MINUTES

ARCHITECTURAL COMMISSION
AT THE
EMERGENCY OPERATIONS CENTER
355 SOUTH COUNTY ROAD, PALM BEACH

WEDNESDAY, MARCH 24, 2010, 9:00 a.m.

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

I. CALL TO ORDER(9:00:16 a.m.)

Vice Chairman and Acting Chairman Jeffery W. Smith called the meeting to order at 9:00 a.m.

II. ROLL CALL(9:00:32 a.m.)

All regular members and all alternate members of the Architectural Commission were present at roll call, excepting Mr. Boykin who arrived at 9:44 a.m. 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. Let the record show that a court reporter, Susan Shelling, was present. She had been hired by Attorney James Greene for the project at 1100 North Ocean Boulevard.

III. PLEDGE OF ALLEGIANCE(9:01:09 a.m.)

IV. ADMINISTRATION OF OATH OF SERVICE TO ARCHITECTURAL COMMISSION MEMBERS(9:01:11 a.m.)

Mrs. Delp administered the Oath of Service to all of the members of the Architectural Commission. Let the record show that the Oath of Service was administered to Mr. Boykin at the end of the meeting as he was not present at the beginning of the meeting.

V. ELECTION OF OFFICERS(9:03:41 a.m.)

Mr. Randolph presided over the Election of Officers. Ms. Diver nominated Mr. Smith as Chairman. This nomination was seconded by Mr. Karakul. As there were no other nominations for Chairman, Mr. Smith was elected as Chairman by unanimous ballot.

Ms. Diver nominated Mr. Strawbridge as Vice Chairman. Mr. Karakul nominated Mr. Zukov as Vice Chairman. Mr. Randolph asked for a roll call vote regarding the nomination of Mr. Strawbridge as Vice Chairman. The resulting vote was 6-1, (Mr. Zukov cast the Nay vote) in favor of Mr. Strawbridge as Vice Chairman.

VI. APPROVAL OF THE MINUTES FROM THE FEBRUARY 24, 2010 MEETING(9:07:00 a.m.)

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

VIII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:(9:07:02 a.m.)

By Mrs. Delp

IX. OTHER BUSINESS(9:07:17 a.m.)

None

X. PROJECT REVIEW(9:07:36 a.m.)

Let the record show that the commission first dispensed with the three deferral requests, B81/09 for 264 Country Club Road, B2/10 for 1342 North Lake Way, and B6/10 for 1100 North Ocean Boulevard.

A. MAJOR PROJECTS - OLD BUSINESS

B81/09 New Residence, Landscape & Hardscape
Address: 264 Country Club Road
Applicant: JDM Investments, LLC
Architect: Rustem Kupi Architect
Project Description: Construct a new two-story single-family residence with two-car garage, pool and pool area trellis structures, including hardscape and landscape.

This project was deferred from the October meeting to the November meeting for restudy, and was deferred from the November meeting to the December meeting at the request of the property owner. At the December meeting, the project was deferred to the January meeting at the request of the property owner. At the January meeting, the commission deferred the project for re-study. At the February meeting, the project was deferred to the March meeting at the owner's request.

MOTION BY MR. KARAKUL FOR DEFERRAL TO THE APRIL MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B91/09 Addition
Address: 615 Crest Road
Applicant: Richard Richman
Architect: Bridges, Marsh & Associates
Project Description: Addition of new second story over existing eastern garage wing, in same style as existing structure

Please note that at the December meeting, this project was deferred to the January 27, 2010 meeting at the request of the attorney, Maura Ziska. At the January meeting, after review, the commission deferred the project to the February meeting. At the February meeting, there was a motion for deferral to the March meeting, with the understanding that the architect should study a hip roof and changes to the south facing window, and try to lower the beam.

Call for disclosure of ex parte communication: Several members made ex parte declarations. Mr. Smith took this opportunity to welcome the new members, Mr. Gruss and Mr. Knowles, to service.

Architect Mark Marsh returned to ARCOM with a second story addition across the garage wing and solarium to accommodate the owner's desire for a media room, playroom and bedroom. He noted that the height has been reduced; the tie beam has been lowered; the roof has been changed to a hip roof; and, the fenestration has been simplified. In addition, due to comments heard, the applicant has elected to move and re-align the north entry to the property, actually moving it 16 feet to the south to minimize the effect of the addition.

MOTION BY MR. KARAKUL FOR APPROVAL AS REVISED AND PRESENTED TODAY.

MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

B2/10 Addition and Demolition
Address: 1342 North Lake Way
Applicant: Joseph Sambuco
Architect: Roger P. Janssen, Dailey Janssen Architects, P.A.
Project Description: Demolition of existing one-story library and loggia; new two-story addition at same location; enclosure of existing second floor balcony; new one-story awning; and, replacement of existing railings and other architectural features

Please note that at the January meeting, there was a motion for approval of the front facade as presented, to include replacement of all cast stone balustrade with metal Chippendale railings, skim-coat the existing cast stone columns with plaster and paint them while, replace the entry door assembly, and add shutters to flank the French doors and the garage window. There was also a second motion for deferral of the west facade. At the February meeting, the project was deferred to the March meeting at the architect's request.

PLEASE NOTE THAT THE ARCHITECT HAS SUBMITTED A LETTER REQUESTING DEFERRAL TO THE APRIL MEETING.

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

B6/10 Addition
Address: 1100 North Ocean Boulevard
Applicant: 1100 North Ocean Boulevard Trust
Architect: The Lawrence Group Architects
Project Description: A two-story addition with garage space in the basement on the south side of the main house in similar architectural elements as the existing main house.

Please note that at the February meeting, the project was heard and deferred to the March meeting.

PLEASE NOTE THAT THE ARCHITECT HAS SUBMITTED A LETTER REQUESTING DEFERRAL TO THE APRIL MEETING.

Attorney Paul Rampell approached the podium to object to the deferral request. Mr. Randolph advised that the commission should hear the objection. Mr. Rampell, representing the Castles, stated that they only learned of the deferral request yesterday and had already arranged for several members of a previous Architectural Commission to be present to testify at today's hearing relative to the 1996 approval of this residence. Other members of the Castle team were likewise present. Mr. Smith responded that the applicant is not present, and has been working to revise the plans. As such, Mr. Smith had no objection to granting the deferral and hearing Mr. Rampell's arguments next month.

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

B. **MAJOR PROJECTS - NEW BUSINESS**

B10/10 Elevator Enclosure
Address: 146 Dunbar Road
Applicant: Michael & Gayle Kalisman
Architect: The Pandula Architects Inc.
Project Description: Elevator enclosure structure at east building facade. Materials, finishes, colors, textures and details to match existing structure

In association with Variance #3-2010: A variance to allow construction of a 144 square foot one and two story addition for an elevator and equipment room with: (i) a east side yard setback of 13.66 feet in lieu of the 15 foot minimum required for the two story portion of the addition, and (ii) a cubic content ratio ("CCR") of

4.56 in lieu of the 4.4 existing and the 3.9 maximum allowed in the R-B Zoning District. ARCOM TO PROVIDE OPINION TO TOWN COUNCIL RELATIVE TO VARIANCES REQUESTED.

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

Attorney Maura Ziska explained the variances requested for the project. The elevator has become necessary because Mrs. Kalisman, as a result of an accident, is mobile through use of a wheelchair and walker. Ms. Ziska read a letter into the record from the neighbor at 136 Dunbar Road in support of the project.

Architect Gene Pandula stated that in addition to the two variances requested, the increase in lot coverage has been mitigated by a reduction in paved area, so the landscape calculation remains the same. Creation of a new, appropriately sloped walkway around the side of the building will avoid unwanted major ramping at the home. While there was some discussion about constructing the elevator within the existing home, Mr. Pandula testified that the proposed location is the best location for the elevator as there is really no good place to construct the elevator interiorly without destroying rooms. Most members felt the project was a good solution; is neighbor supported; is well integrated; and, is totally removable.

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

MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MS. DIVER FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

B11/10 Demolition and New Construction
Address: 1191 North Lake Way
Applicant: Mr. and Mrs. Malcolm McCluskey
Architect: SKA Architects/Patrick W. Segraves
Project Description: Demolition of existing two-story structure. Construction of new two-story Classical style home to be approximately 8,700 square feet. Home will include living room, dining room, family room, four bedrooms, seven and one-half bathrooms, library, laundry, staff quarters and a 3-car garage.

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

Architect Pat Segraves and Mindy Schwab were present on behalf of the applicant. First Mr. Segraves presented a demolition a report relative to the history and condition of this 1936 Treanor & Fatio designed residence. He testified that he had spoken with Jane Day, Staff Preservation Consultant to the Landmarks Preservation Commission, relative to this house, and she indicated that it is not currently "under consideration" for landmarking. Mr. Smith added that he, also, had spoken with Mrs. Day who stated that the LPC is not interested in landmarking this property.

