



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

WEDNESDAY, MARCH 28, 2012, 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.)

Vice Chairman and Acting Chairman Robert Vila called the meeting to order at 9:00 a.m.

II. ROLL CALL (8:59:30 a.m.)

Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Nikita Zukov, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	PRESENT (arrived prior to 9:30 a.m.)
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

Let the record show that Mr. Gruss was a voting member through Item B-11-2012.

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

III. ADMINISTRATION OF OATH OF OFFICE TO NEW MEMBERS:

This item was delayed to later in the meeting, after Mr. Sammons had arrived.

IV. ELECTION OF OFFICERS: (9:00:08 a.m.)

Mr. Karakul nominated Mr. Vila as Chairman, which was seconded by Mrs. Vanneck. There were no other nominations for Chairman.

Mr. Karakul nominated Mr. Zukov as Vice Chairman. There was no second, but there were no other nominations for Vice Chairman.

- V. **PLEDGE OF ALLEGIANCE:** **(9:01:13 a.m.)**
- VI. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 22, 2012 MEETING:** **(9:01:31 a.m.)**
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.
- VII. **APPROVAL OF THE AGENDA :** **(9:02:07 a.m.)**
MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.
- VIII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:** **(9:02:11 a.m.)**
Mrs. Delp administered the oath at this time and as necessary throughout the meeting.
- IX. **OTHER BUSINESS:** **(9:02:22 a.m.)** None
- X. **PROJECT REVIEW** **(9:02:33 a.m.)**

A. **MAJOR PROJECTS - OLD BUSINESS** **(9:02:37 a.m.)**

B - 085 -2011 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 108 El Mirasol

Applicant: Anand & Neeta Khubani

Architect: Douglas J. Coleman AIA

Project Description: New two-story single family residence: 6 car garage, 9 bedrooms, 10 full baths, 3 half baths. Total living square footage 13,570. Breezeway and pool. *Variances requested for front yard setback, and front yard setback/building height plane for the stair tower and front entry feature*

Please note that at the December meeting, there was a motion to recommend the variance related to the landscaping, and to recommend denial of the variance which would move the house forward toward the street. There was a second motion for deferral of the architecture to the January meeting. At the January meeting, at the applicant's request, the project was deferred to the February meeting. At the February meeting, the project was deferred to the March meeting at the applicant's request to allow the architect additional time to revise the plans.

Please be advised that the attorney for the applicant has requested that this project be withdrawn from the agenda.

MOTION BY MRS. VANNECK TO REMOVE THIS ITEM FROM THE AGENDA.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

[B - 003 -2012 Windows and exterior improvements](#)

Address: 1 North Breakers Row

Applicant: The Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Associates

Project Description: Window replacement and exterior improvements

Please note that at the January meeting, there was a motion for approval of the project as presented, except for the color variation which will be deferred to next month. At the February meeting, the project was deferred to March, at the applicant's request.

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

MOTION BY MR. ZUKOV FOR DEFERRAL TO THE APRIL MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

[B - 010 - 2012 New residence](#)

Address: 1348 North Lake Way

Applicant: Patrick Carney

Architect: Smith and Moore Architects

Project Description: New two-story residence in the Bermuda Georgian style: White concrete tile roof, Building Color - Yellow, Trim Color - White, Shutter Color - white. Preliminary landscape plan.

Please note that this project was heard at the January meeting. At that time, there was a motion for deferral to the February meeting. There was also a motion for "Approval" of the variance (i.e., ARCOM recommends that the Town Council approve the variance.) At the February meeting, the project was not heard and was deferred to the March meeting.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Design Professionals

Mr. Smith addressed the commission's concerns expressed at previous meetings, and presented the revised plans showing relocation of the cabana, symmetrical garage wings, fenestration changes, and changes to the entry portico, to name just a few. Mr. Peterson presented revised landscape/hardscape plans showing: Ficus replaced with other landscape material; the motor court size was reduced; six flowering trees and two Magnolias were added across the front of the property; and, planters increased in size adding more landscape material. Mr. Karakul suggested that one more tree be added to the front for more symmetry, which was agreed to by Mr. Peterson.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 011 - 2012 Addition, Landscape/Hardscape

Address: 273 Tangier Avenue

Applicant: Judith and Ronald Berk

Architect: Jerome Baumoehl, AIA

Project Description: Partial renovation of existing perimeter walls, removal of entire roof structure to accommodate the construction of a new second floor. Pool, hardscape and landscape

Please note that after hearing the project at the February meeting, it was deferred to the March meeting for re-study.

