



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

WEDNESDAY, APRIL 27, 2011, 9:00 a.m.

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

I. CALL TO ORDER (8:59:17 a.m.)

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

II. ROLL CALL (8:59:21 a.m.)

Jeffery W. Smith, Chairman	PRESENT
Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Nikita Zukov, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Alex Hufty Griswold, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Peter I. C. Knowles II, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT

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

III. PLEDGE OF ALLEGIANCE (8:59:41 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE MARCH 23, 2011 MEETING (8:59:59 a.m.)

MOTION BY MR. KARAKUL FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA :** (9:00:17 a.m.)

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

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY** (9:00:28 a.m.)

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

VII. **OTHER BUSINESS:** (9:00:48 a.m.) None

VIII. **PROJECT REVIEW** (9:00:55 a.m.)

A. **MAJOR PROJECTS - OLD BUSINESS:** None

B. **MAJOR PROJECTS - NEW BUSINESS:** (9:00:59 a.m.)

B - 013 - 2011 New Residence

Address: 221 Jamaica Lane

Applicant: Licinio Cruz

Architect: Roger Janssen of Daily Janssen Architects

Project Description: Proposed new two-story residence with 4,051 air conditioned square feet with entry gate, pool, hardscape and landscape on vacant lot at 221 Jamaica Lane; Roof: white flat cement tile; Building Color: Off-white; Trim Color: White; Shutter Color: Black-Green

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

Architect Roger Janssen presented this request for a new residence on a vacant lot, as described above. Additional elements of project: Motor court with entry gates; side loaded two-car garage; pool in northwest corner; double hung windows; mahogany entry door; white stucco walls on first floor level; lap siding (stucco to look like wood) on second floor level; series of covered loggias, pergolas and balconies in rear overlooking pool courtyard; and, one story family wing on east side. Landscape architect Chuck Yanette of Parker Yanette Design Group presented the landscape and hardscape. Some elements of landscape/hardscape include, but are not limited to: brick driveway; gate columns with sliding entry gate; main entrance flanked by two Canary Island Date Palms; light colored tumbled marble rear patio; patio under pergola in rear; 26'x14' pool with raised spa in corner and small patio to the side; use of Ficus hedge, Gumbo Limbo, Foxtail Palms, Coconut Palms, Sabal Palms, Bougainvillea, and Adonidia Palms to name a few; rear buffer of Foxtails and Fishtails; and, uplighting on several trees.

Commission comments: Concern regarding seeds from Fishtail Palms dropping onto neighbor's property; puzzled by stairwell windows; front dormer overly large; design is unpleasingly asymmetrical; rear elevation-too much going on; two different types of French door systems; problem with only intermittent use of shutters; and, expressed concern from neighbors relative to flooding in the area.

At this point, there was a discussion relative to drainage issues and flooding in this location. Mr. Lindgren testified that the Town Engineer had signed off on the drainage for the property. Mr.

Lindgren maintained that this site, when constructed, will not negatively impact the drainage on the street.

Commission comments continued: Siding at second floor level questionable; too many chimneys; perhaps remove the purely decorative chimneys; second story sconces too bright and may bother the neighbors; if the street drainage cannot handle any additional water, the problem will be compounded; refreshing variation, but needs to be simplified; garage dormer stands out too much; reconsider rear fenestration for less glass; style questionable; design is maxed out; problem with copper chimney treatments; biggest issue is with the dormers which are out of scale; problems with doors and windows; mahogany door jumps out at you; removing the dormers and the chimneys will reduce the mass; shutter issues; and, no gutter system (mentioned later).

**MOTION BY MR. KARAKUL TO DEFER TO THE MAY MEETING FOR RE-STUDY.
MOTION SECONDED BY MR. VILA.**

Let the record show that Mr. Lindgren read an e-mail from Thomas Parker, 215 Jamaica Lane, into the record, after which Mr. Parker addressed the commission. His primary concerns with the project relate to flooding issues and noise issues due to generator placement. Robin and Bill Weeks, 210 Jamaica Lane, addressed the commission regarding concerns with flooding and with the proposed entry gates.

Due to the expressed concerns relative to drainage and flooding, Mr. Page contacted Paul Brazil, Director of Public Works. He reported that if this project is deferred, a Town Engineer will participate in the next meeting relative to this property. Also Mr. Brazil indicated that no recent Town improvements have been made to the drainage in the area, but no complaints have been received from neighbors either. Mr. Smith recommended that the architect contact Public Works relative to the drainage issues. Mr. Gruss remarked that the drainage problems in the street should not be attributed to this applicant.

