



MINUTES
ARCHITECTURAL COMMISSION
IN THE TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY ROAD, PALM BEACH, FL
WEDNESDAY, JANUARY 25, 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 (8:59:02 a.m.)

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

II. ROLL CALL (8:59:14 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	ABSENT (unexcused)
Henry Homes III, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT
Dr. Martin Phillips, Alternate Member	PRESENT

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

Mr. Smith announced that Mr. Gruss would be voting today since Mrs. Vanneck was absent.

III. PLEDGE OF ALLEGIANCE (8:59:39 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 16, 2011 MEETING:
MOTION BY MR. KARAKUL FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

V. [APPROVAL OF THE AGENDA : \(9:00:18 a.m.\)](#)

MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. ZUKOV.

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: \(9:01:00 a.m.\)](#) None

VIII. [PROJECT REVIEW \(9:01:03 a.m.\)](#)

A. [MAJOR PROJECTS - OLD BUSINESS \(9:01:08 a.m.\)](#)

[B - 079 - 0211 Demolition and New Residence; Guest house alterations](#)

Address: 111 El Brillo Way

Applicant: Ryan Brant

Architect: Smith and Moore Architects Inc.

Project Description: Demolition of an existing two story residence. Construction of a new two-story residence, hardscape and landscape. Alterations to an existing one-story guest house

Please note that at the November meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating, and with the condition to remove all Ficus that is in poor condition, and to seek other plant alternatives for replacement. There was also a motion for deferral to the December meeting (for the remainder of the project). At the December meeting, after hearing the project, there was a motion for deferral to the January meeting.

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

Mr. Karakul re-stated his continuing conflict with regard to this project. Mr. Ives voted in his stead.

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects Inc.

LANDSCAPE PRESENTATION BY: Jeff Brophy, Land Design South

Mr. Smith presented revised drawings pursuant to comments heard at last month's meeting, primarily that the home was not in character with the neighborhood. As such, the style of the home was changed to a Volk inspired Georgian style residence of similar floor plan and massing as last month's presentation. Some changes noted: relocation of the garage driveway approach to the west for better screening from the road and several fenestration changes. Design details include: front door with flanking side lites and fan light transom, six over six double hung windows flanked by operable off white louvered shutters, flat Bermuda style roof tile (Integra Indian Red) , off-white shutters and trim, Manchester tan building color, and front pedestrian gate to match details of railings. Mr. Brophy stated that the landscape has been adjusted at the front facade to maintain symmetry at the front door, and there is additional plant material screening the garage doors.

Commission members requested even more landscape screening at the garage with Podocarpus.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, WITH A CHANGE TO THE LANDSCAPE TO FURTHER SCREEN THE GARAGE.
MOTION SECONDED BY MESSRS. ZUKOV AND VILA.
MOTION CARRIED UNANIMOUSLY.**

[B - 081 - 2011 New Residence](#)

Address: 217 Emerald Lane

Applicant: Mr. and Mrs. Donald Gulbrandsen

Architect: MP Design & Architecture, Inc.

Project Description: New two-story residence, pool, landscape and hardscape

Please note that after hearing the project at the December meeting, there was a motion for deferral to the January meeting.

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

Since the version of the plans loaded into the Town's computers, as submitted by the applicant, was last month's presentation rather than the updated presentation, there was a motion for deferral of this project to later in the meeting.

**MOTION BY MR. HOMES FOR DEFERRAL TO LATER IN THE AGENDA.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that after B – 002 – 2012, this project was re-called.

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

PUBLIC COMMENT BY: Dr. Jerome Klein, 225 Emerald Lane, Palm Beach

Mr. Perry presented revised drawings pursuant to the comments made last month noting the changes which were made: removed fountain on east side and replaced with a path; removed bay window at living room and replaced with (2) matching pairs of French doors; fenestration change on west side of property at stair window; other fenestration changes; curved slate roof remains, but is further emphasized; and other changes, as described. Mr. Lang described two changes: the elimination of the fountain on the east side in favor of a simple path; and, a switch in palm tree species.

Under commission comments, most comments were very favorable, although there was a comment that the design was being forced onto the site so that it would be in compliance with the Town's zoning regulations. The commission favored a roof style for the garage which more closely mimics the roof style of the house.

Under public comment, Dr. Jerome Klein, 225 Emerald Lane, stated that his property directly adjoins the subject property. He read a statement into the record wherein he expressed his sincere concerns relative to anticipated nuisances stemming from this project relative to mechanical equipment, noise and dirt, and a general disregard of plat and deed restrictions. He felt victimized by the construction which he had to endure at the neighboring property of 240 Sanford Avenue, stating that he now has to spend an exorbitant amount of money to do sound mitigation of the mechanical equipment noise produced at 240 Sanford Avenue. He asked ARCOM to adhere to its

ordinance (he read from same); carefully examine and specify the placement and size of mechanical equipment; and, consider sound mitigation of such equipment on this and other projects to protect the quality of life for residents.