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

ARCHITECTURAL PRESENTATION BY: Jerome Baumoehl, AIA

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Baumoehl presented revised plans in response to the commission's comments at the February meeting. Mr. Mizell likewise presented revised plans showing revisions to the columns and pedestrian gate. Tiered landscaping has been added to the plans. Though the commission agreed that the project was improved since last month's presentation, concerns remained regarding the stepped back second floor, the double gates, the condition of the hedges, and color choices for materials.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, WITH THE OVERHANG REDUCED.

MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. HOMES FOR DEFERRAL TO THE APRIL MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

It was recommended that the architect study a second floor which is flush with the first floor front facade and a design with less ornamentation. It was suggested that the renderings clearly indicate the color choices for materials; and, that perhaps more landscaping be added to the front.

Maura Ziska, on behalf of the property owners, indicated that a redesigned project may require variances.

Let the record show that Mrs. Delp administered the Oath of Office to Mr. Sammons at this time.

Chairman Vila welcomed Mr. Sammons, a Florida registered architect, into service.

B. [MAJOR PROJECTS - NEW BUSINESS \(9:32:00 a.m.\)](#)

[B - 006 - 2012 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 218 Miraflores Drive

Applicant: Vera Alfieri Monforte

Architect: Studio K Architects

Project Description: Proposed 453 square foot addition to an existing single story private residence. *Variance requested for angle of vision.*

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

VARIANCE PRESENTATION BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Gregory Bonner, Studio K Architects

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Ms. Ziska's explanation of the variance request was followed by the presentation of the project by Mr. Bonner. This project had been reviewed at the January meeting; was not approved; and, then was revised to include a variance request. Since that January presentation, the architecture has been simplified. Mr. Bonner indicated that some driveway space and hardscape space in the rear has been removed to accommodate lot coverage requirements. Dustin Mizell stated that more Royal Palms have been added to the landscape plan, and some other plantings in the front have been cleaned up and reorganized. Mrs. Vanneck clarified with Mr. Mizell that the Ficus indicated on the plans will indeed be Green Island Ficus.

MOTION BY MR. ZUKOV RECOMMENDING APPROVAL OF THE VARIANCE STATING THAT IT WILL NOT HAVE A NEGATIVE IMPACT ON THE ARCHITECTURE.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

[B -007 -2012 Demolition and New Residence](#)

Address: 1191 N. Ocean Way

Applicant: Valley Property Management LLC

Architect: Dailey Janssen Architects, P.A.

Project Description: Demolition of existing two-story residence and hardscape. Construction of new two-story Island Colonial residence with 5,352 square feet, pool, hardscape and landscape. Building, roof and trim: white

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

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

LANDSCAPE ISSUES DISCUSSED BY: Stephanie Portus, Krent-Wieland Design

ZONING ISSUES PRESENTED BY: Paul Castro, Zoning Administrator

OTHERS WHO TESTIFIED: Richard Rampell, neighbor at 1186 N. Ocean Way, John C. Dotterer, Attorney, representing property owner at 1190 N. Ocean; and, Ed Clement, Sabre Construction LLC, personal representative of the applicant.

Prior to any presentation of the project, Mr. Lindgren noted that the project, as currently presented, does not meet several code requirements. As such, staff recommended deferral of the project. It was also noted that a neighbor had sent a letter of objection, but it was Mr. Lindgren's understanding, that the neighbors had reached an agreement.