Let the record show that Mr. Boykin arrived during this presentation.

MOTION BY MS. DIVER FOR APPROVAL TO DEMOLISH THIS HOME, WITH THE PROVISO THAT THE PROPERTY IS SODDED AND IRRIGATED WITHIN 15 DAYS.

MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

Mr. Segraves continued with his presentation for the new home, a two-story symmetrical, Classical design house with a three-car side loaded garage with motor court. Colors will be Martha Stewart Cobblestone (taupe) with Popcorn (cream) trim. The house will have a stucco exterior, aluminum clad impact windows, brown/grey Monier flat roof tiles, and aluminum shutters painted the same color as the trim. Mr. Segraves noted, for the record, that the railing and the front door details will be brought back to the commission. Steve Dauber, Landscape Architect, provided the preliminary landscape plans, presenting the owner-desired "grand, open feeling" to complement the architecture. Cocoanut Palms will be the predominant tree used at the site. Landscaping is designed to shield the front of the property, and screen the north and south property lines. Hedges will be installed at a minimum height of 14 feet. Sight triangles are set well back into the property. Mr. Dauber noted that a generator pad is located on the site plan.

Mr. Smith was concerned about the turning radius being too tight as proposed. Mr. Segraves agreed with Mr. Smith mentioning that the problem was noted, and the plans have been revised.

Commission comments: The front door needs work; the arches do not work at the front door, garage and lakeside; suggest a single door with sidelites; and, the overall scale and proportion are good.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT, WITH THE PROVISO THAT THE APPLICANT RETURNS NEXT MONTH WITH A REVISED FRONT DOOR AND FINAL LANDSCAPING.

MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B12/10 Time Extension
Address: 476 S. Ocean Boulevard
Applicant: Janina Radtke Revocable Trust
Architect: Randall Stofft
Project Description: Time extension for construction of new single family residence together with demolition of existing house

Call for disclosure of ex parte communication: No ex parte declarations were made.

Robert Moore, 420 Santa Fe Road, West Palm Beach, representing the applicant, was present to request a time extension. Staff noted that this was the second 12 month time extension for this project. Mr. Moore testified that the property is being properly maintained. The architect, Mr. Stofft, testified that full construction documents exist for the project, and the project should commence in the next few months.

MOTION BY MR. ZUKOV TO APPROVE A ONE YEAR TIME EXTENSION.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

B13/10 Second One Year Extension
Address: 1071 N. Ocean Blvd.
Applicant: Janina Radtke
Architect: Randall Stofft Architects
Project Description: Second one-year time extension for new two-story CBS residence, demolition of existing home, final landscaping

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

Attorney Maura Ziska stated that this project has been delayed because it requires a new seawall before the new home can be built. The opportunity to construct the seawall is limited by noise restrictions and turtle restrictions, and passed by due to economic reasons. As such, the time extension is being requested. Working drawings are ready for the new project.

Mrs. Vanneck noted that this property is not being maintained, and there is a "For Sale" sign in front of the property. Ms. Ziska will inform the owners about the maintenance concerns.

MOTION BY MR. ZUKOV FOR A ONE YEAR TIME EXTENSION.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED 6-1, WITH MR. SMITH VOTING AGAINST THE MOTION.

B14/10 Addition
Address: 151 Seagate Road
Applicant: Bradford D. and Jill E. Kaufman
Architect: Thomas M. Kirchhoff
Project Description: New one-story garage and laundry room addition to existing two-story residence

Call for disclosure of ex parte communications: Mr. Vila made an ex parte declaration.

Architect Tom Kirchhoff presented this request for the Kaufmans. Mr. Smith explained that this project has already received approval of a variance for setback from the Town Council, and is coming to ARCOM for aesthetic review only. Mr. Castro, Zoning Administrator, provided information regarding the genesis of what staff refers to as "combo" projects, those which come to ARCOM first for a recommendation on the variance, and are then forwarded on to the Town Council.

It should be noted that there is already an existing one car garage at this site, and the addition will provide a second one, with one stepped back from the other.

MOTION BY MR. VILA FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MS. DIVER.

Mr. Page reported that seven letters of support have been received for this project from the surrounding neighbors.

MOTION CARRIED UNANIMOUSLY.