MOTION CARRIED UNANIMOUSLY.

[B - 014 - 2011 Demolition of Guest House, Gates and Piers](#)

Address: 854 S. County Road

Applicant: Joel Kasewitz

Architect: Roger Janssen of Dailey Janssen Architects

Project Description: Demolition of existing two-story guest house (3,384 total square feet, with 2,178 air conditioned square feet); New piers and entry gates for existing residence - entry piers to be stucco over CMU and the entry gates will be iron wrapped in cedar with iron details

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

Prior to discussion of this project, Mrs. Vanneck requested that future mini-sets include the demolition report and associated photos. Mr. Lindgren responded that the ARCOM application can be modified to include the request for this information. He added that at last week's LPC meeting, the LPC stressed the importance of photo documentation with regard to demolition projects, and asked that ARCOM make demolition approvals conditioned upon providing the Town access to the proposed demolition site to photograph the exterior and the interior.

Architect Roger Janssen requested the demolition of the existing two-story guesthouse at the south property line. He stated that the structure was built in 1928; that there is no architect or builder noted in the Town's records; that it is a CBS structure with a flat roof; and, that the structure is in poor condition.

As for the new entry gates, they will be stained solid cypress gates with metal hardware, and there will be two new piers behind the existing two piers.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION, WITH THE CONDITION THAT THE APPLICANT PROVIDE PHOTOS OF THE INTERIOR SPACES AND EXTERIOR OF THE STRUCTURE.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

Regarding the gate design, some members felt that the gates do not relate to the architecture of the house, and the taller piers (behind the shorter piers) look odd. Mr. Janssen responded that the property owner wants a solid wood gate.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION FAILED 3-4, WITH MRS. VANNECK, MR. HOMES, MR. GRISWOLD AND MR. SMITH OPPOSED.

Some members who voted against the gate thought it would be more acceptable if the gate was painted white, grey or beige. Mr. Smith stated he had no objection to a solid gate.

MOTION BY MRS. VANNECK FOR DEFERRAL OF THE GATE.

MOTION SECONDED BY MR. KARAKUL.

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

B - 018 - 2011 New Entry Gate

Address: 137 Woodbridge Road

Applicant: Raphael Yakoby

Architect: Mario Nievera Design Inc.

Project Description: New entry gate

Call for disclosure of ex parte communication: Mr. Griswold made an ex parte declaration.

Keith Williams of Mario Nievera Design Inc. provided the presentation. He stated that the Town Council had granted a Special Exception for the placement of the gate closer to the road. The dark bronze aluminum gate, attached to existing columns, is 14 ft. wide and ranges from 5 ft. to 7 ft.- 6 in. in height. Gate detailing mimics detailing on the front door.

Some members approved of the design, while others felt simplification was in order. Members called attention to a second set of wood gates at the site.

MOTION BY MR. HOMES FOR APPROVAL OF THE GATES AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

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

[B - 021 - 2011 Motorized gate; exterior finishes; landscape/hardscape changes](#)

Address: 1090 North Lake Way

Applicant: 1090 North Lake Way LLC

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: Replace existing cast stone cladding with travertine cladding. Limited hardscape and landscape changes. New motorized vehicular gate. Additional minor exterior finish revisions.

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

Architect Thomas Kirchhoff and Jorge Sanchez of Sanchez and Maddux, Landscape Architects, presented this project. Mr. Kirchhoff outlined the project as a re-do of the driveway, addition of gates, re-do of the hardscape, changes to the stone cladding on the home, and changes to railings. The wall material is to be changed to travertine and the horizontal stone is to be changed to coral. In the rear, the proposal would remove the existing railings and replace them with new railings which include a painted aluminum privacy panel within the railing. A larger privacy panel, painted light grey, is proposed to be cantilevered off the roof deck. The gate system includes two sliding gates: one painted blue with a window in front of a stainless steel gate behind.

Commission comments: Maybe a dusted, etched or frosted glass panel would be preferable to painted panel for large privacy panel and railing panels; gate design, with color, is questionable.

Jorge Sanchez presented the landscape/hardscape plan, including, but not limited to: Remove tall Ficus hedge and replace with 14 ft. Podocarpus; rectangular, flat water pool in the front, 18" deep, with blue glass tiles; reduce size of certain terraces and walkways; eliminate hardscape around the rear pool; add glass tiles to pool; terrazzo gravel driveway; roll away flat shutters in rear for inclement weather; simple serpentine landscape border; extend berm for more topography on the lakeside; add a few palms on lakeside and re-do seawall.