Mr. Janssen called the code issues "very miniscule items" and requested that he be permitted to present the project, acknowledging that certain adjustments will be made in order that the project meets code.

Richard Rampell commented that his home is overwhelmed by homes that are much larger and higher. This project is yet another one, and it seems too big and overwhelming.

Paul Castro, Zoning Administrator, discussed the zoning problems with the project as submitted.

Attorney John C. Dotterer referred to the March 19, 2012 letter of objection which had been submitted by his client, Mr. Cole, who resides at 1190 N. Ocean Blvd. He noted that today, Mr. Cole and the applicant have reached an agreement relative to certain conditions that the applicant has agreed to relative to the project, and they are as follows:

1. As to demolition and construction, the applicant will provide us with a written agreement to repair or indemnify Mr. Cole for damage that would be done during the demolition or construction process to his retaining walls, equipment, and other structures.
2. That the applicant and its contractor will place Mr. Cole as an additional insured on its insurance policies, and the contractor's policy is for (\$1M/2M) in coverage.
3. That all rodents, insects and pests will be exterminated in the existing derelict structure before it is demolished.
4. That the applicant and contractor will take care to avoid vibratory methods of demolition and construction.
5. That the Areca trees, which are growing right up against the retaining walls on the East side, will be cut off so that they die before removal is attempted, which will make it easier to extract them without damage or undermining the existing walls.
6. That there be no dumpsters on the Nightingale Trail side of the project.
7. That demolition begin on or after May 1st, 2012.
8. As to the design, the chimney, which is on the plans, will be eliminated totally.
9. There will a gas only, no wood burning fireplace on the first floor only.
10. That the roofline is lowered by 20 inches.

MOTION BY MR. ZUKOV TO DEFER THE ARCHITECTURE TO THE APRIL MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Ed Clement, owner's representative, confirmed agreement to the aforementioned conditions.

Mr. Janssen provided the demolition report for the existing residence.

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

Mrs. Vanneck noted that 3 palms are scheduled for removal from the site. She questioned whether they could be relocated. Stephanie Portus from Krent-Wieland Design responded that due to space constraints, and lack of a holding area on site, the cost to move and maintain the trees off site, and then move them back for re-planting exceeds the value of the landscape material. Mrs. Vanneck suggested donating the trees.

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

[B - 017 - 2012 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 270 Kawama Lane

Applicant: L. Frank Chopin, Esquire for Robert Nederlander

Architect: Jerome Baumohl

Project Description: Removal of the existing gable roof entrance and the addition of a new flat roof covered entry. Extend existing covered front porch approximately 22 feet across with pre-cast columns with coquina finish. Fascia and all other finishes to match existing. *Variance requested for lot coverage.*

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

VARIANCE PRESENTATION BY: L. Frank Chopin, Attorney
ARCHITECTURAL PRESENTATION BY: Jerome Baumohl

Mr. Chopin discussed the issues relative to the variance requested for the project. Mr. Baumohl presented the architecture pursuant to the submitted plans and as described above. While members were in favor of changing the entrance, there were concerns about the following: choice for a flat roof, the detailing, proportional relationships, complicated columns, too much ornamentation, and, problem with column in front of window.

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

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

**MOTION BY MR. HOMES FOR DEFERRAL TO THE APRIL MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

[B - 018 - 2012 New Residence](#)

Address: 109 Jungle Road

Applicant: Casa PB, LLC

Architect: Bridges, Marsh & Associates

Project Description: Construct new residence in a contemporary Regency style. Building Color: Chamois; Roof Color: Vermont Grey; Trim Color: Chamois

Please be advised that the architect has requested deferral to the April meeting.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE APRIL MEETING.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

[B - 019 - 2012 Demolition and New Cabana](#)

Address: 1090 N. Lake Way

Applicant: 1090 N. Lake Way LLC

Architect: Thomas M. Kirchhoff, AIA

Project Description: Demolition of existing one-story cabana. New 2-story cabana and associated landscaping and hardscape. New motorized vehicular gate.