B15/10 Time Extension for three-story office building
Address: 204-210 Royal Palm Way
Applicant: BNB Venture Palm Beach I, LLC
Architect: Oliver Design Group, Ed Oliver
Project Description: This proposed three-story office building incorporates traditional design elements with minor references to Mediterranean architecture. The primary building materials are painted stucco on exterior masonry walls; door & window openings feature "divided" lites with tinted gray & clear glazing & white frames; cast stone accents are used for the: horizontal accent bands, wall caps & balustrades & columns at the 1st floor main building entry and a clay barrel tile tower roof consistent with the design context of the neighboring properties. The main building entrance on Royal Palm Way is "framed" with architectural cast concrete columns. An arched beam above the recessed entry and the articulated stucco joinery on the 1st floor further define the "tower" entry. A similar arched beam identifies the entry for vehicles to parking spaces below the building. A distinctive 3rd floor level tower element at the northeast corner has been "stepped" back from the main building wall. This tower element features an "arched" door and sidelight element similar to the main 1st floor entry. The placement of the 3rd floor level tower and building wall line enable the entire 3rd floor north wall to be "stepped" back behind the lower two floors. This creates a building mass that compliments the scale of the street and the scale of the neighboring properties. The east wall of the building has also been set back from the property line in order to create a landscaped 2nd floor level terrace. This feature combined with a 3rd floor level terrace is an amenity for the occupants of the building as well as our neighbors. Narrow balconies, at the 2nd and 3rd floor level on the south elevation, provide additional interest and scale to the building and compliment the 3rd floor level terrace on the same elevation.

Call for disclosure of ex parte communications: Mr. Karakul made an ex parte declaration.

Attorney Maura Ziska and Architect Ed Oliver presented this first request for a one year time extension. Mrs. Vanneck stated that the site looks so barren and asked whether some additional landscaping could be added to this very prominent location. Robert Moore with Woolems Construction testified that the existing hedge at the site was planted at the owner’s insistence to dress up the property, going beyond code requirements; and, that the property is irrigated as well. According to the architect, working drawings have been developed for this site.

MOTION BY MR. KARAKUL FOR APPROVAL OF A ONE YEAR TIME EXTENSION.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

C. **MINOR PROJECTS - OLD BUSINESS**

D. **MINOR PROJECTS - NEW BUSINESS**

A2/10 Facade renovation
Address: 201 Seminole Avenue
Applicant: Mr. Terry (David) Collier and Mrs. Linda Collier
Architect: David J. Gengler, Architect
Project Description: Minor renovation of the South (Main) and East facades of an existing two-story residence: Adding Mediterranean Revival cast stone, balustrade, and railing ornamentation

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

Architect David Gengler testified that this home was built in 2006/2007. The Colliers purchased the home intending to renovate it, (changing it from Spanish Mission to Mediterranean Revival) as their primary residence. He reviewed various decorative ornamentation included in the proposal, including but not limited to addition of cast stone, addition of carved stone, decorative changes to the quatrefoil window, replacement of heavy timber columns with cast stone columns, the addition of three cast stone iron masks, replacement of clay chimney pots with clay tile roof chimney tops, replacement of hollow aluminum railing and gates with hand forged wrought aluminum and gates; replacement of all exterior lighting; add two gas lanterns flanking the gate to the back; add hinges to the garage door and main entrance door, add lights at the balcony doors and the doors to the master suite, etc. Also, a heavy timber wood trellis will be replaced by a cast stone covered trellis with cast stone columns and balcony.

Most of the commission members felt that the project included too much ornamentation, and that it should be re-studied in an effort to simplify the design. It was suggested that the applicants or their representatives avail themselves of the ability to have ex parte communication with the members in an effort to assist the applicant/architect in the design process. The commission reminded the applicant that architecture should neither be too similar or too dissimilar to the neighborhood, calling attention to the fact that this has typically been a modest neighborhood. Mrs. Linda Collier, the property owner, testified that the house, as it exists, is too plain and she likes and wants the embellishments. The commission members tried to be helpful to the owner, encouraging ex parte communications with members, and stating that it was good to make some enhancements to the house, but not as many as presented today. Mr. Gruss strongly expressed his opinion in favor of the design as presented.

MOTION BY MR. ZUKOV FOR DEFERRAL TO THE APRIL MEETING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 6-1, WITH MR. BOYKIN VOTING AGAINST THE MOTION.

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)(10:46:37 a.m.)

XII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:(10:46:44 a.m.)