Commission comments continued: Landscape is very nice; shape of gate is acceptable, but not the color; project needs restudy, especially with regard to painted panels and gate; inserting painted panels detracts from architecture of house; blue color is jarring on gate; metal panels and railings questionable; it is fine to change the railings, but this proposal is not an improvement.

MOTION BY MR. KARAKUL TO APPROVE THE STONE CHOICES, THE LANDSCAPE PLAN, AND DRIVEWAY PLAN, BUT TO COME BACK FOR FUTHER RE-STUDY OF THE GATE, THE PANEL ABOVE THE FRONT DOOR, AND THE INSERTS IN THE RAILINGS.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[B - 022 - 2011 Demolition of home](#)

Address: 254 Jungle Road

Applicant: K. Prescott Low and Susan Tucker Low

Architect: Robert L. Bell, Architect, P.A.

Project Description: Demolition of existing home

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

Let the record show that the architect was not present. The project was presented by M. Timothy Hanlon, Attorney, and Don Skowron, Landscape Architect. Mr. Hanlon indicated that the property owner is happy to accept a conditional approval and to allow the house to be photographed, both interiorly and exteriorly. As to the demolition report, Mr. Hanlon stated that the two-story home (3823 sq. ft.) was built in 1930, was designed by Treanor and Fatio, and, has had minor additions since 1949. Mr. Skowron stated that a 12 ft. Ficus hedge will be placed along the front property line; two palms will be relocated elsewhere on site; and the remainder of the property will be grass.

Chairman Smith asked the applicant for photos of the house to be demolished. None were included in the presentation. Chairman Smith stated he could not approve demolition without first seeing the structure to be demolished, and deemed the application incomplete.

Attorney Randolph read from the Code as it relates to criteria for approval of demolition requests at ARCOM... "a demolition permit shall be granted upon the following conditions being met: (1) the property is not designated a landmark, and is not included on a list of properties within the Planning, Zoning & Building Department placed under consideration as a landmarked structure." Chairman Smith and staff noted that while photographs may not currently be a requirement of an application for demolition, it is certainly the expected practice of applicants requesting demolition to provide a photograph of the home to be demolished. The ARCOM application will be updated to absolutely include this specific requirement.

MOTION BY MR. KARAKUL FOR DEFERRAL TO THE END OF THE MEETING, TO ALLOW THE APPLICANT TO RETURN WITH PHOTOS TODAY.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

Mr. Randolph was asked to read the code provisions again relative to demolition projects.

Ted Cooney, 495 North Lake Way, referred back to discussions which occurred at the LPC meeting last week with regard to demolition. Since the Town Council has been reluctant to approve ordinance changes with respect to demolition, policies and procedures have been put in place to address how such matters should be handled. He commented that the applicant submitted too little information, and staff should have insisted on a complete application.

Mrs. Vanneck commented that some homes proposed for demolition come to ARCOM in such disrepair, that the owners should be cited for allowing the property to deteriorate to that level.

**At the end of the meeting, this item was recalled. Mr. Smith stated that he had been provided, by e-mail, two photos of the existing structure, and he passed those photos to the other members.

MOTION BY MR. VILA FOR APPROVAL OF THE DEMOLITION WITH THE USUAL CONDITIONS FOR SODDING AND IRRIGATING AND WITH THE CONDITION THAT THE PROPERTY IS FULLY PHOTOGRAPHED, INTERIORLY AND EXTERIORLY PRIOR TO DEMOLITION.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess at this point. The meeting reconvened at 11:07 a.m.

B - 023 - 2011 Demolition; Construction of new residence

Address: 445 Antigua Lane

Applicant: 416 Brazilian Avenue LLC

Architect: Roger Janssen with Dailey Janssen Architects, P.A.

Project Description: Demolition of existing residence, pool and hardscape; Construct new Island Colonial two-story residence, guest house, pool, hardscape and landscape; Roof: Cedar Shake; Building Color: white; Trim Color: buff; Shutter Color: white

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

Architect Roger Janssen presented this request, and used a model of the residence during the presentation. Mr. Janssen provided the demolition report for this one-story 1982 home, including photographs. Chuck Yanette of Parker Yanette Landscape Architects discussed the landscaping which will remain on site. He stated that much of the existing buffer will remain in place; some trees and shrubs will be removed; some trees will be relocated elsewhere on site; and, the large Kapok tree will remain at the south property line. As for the new two-story house and the new two-story detached guest house: Proposed with a stucco exterior with coral stone cladding and balustrades, mahogany French doors, casement windows, and, Ludowici terra cotta tiles; fountain at the main entrance; Royal Palms flank entrance to home; mixture of palm trees on site; and, Old Chicago Brick driveway with coral border. Mr. Janssen stated that his client would like to add a landscape island (with large Ficus) within the cul de sac, but that is not part of this request. Mr. Yanette gave an overview of the entire proposed landscape plan.