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, AIA

Mr. Kirchhoff provided a demolition report with regard to the existing one-story cabana.

**MOTION BY MR. ZUKOV FOR APPROVAL OF DEMOLITION OF THE EXISTING CABANA.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that Mr. Kirchhoff brought a model of the new two-story cabana with a curved exterior stairway to the second floor deck. He noted that the project includes retractable awnings on the new cabana and also on the main house at the master bedroom, but it was pointed out to Mr. Kirchhoff that the plans do not show an awning for the new cabana. Mr. Kirchhoff stated that it would have to be brought back to the commission. The proposed plain grey vehicular gate will occur at the service gate. Though there was some disagreement as to the curved stair...

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

***Approval does not include retractable awnings.**

[B - 020 - 2012 Demolition and New Residence](#)

Address: 268 Jamaica Lane

Applicant: William Whitehouse, Personal Representative of the Estate of Margaret Whitehouse

Architect: Roger Janssen of Dailey Janssen Architects

Project Description: Demolition of existing one story single family residence, pool, and spa.

Proposed new two-story single family residence with 4393 air-conditioned square feet with pool, spa, landscape and hardscape. Building Color: White; Roof color: Gray/green; Trim color: White.

Call for disclosure of ex parte communication: No disclosures

Mr. Lindgren read a letter into the record from David Barton, 216 Jamaica Lane, wherein he listed several objections to the project.

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Daily Janssen Architects
LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group
OTHERS WHO TESTIFIED: James McCartney Wearn, neighbor

Mr. Janssen provided the demolition report for the existing home.

**MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION.
MOTION DIED FOR LACK OF A SECOND AT THIS TIME.**

Mr. Janssen provided photos of the existing residence and additional information for the demolition report. Mr. Mizell stated that all the landscape material will be removed as part of this demolition project.

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

Mr. Janssen continued with the presentation of the new house pursuant to the submitted plans and according to the project description above. He described the proposed residence as having a British West Indies style with a two-story central mass, a one story garage wing, and a turnaround driveway with side motor court. Design elements include: double pitched hip roofs, mahogany front door with sidelites, grey/green tile roof, and Chippendale railings. Mr. Mizell presented the landscape/hardscape including: front motor court intersected by a cast stone walkway, garden entry, pool and spa in rear, fountains, sculptures, decorative walls, and a variety of landscape material as noted.

Mr. Janssen noted that he had spoken with the neighbor, Mr. James Wearn, who requested maintenance of the hedges, making the wall 1 ft. higher, and changing the two garage doors to a single, wide garage door. Mr. Janssen passed a drawing including those changes.

Concerns were raised regarding the following: The flat spots on the roof call attention to the house being massive; height of first vs. second floor; the blank wall of the stair needs relief; a lot of triple windows; details of pergola are both fragile and massive; details need to be strengthened, and should be provided in full size; problem with massive garage doors; lack of backyard landscaping; views from terrace into neighbor's back yard; safety of vehicles leaving the driveway (safe sight triangle); placement of hedge and wall in easement; question the need for a pedestrian gate and walls in the front; the need for ample screening if the Ficus hedge is lost; and, a "top heavy" design.

Mr. Lindgren noted that the plan, as submitted, does not meet safe sight triangle requirements and will have to be modified.

James McCartney Wearn, 260 Jamaica Lane, described the neighborhood composition as having many one-story cottages. After review of the plans and meeting with the architect, he had three (3) concerns: (1) the plans appear contradictory as to whether the pool equipment will be on the east or west side; (2) acceptable treatment of the common boundary; and (3) concern relative to the very small turning radius, fearing the this will cause cars to park on the street.

MOTION BY MR. ZUKOV FOR APPROVAL WITH FOUR (4) EXCEPTIONS:

- (1) New square doors for the garage;**
- (2) Moving the south landscaping onto the owner's property, completely off the right of way;**
- (3) Eliminate the entrance gates;**
- (4) And, rounding the corners coming in and out of this property.**

MOTION SECONDED BY MR. HOMES.