Ms. Diver called the attention of the commission to the empty Testa's gas station on Royal Poinciana Way, which she regards as unattractive and depressing. She recommended the addition of some hedge material to mitigate the situation. Staff will speak with the Testa family about the situation.

A. Discussion regarding digital (3-D) models vs. physical models

Mr. Page noted that models are required for projects of 10,000 sq. ft. or more. More recently, applicants have asked whether 3-D models would be acceptable. In a general poll of the members, physical models were preferred. 3-D Models are acceptable, but only if accompanied by a physical model.

B. Proposed Amendment to Vacant Storefront Policy - addition of Norton Museum of Art Themes

Mr. Lindgren explained that according to Town Code, historic photos, sketches, and post cards are acceptable screening themes for the Town's vacant storefronts. The Norton Museum was represented by Ms. Kipper Lance who gave a short presentation regarding the possible donation of photos of displayed Norton artwork, and photos of the Norton Museum itself. The Town Council is requesting a recommendation from the Architectural Commission regarding the Norton's proposal. Mr. Gruss was concerned about the advertising opportunity which these types of donations might afford this donor or any other donor. Some concern was expressed about the maintenance of existing screened storefronts as well. Staff clarified that the Norton donations would not preclude other organizations from making similar donations, if approved. After discussion, the commission supported the donation of the photos of the artwork as an acceptable screening theme, but did not support the photos of the Norton itself to be used as a screening theme.

C. Discussion regarding "12 month waiting period for denied projects."

Mr. Smith commented that the Town's Code includes a regulation which prohibits an applicant from returning to the Town Council with the same variance request that was denied by the Town Council within the past year. Similar provisions do not exist in the Town Code for ARCOM and the Landmarks Preservation Commission, yet the same prohibitions have been applied in practice. An applicant would be able to return to a given reviewing body if the proposal had been evaluated to be "substantially different" than the one which was denied. Staff would make the determination as to whether the project is "substantially different." Changes to the code will be handled at the Ordinance, Rules and Standards Committee, and Mr. Randolph mentioned that the language change should be applied to the code for both the ARCOM and Landmarks Preservation Commission.

MOTION BY MS. DIVER TO RECOMMEND TO THE TOWN COUNCIL

THAT THE "12 MONTH WAITING PERIOD FOR DENIED PROJECTS" LANGUAGE BE PLACED IN THE CODE FOR THE ARCHITECTURAL COMMISSION.

MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

XIII. ADJOURNMENT:(11:18:24 a.m.)

MOTION BY MS. DIVER AND SECONDED BY MR. KARAKUL TO ADJOURN THE MEETING AT 11:18 A.M. THE MOTION CARRIED UNANIMOUSLY.

Let the record show that the meeting reconvened at 11:21 a..m.

Mr. Gruss commented that Mrs. Collier, the homeowner at 201 Seminole Avenue, was brought to tears as a result of the review of her project. He asked how she might be assisted by the commission. Commission members responded that ex parte communication is available to the owner and/or her architect. Mr. Lindgren reported that he had met with the architect prior to this meeting, as the architect sought staff approval for the project. Mr. Lindgren evaluated the project, finding that staff approval was not appropriate in this case, and directed the project to the commission for review. Mr. Lindgren provided the ARCOM roster to the architect, and recommended ex parte communication with the members. Mr. Karakul noted that quite often a deferral of a project for more study ultimately results in a better project. Mr. Gruss commented that since the plans were very detailed, the ornamentation was overemphasized on the plan drawing, but when effected, many of the ornaments will blend into the façade. Mr. Gruss asked that staff reach out to the architect to assist the homeowner. Mr. Randolph advised that this specific project should not be discussed as the applicant was not present. He added that the homeowner has a right to appeal any ARCOM decision to the Town Council.

Edward Cooney, 495 North Lake Way, commented that he was just appointed to the Landmarks Preservation Commission, and almost immediately, his phone began to ring for ex parte communication, i.e., meeting with applicants and their architects.

Since Mr. Boykin was not present at the beginning of the meeting, when the Oath of Service was administered, the Oath of Service was administered at this time to Mr. Boykin.

MOTION BY MS. DIVER, AND SECONDED BY MRS. VANNECK, TO ADJOURN THE MEETING AT 11:34 A.M. THE MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, April 28, 2010 at 9:00 a.m. in the Emergency Operations Center, 3rd floor, 355 South County Road, Palm Beach, Florida.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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