Commission comments: Attachment of balcony beams to coquina odd; neighbors are concerned about scale of house; this house projects closer to the lake than any of the neighboring houses along the lake; questionable use of materials and colored roof and blue elements in this Island Colonial; care must be taken during demolition because the Kapok tree is so close to the house; remove the chain link fence to the south which is entwined in the Kapok, Fishtail palms on the property line are messy for neighbors; least successful part is the north side projection of the master bedroom and family room; mostly concerned with the west elevation; north wing projects so far forward and may negatively impact the neighbors; detailing is ambitious, but full of areas that need to be reconsidered; west elevation - amount of fenestration is out of control; north elevation-all of keystones are missing their arches; surrounds on second story windows out of proportion; entire project – detailing needs re-study; parking spaces along the 12 ft. strip around the cul de sac mentioned; model is great; does not look like same house east vs. west elevation; biggest issue – disturbing - to have loggia downstairs and cantilevered balconies above on top of spindly columns; guesthouse with exterior stair so tall and skinny – looks like staff quarters – out of proportion with itself; blue elements questioned; mahogany railings questioned; like the Ludowici roof; bay window at library so out of proportion; this would be the only two story guesthouse on the lake; the blue and red elements detract from the Bermuda look.

Mr. Lindgren noted that one letter from a concerned neighbor was received. That neighbor is Bill Metzger, 277 Esplanade Way, who was present and addressed the commission. Mr. Metzger and his wife, Anne, are adjoining property owners to the east of this property, at 433 Antigua Lane, a property which they have owned for many years and hope to build a new home there. Mr.

Metzger expressed concerns about the style and large size of this home. He referred to it as “an assembly of architectural elements in search of a design” and “a confusing buffet of unrelated building parts.” He also expressed concern about the location of utility equipment and the noise generated by it, and suggested that these systems be located far from their shared property line. Lastly, Mr. Metzger was concerned that he and his wife had not been contacted by the developers prior to the submission of the project, with respect to possible changes to the cul de sac which is a common roadway for all property owners on the street.

Ms. Susanne Frisbee, property owner of 445 Antigua Lane, stressed the fact that the purpose of the design and its positioning on the lot is to showcase the spectacular Kapok tree. The chain link fence entwined in the tree is not owned by the Frisbees. The root barrier of the Kapok tree will be removed and the tree roots will be allowed to come toward the house. Regarding projecting to the north, unless that neighbor decides to remove the large Banyan, this house will not impede his view. Ms. Frisbee acknowledged that the house is large on a large lot, and they want the design to be an authentic addition to the lakefront. She also indicated that they are happy to make no donated improvements to the cul de sac if changes to it are not well received.

Mr. Vila thanked Ms. Frisbee for her remarks and explanation of the design with its focus on the Kapok tree. He felt the use of the site was generally successful.

**MOTION BY MR. VILA TO DEFER THE PROJECT FOR FURTHER STUDY OF
DETAILING OF FACADES, ESPECIALLY THE LAKESIDE FAÇADE.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE
USUAL CONDITIONS FOR SODDING AND IRRIGATING, PLUS A REQUIREMENT
FOR PHOTO DOCUMENTATION OF THE INTERIOR AND EXTERIOR.**

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

[B - 024 - 2011 Demolition of residence](#)

Address: 221 El Vedado Road

Applicant: Cynthia B. Moran

Architect: Michael J. Johnson

Project Description: Demolish existing residence

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

Michael Johnson and Hunter Johnson presented this request for demolition of this 1927 Treanor and Fatio single family residence. Hunter Johnson provided the demolition report, discussed the landscaping to remain on the site, and provided photos of the existing home. He indicated that the front hedge material would be removed, and replaced with a similar hedge after demolition is complete.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE CAVEATS THAT THERE BE FULL PHOTO DOCUMENTATION OF THE EXISTING HOME BY LPC STAFF, BOTH INSIDE AND OUTSIDE; THAT THE PROPERTY BE SODDED AND IRRIGATED; AND THAT THE HEDGE BE REPLACED IN GOOD CONDITION.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

B - 025 - 2011 Additions and Renovations

Address: 256 West Indies Drive

Applicant: Mr. and Mrs. Peter Hicks

Architect: Carlos A. Bonilla with Bonilla Torregroza Architecture LLC

Project Description: One-story garage and entry porch additions; master and guest bedroom renovations

Please note that the owner has requested deferral to the May meeting.

