan Wheelock Inc.

Mr. Janssen indicated that the Town Council has granted a special exception for this project.

He provided the presentation in accordance with the submitted plans and as described above. The design of the cabana mimics the details of the main house. A low site wall with gate and piers occurs at the street. Mr. Mills stated that the landscape material will also mimic that which is at the main house. Three (3) Coconut Palms will be relocated along the southern property line.

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

B - 063 - 2012 Landscape and Site Lighting

Address: 2880 S. Ocean Boulevard

Applicant: Hojo Partners LLC

Architect: John Lang, Lang Design Group

Project Description: Landscape and site lighting & minor revisions to existing

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

ARCHITECTURAL COMMENTS BY: Rene Tercilla, Tercilla Courtemanche

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

LIGHTING PRESENTATION BY: Tony Plonner, Lighting Dynamics

Mr. Tercilla commented relative to the changes to the architecture at this site, and stated that the landscaping being presented today is deliberately scaled to reflect the mid-century feel of the architecture. Mr. Lang presented a very simple landscape plan, including adding landscape material to the very bare parking lot, adding Coconuts at several locations, adding large Bismarckia Palms in the front, and, other plant material as presented. The project includes two small hardscape changes as well relative to the handicap ramp and a walkway. Mr. Plonner described the 16 lighting fixtures for the parking lot.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE
CONDITION THAT THE LIGHT POLES ARE 15 FEET.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

C. **MINOR PROJECTS - OLD BUSINESS:**

D. **MINOR PROJECTS - NEW BUSINESS**

A - 022 - 2012 Roof & stairs

Address: 5 Golfview Road

Applicant: David and Jill Gilmour

Architect: Smith and Moore Architects, Inc., Daniel Kahan

Project Description: Replacement of the existing clay barrel tile roof with a flat red clay tile roof; the addition of a new uncovered exterior stairway on the west facade - treads to be coquina; risers and parapet walls to be painted stucco to match existing.

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahn, Smith and Moore Architects, Inc.

Mr. Kahan explained the roof material change to flat Ludowici variegated tiles and the addition of the service stairway per the submitted plans and as described above.

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

Let the record show that Mr. Vila left the meeting at this time (3:20 p.m.) and passed the gavel to Mr. Karakul.

A - 023 -2012 Revisions to previous approval

Address: 221 Jamaica Lane

Applicant: Lee and Dory Cruz

Architect: Dailey Janssen Architects

Project Description: Changes to previously approved project May 2011 as follows: 1) Change cement tile roof color (earth tones in lieu of white); 2) Copper gutters in lieu of painting white; 3) Shutter color change (pale blue in lieu of black/green); 4) Sliding doors in lieu of folding doors at covered loggia (at dining and family rooms, located at rear elevation); 5) Eliminate pergola at rear elevation; and 6) Eliminate window at bed wall in guest bedroom #3 (2nd floor east elevation)

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen reviewed the changes to the previous approval as outlined above.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.

At this point, the commission elected to change the order of the agenda at the request of one of the architects.

MOTION BY MR. HOMES TO HEAR A-029-2012 NEXT.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

A - 029 - 2012 Awning color change

Address: 175 Worth Avenue

Applicant: Tourneau

Architect: MP Design & Architecture Inc.

Project Description: Change existing awning color from black to brown

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

A - 025 -2012 Addition

Address: 1 South County Road, Spray Cottage

Applicant: The Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Architects, Inc.

Project Description: Breakfast room addition

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Rene Tercilla, Tercilla Courtemanche Architects

Mr. Tercilla presented the project in accordance with the submitted plans for this early 1900's building located on the Breakers property. The breakfast room is situated on the back of the house. Its details will mimic the existing residence, but it will have a copper roof.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 027 - 2012 Roof and Railing

Address: 212 Worth Avenue

Applicant: 212 Worth Avenue, LLC - Property Owner: Roslyn H. Masters

Architect: John M. Melhorn, A.I.A.

Project Description: Repair and replacement of failing second floor roof deck. Includes new deck material, new railing updated for code, replacement of failing second floor door and windows (not on main street elevation)

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: John Melhorn, A.I.A.

Mr. Melhorn explained that due to the failing building elements as described above, water is penetrating into the commercial space below. He addressed the proposal to rectify the roof, railing, windows and doors.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MESSRS. GRUSS AND SAMMONS SIMULTANEOUSLY.

MOTION CARRIED UNANIMOUSLY.

A - 028 - 2012 Storefront renovation

Address: 150 Worth Avenue, # 161

Applicant: Worth Avenue Associates Ltd.

Architect: Simon Architectural Group

Project Description: New storefront aluminum (windows and doors) and exterior signage for Edward Beiner Purveyor of Fine Eyewear

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Scott Laskey, Simon Architectural Group

Mr. Laskey explained that the purpose of the project is to give the shop more visibility.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 030 - 2012 Roof color change

Address: 1030 North Lake Way

Applicant: Mr. and Mrs. Fischer

Architect: Glidden Spina & Partners

Project Description: Change existing white concrete roof tile to a blended grey concrete roof tile in all locations

Call for disclosure of ex parte communication: Disclosure by Dr. Phillips

ARCHITECTURAL PRESENTATION BY: Danny Brown, Glidden Spina & Partners

Mr. Brown presented roof tile samples in three shades of grey. It was suggested that a two-color blend would be preferable.

MOTION BY MR. SAMMONS FOR APPROVAL OF THE TWO LIGHTER SAMPLES WITH AN UNEVEN MIXTURE OF THOSE TILES.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 031 -2012 Modifications to previous approval

Address: 135 Root Trail

Applicant: Root Ocean Property LLC, John Cerreta, Managing Director

Architect: James C. Paine Jr.

Project Description: West building only, change exterior wall finish from HardiBoard lap siding (recently approved by ARCOM) to smooth stucco; change roof material from wood shakes to fiberglass shingles

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: James D. Paine Jr.

Mr. Paine explained that with the first building completed at this location, the applicant would like to request material changes for the second building prior to starting that construction.

MOTION BY MR. GRUSS TO DEFER THE PROJECT.

MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. GRUSS TO DEFER THE COLOR, BUT APPROVE THE TEXTURED STUCCO.

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

**MOTION BY MR. HOMES TO REJECT THE ROOF CHANGE.
MOTION SECONDED BY MR. SAMMONS.
NO VOTE ON THIS MOTION.**

**MOTION BY MR. HOMES TO APPROVE TEXTURED STUCCO AND A STANDING
SEAM ROOF, AND TO COME BACK IN AUGUST WITH THE COLORS.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.**

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

**X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING,
ZONING AND BUILDING DEPARTMENT:**

Mr. Page confirmed that Mrs. Vanneck was correct that Schefflera is an invasive species. This was discussed during the 249/251 Royal Palm project. The applicant will have to remove the Schefflera.

XI. ADJOURNMENT:

There was unanimous agreement to adjourn the meeting at 4:01 p.m.

The next meeting of the Architectural Commission will be held on Wednesday, August 22, 2012 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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