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

MOTION BY MR. HOMES FOR DEFERRAL TO THE APRIL MEETING.

MOTION SECONDED BY MR. KARAKUL.

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

Let the record show that there was a short recess at 11:04 a.m.

B - 021 - 2012 Demolition of guest house/garage and new addition

Address: 1564 S. Ocean Boulevard

Applicant: Richard Sloane

Architect: Jacqueline Albarran

Project Description: Demolition of existing two-story guest house/garage, connecting gallery, covered terrace, pool, patio, and driveway. New two story addition to the East of the existing two-story residence. All new impact doors and windows. Roof slope, rafter tails, materials and detailing to match existing.

Call for disclosure of ex parte communication: Disclosures by several members. Mr. Gruss stated that he lives within 200 feet of the subject address.

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran

OTHERS WHO TESTIFIED: Donald Carter, neighbor at 4, 5 & 6 Lagomar Road

Ms. Albarran presented the project for this house pursuant to the submitted plans and as described above. She explained that this house is in terrible disrepair, and views to the ocean are currently blocked by the existing garage structure. In response to comments from members prior to the meeting, she prepared some alternative designs for Plan sheets A11, A16, A17 and A19. Since, the plans include only a preliminary landscape plan, the landscape/hardscape will return to the commission at a later date.

MOTION BY MR. SAMMONS FOR APPROVAL WITH CONTINUED STUDY OF THE DETAILS... (motion interrupted by further testimony of others)

Donald Carter, neighbor, expressed his approval of the plans for the house which has been an eyesore for a long time. He was concerned with the landscaping shown today as he felt it was not in keeping with the rest of the neighborhood. Mr. Carter mentioned a long yellow wall running along South Ocean Boulevard, and the difficulties people encounter when trying to locate street signage. He hoped that would be addressed in the landscape plan. Ms. Albarran agreed that this issue should be addressed.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KNOWLES.**

**SINCE MR. SAMMONS' MOTION WAS INTERRUPTED EARLIER....MOTION BY MR. SAMMONS FOR APPROVAL WITH THE CAVEAT THAT THE DETAILS WOULD BE PRESENTED AT A LARGER SCALE AT THE NEXT HEARING FOR THE LANDSCAPE, AND THAT THE UPPER PART OF THE VERANDA BE STUDIED IN TERMS OF ITS CONNECTION TO THE HOUSE.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.**

IT WAS NOTED THAT THE APPROVAL INCLUDED THE ALTERNATE DESIGNS AS PRESENTED.

B - 022 - 2012 Walls and gates

Address: 1255 South Ocean Boulevard

Applicant: Thomas Peterffy

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

Project Description: New privacy walls and vehicle gates. This design was presented for informal review in September 2011.

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

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE APRIL MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 023 - 2012 Awnings and windows

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 184 Bradley Place #501 Penthouse South

Applicant: Alan and Linda Landis

Architect: Smith and Moore Architects Inc./Daniel Kahan

Project Description: Installation of new retractable canvas awnings on the existing south and west facing terraces (awning fabric to match building color); Conversion of solid railing walls to balustrade to match north penthouse; Replacement of all doors and windows with matching aluminum impact-resistant units. *Variance requested for street side yard setback.*

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

VARIANCE PRESENTATION BY: Attorney Maura Ziska

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

Mr. Kahan stressed the fact that the balustrade changes will restore symmetry to the building. Proposed retractable awnings will be off-white to match the building trim. The window replacement provides the benefit of shutter boxes being removed.

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

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[B - 024 - 2012 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 125 El Mirasol

Applicant: Lawrence and Judith Schlager

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

Project Description: Addition to second floor of existing two-story residence. *Variance requested for front yard setback/building height plane setback, and cubic content ratio*

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

Mr. Lindgren noted, for the record, that the author of a letter of objection to this project, Randolph Guthrie, had just handed Mr. Lindgren another letter (read into the record) retracting his objection to the variance.