Let the record show that Mrs. Vanneck filed a Voting Conflict form with respect to this project.

MOTION BY MR. KARAKUL FOR DEFERRAL TO MAY.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 026 - 2011 Time Extension

Address: 200 La Puerta Way

Applicant: J. B. & Carrie Murray

Architect: The Pandula Architects, Inc.

Project Description: Time extension for previously approved project, including demolition of existing residence, new British Colonial style residence and landscape/hardscape

Call for disclosure of ex parte communication: Messrs. Homes and Griswold made ex parte declarations.

Architect Eugene Pandula stated that this project was presented a year ago and received unanimous approval at that time, but permitting and construction was delayed. The project is ready to be submitted for permitting and there have been no changes to the original approval. As commission members recalled the project fondly, without further presentation, the following motion was made.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE TIME EXTENSION.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

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

D. [MINOR PROJECTS - NEW BUSINESS \(12:05:24 a.m.\)](#)

[A - 004 - 2011 Revisions to previous approval](#)

Address: 656 North County Road

Architect: Ferguson & Shamamian Architects, LLP

Project Description: Revisions to approved renovations and alterations of the existing 2 story single family residence, 1 story Pool House, and new 1 story Guest House. Main House design revisions include preserving the west facade and adjacent exterior staircase, removing an appendage on the north facade, and retaining a majority of the East Loggia. Pool House revisions include omitting a proposed window. Guest House revisions include altering the doors and windows on the South facade. Reductions to the amount of landscape and hardscape are also proposed (these designs are final).

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

Scott with Ferguson & Shamamian Architects reviewed the proposed revisions to the approved renovations and alterations as listed above. In an effort to save time, Mr. Smith advised that there is no need to discuss or approve items which maintain the existing condition. It is only those items which are proposed for change that need to be discussed and approved. Most of the changes were viewed as minor.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

[A - 003 - 2011 Addition](#)

Address: 152 Reef Road

Applicant: Mr. and Mrs. Matthew Fifield

Architect: Glen P. Harris, AIA

Project Description: Proposed two story addition to the southwest corner of an existing two story residence. The new addition will match existing colors and materials of the existing residence.

Call for disclosure of ex parte communication: Messrs. Homes and Griswold made ex parte declarations.

Architect Glen Harris presented this request for this two story addition in the rear of the property, of which only 18 inches will be visible from Reef Road. Mr. Lindgren stated that the proposal meets code.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED WITH THE PROVISIO THAT ALL DETAILS MATCH THE EXISTING.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

[A - 005 - 2011 Entry columns and wall](#)

Address: 112 Via Palma

Applicant: Mr. and Mrs. Abe Haruvi

Architect: SKA Architect & Planner, Patrick W. Segraves A.I.A.

Project Description: Addition of four 2 ft. x 2 ft. x 8 ft. entry columns and site wall

Call for disclosure of ex parte communication: Mr. Griswold made an ex parte declaration.

Architect Pat Segraves presented this request for a 4 ft. wall with four matching columns at the front of the house. After review of the plans, Mr. Zukov stated that he would prefer no lights on the front of the columns. Well lights, to light the columns from below, were suggested instead.

**MOTION BY MR. ZUKOV FOR APPROVAL OF THE PROJECT AS PRESENTED,
WITH NO LIGHTS DIRECTLY ON THE COLUMNS, BUT ALLOWING WELL
LIGHTS TO ILLUMINATE THE COLUMNS.**

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:19:00 a.m.) None

**X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING,
ZONING AND BUILDING DEPARTMENT: (12:19:04 a.m.)**

Mr. Knowles inquired about the resolution of the matter of the excessive number of expansion joints shown on the Publix plans at the last meeting. Mr. Smith reported a significant reduction in the number of expansion joints on all elevations, but less of a reduction on the south façade where there is some frame construction. After review, Mr. Smith accepted the Publix revised plans, but strongly recommended that the entire structure be constructed in masonry for safety, especially during hurricanes.

Mr. Ives stressed the importance of complete applications.

XI. ADJOURNMENT:

MOTION BY MR. KARAKUL TO ADJOURN THE MEETING AT 12:23 P.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on May 25, 2011 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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