VARIANCE PRESENTATION BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, AIA

Mr. Kirchhoff stated that his proposal attempts to correct what he views as an original design flaw of the home. The project makes the second floor flush with the first floor. The addition would create a caretaker's room for a full-time, live-in caretaker.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[B - 025 - 2012 Demolition](#)

Address: 310 Island Road

Applicant: 320 Island Road Trust

Architect: Thomas M. Kirchhoff, AIA

Project Description: Demolition of existing residence, hardscape, landscape and pool

Let the record show that B-025-2012 and B-026-2012 were discussed simultaneously.

[B - 026 - 2012 Demolition](#)

Address: 320 Island Road

Applicant: 320 Island Road Trust

Architect: Thomas M. Kirchhoff, AIA

Project Description: Demolition of existing residence, hardscape, landscape

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, AIA

Mr. Kirchhoff stated that this was always one property, but without unity of title. The guest house is the property known as 310 Island Road, with the Fatio designed main house at 320 Island Road. A swimming pool is placed between the two properties. Mr. Kirchhoff provided demolition reports on both. He noted that he had met Dr. Jane Day, Staff Historic Preservation Consultant, and Ted Cooney, Chairman of the Landmarks Preservation Commission, at the site, and neither was in favor of saving the house.

Ted Cooney, 495 North Lake Way, confirmed that he and Dr. Day had visited the site. Mr. Cooney was aware that the applicant had originally approached this project as a historic preservation effort, but after further review of the structure and discussion with the architect, the client opted for demolition. He called attention to other houses on the street which are the subject of preservation efforts by the LPC.

The commission members were divided on whether the demolition should be approved, particularly demolition of the main house. Mr. Kirchhoff stated that he works on many landmarked homes, but this house is not a prime example of Fatio's work, and would require changing every aspect of the house.

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

MOTION SECONDED BY MR. HOMES, WITH REGRET.

MOTION CARRIED 5-2, WITH MESSRS. SAMMONS AND VILA OPPOSED.

B - 028 - 2012 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 218 Royal Palm Way

Applicant: Keith Spina - Glidden Spina & Partners for 218 Royal Palm Way, LLC, Axel Pinto Quintero

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Construct a 21 sq. ft. addition to an existing Elevator Equipment Room located on the first floor at the southwest corner of the building. *Variance requested for lot coverage.*

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

Mrs. Vanneck noted, for the record, that the mini sets for this project were not submitted to the Town according to the posted deadlines.

VARIANCE PRESENTATION BY: Variance not addressed by Mr. Tracht

ARCHITECTURAL PRESENTATION BY: Rich Tracht, Glidden Spina & Partners

Mrs. Vanneck also noted that no landscape plans were submitted. Mr. Tracht responded that they will fill in with matching landscape.

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

Please note that there was no presentation relative to the variance, and no motion was made by the commission as a recommendation in support or in opposition to the variance.

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

D. **MINOR PROJECTS - NEW BUSINESS:** (12:05:10 a.m.)

A - 006 - 2012 Site Wall and Landscaping

Address: 200 Jungle Road

Applicant: Carl H. Hewitt

Architect: Mario Nievera

Project Description: Proposed new site wall and landscaping at north property

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams

Mr. Williams stated that the wall (CBS with a cast stone cap) will continue an existing wall, and will serve to create privacy and reduce noise. The driveway opening will be reduced in width. Intermediate columns and two main columns at the driveway are planned. Additional landscaping is planned to soften the large driveway and the entrance, as well as other landscape changes per plan. The paving will be broken up by an added cast stone band.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.**

Mr. Sammons took issue with the column caps as presented, because two different columns of differing importance have the same cap.

**MOTION AMENDED BY MRS. VANNECK FOR APPROVAL WITH THE POSTS
REVISED PER MR. SAMMONS' RECOMMENDATION.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

A - 008 - 2012 Changes to previous approval

Address: 221 El Vedado Road

Applicant: 221 El Vedado, LLC

Architect: Mark Finlay Architects

Project Description: Minor changes to Plans (B-002-2012) approved at the January 2012 meeting. Changes include the following: Flip building on existing footprint and adjust side windows/door to accommodate plan change; add two bay windows on first floor of north elevation. Eliminate trellis from garage. Change roof material from grey concrete tile to grey clay tile.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jay Valade, Mark Finlay Architects

Mr. Valade explained that interior plan changes caused this symmetrical house to be “flipped.” There are some corresponding fenestration changes, the trellis elimination, and the change in roof material.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

A - 009 - 2012 Awning and signage

Address: 238 Worth Avenue

Applicant: Burton Handelsman, Property Owner, for: MacKenzie-Childs (Store Manager: Renee Bakarian)

Architect: Jason P. Drobot, R. A.

Project Description: Addition of a fabric awning and signage

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

ARCHITECTURAL PRESENTATION BY: Jason Drobot

Mr. Drobot presented a sample of the proposed hand painted awning (to be placed on the existing frame) showing alternating 6” black and off-white stripes, with both stripes showing striations of other assorted colors.

The commission was quite divided on this issue. One member liked the awning as presented. Others liked black and off-white stripes or black and white stripes, but not the hand painted and striated version. Others preferred plain white. Most members agreed that the awning should not signify a brand.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE APRIL MEETING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Knowles left the meeting.

A - 010 - 2012 Addition

Address: 272 List Road

Applicant: James C. Paine Jr. for Owner Joseph W. & Valerie A. Brown

Architect: James C. Paine Jr.

Project Description: One story addition of 158 sq. ft. to existing one-story residence. New windows and doors, new landscape and hardscape, demolish existing pool and build new pool in similar location

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

ARCHITECTURAL PRESENTATION BY: James C. Paine Jr.

LANDSCAPE PRESENTATION BY: Steve Parker, Parker and Yanette

Mr. Paine presented a very long and thin addition (only 3'5" wide) to the home affecting several rooms of the house according to the submitted plans and as described above. Project elements include: replace existing white, cement tile roof with matching material; window/door replacements with white aluminum casement impact windows or French doors; replace existing pool with a new rectangular pool centered on axis; and, new mahogany front door in new location. Mr. Parker reviewed the landscape/hardscape plans with elements including: replacing existing hedges with taller 8 ft. Podocarpus; remove existing three (3) Royal Palms and replace with four (4) new Royal Palms with 18 ft. of clear trunk for better symmetry; driveway, piers, entry walks, and low profile fountain; 6 ft. privacy wall, and many other assorted plant/tree species. The existing Strangler Fig, in poor condition, is scheduled for removal (with the neighbor's agreement) and replacement with a Pitch Apple tree. Mr. Paine reported that a neighbor, Patricia Lebow at 272 Via Marila supports the project.

Mr. Lindgren called attention to the fact that the plans presented today had not yet been modified to incorporate several landscape changes discussed today.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE CAVEAT THAT THE NEW LANDSCAPE PLAN, "ACCORDING TO WHAT WE ARE SAYING", IS SUBMITTED FOR APPROVAL.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:51:40 a.m.): None

XII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:51:42 a.m.)

Mr. Page asked the ARCOM members if they would like their e-mail addresses to appear on the ARCOM roster. None of the members wanted their e-mail addresses listed.

Dr. Phillips asked Mr. Sammons to explain "grammar" as it relates to architecture. Mr. Sammons provided the information as requested.

Mr. Ives, in light of the comment by Mrs. Vanneck that the mini-sets for 218 Royal Palm Way were late, encouraged equal treatment to all applicants.

Mr. Lindgren offered some comments as to the project which had to be deferred for further zoning review, B - 007 - 2012, 1191 N. Ocean Way.

XIII. ADJOURNMENT: (12:58:03 a.m.)

**MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 1:05 P.M.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Commission will be held Wednesday, April 25, 2012 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

cmd