While commission members appreciated the difficulties of construction within a neighborhood, Mr. Zukov called attention to the fact that the air conditioning equipment on this property is sited at least twenty (20) feet away from the property line. Mr. Smith responded that ARCOM is an aesthetic review board, not having any jurisdiction over the subjects regulated by any of the other Town boards and commissions.

**MOTION BY MR. ZUKOV FOR APPROVAL OF THE PROJECT.
MOTION SECONDED BY MR. KNOWLES.**

Dr. Phillips commented that the problem which occurred with the construction of 240 Sanford should not be superimposed on this new project.

MOTION CARRIED 5-2, WITH MESSRS. SMITH AND HOMES OPPOSING.

Let the record show that there was a short recess from 10:05 a.m. to 10:17 a.m.

**AFTER THE BREAK, MR. ZUKOV CLARIFIED THAT HIS MOTION INCLUDED A
CURVED ROOF ON THE GARAGE AS WELL.
THE SECONDER, MR. KNOWLES, ACCEPTED THAT CLARIFICATION.
ALL WHO VOTED FOR THE MOTION ACCEPTED IT AS WELL.**

[B - 082 - 2011 Demolition and New Residence](#)

Address: 256 Mockingbird Trail

Applicant: E. Douglas Carton

Architect: Smith and Moore Architects, Inc., Peter Papadopoulos

Project Description: Demolition of existing one-story residence; Construction of new two-story residence, final landscape and hardscape

Please note that at the December meeting, there was a motion for approval of the demolition as presented, with the typical caveats for sodding and irrigating, and advising the applicant to be concerned about the neighbor's concerns, and noting that demolition is prohibited as of December 1. There was a second motion for approval as presented, with the change to the powder room window, and to remove the window in the garage, and to severely "beef up" the landscaping on the South side so that from the balcony you cannot see the neighbors. That motion was seconded provided the landscaping is brought back to the commission at the January meeting.

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

ARCHITECTURAL PRESENTATION BY: Steve Parker, Parker and Yanette

Mr. Parker noted that since the last meeting, the applicant had met with the neighbors to the south to discuss their concerns relative to the landscaping. With this information, the landscape plans were revised to address their concerns. Mr. Parker stated that a minor revision in the back has reduced the amount of patio to allow an increased space to increase buffering from the neighbors. He reviewed the corresponding landscape changes and noted that both parties reached an agreement that the Ficus hedge between the properties (that hedge belonging to the neighbor) will

be maintained by both the applicant and the neighbor on their respective sides of the hedge and both parties will allow it to grow even taller. The commission was quite pleased with the compromise reached.

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

[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. **PLEASE BE ADVISED THAT THE APPLICANT'S ATTORNEY HAS REQUESTED DEFERRAL TO THE FEBRUARY MEETING.**

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

B. [MAJOR PROJECTS - NEW BUSINESS \(9:20:23 a.m.\)](#)

[B - 001 - 2012 Addition](#)

Address: 1426 North Ocean Boulevard

Applicant: Douglas Beck

Architect: Ralph Cantin AIA

Project Description: Second floor addition above existing garage

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin AIA

Mr. Cantin presented this addition, which is not visible from North Ocean Boulevard, pursuant to the submitted plans. He referred to it as a half-story addition. The existing white tile roof will be replaced with a new white tile roof.

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

[B - 002 - 2012 New Residence](#)

Address: 221 El Vedado Road

Applicant: 221 El Vedado LLC

Architect: Mark P. Finlay Architect and Lang Design Group, Landscape Architect

Project Description: Proposed new two-story residence containing approximately 6,690 square feet. The home is a Bermuda style residence: White cement tile roof, Building Color-white, Trim color-white, Shutter color-Essex Green

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

ATTORNEY: M. Timothy Hanlon

ARCHITECTURAL PRESENTATION BY: Jay Valade, Mark Finlay Architects

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

PUBLIC COMMENT BY: Jacqueline Albarran, Architect

Attorney Hanlon explained that this project had already received Town Council approval for Special Exception and Site Plan Approval due to the lot size. No variances are necessary.

Mr. Valade presented a symmetrical Bermuda style residence with rear garage. There will be two curb cuts for a semi-circular front driveway and a second drive that leads to the rear garage. Two piers flank a gate at each curb cut. The house, to be white, will have wood casement windows, a cement tile roof in the grey range (rather than white as noted on the application), and paned windows with green shutters. Mr. Valade made reference to a potential change to the front elevation as it concerns the columns at the front door, now 6 in number, possibly escalating to an increased number of thinner columns. Mr. Lang presented only the preliminary landscape and hardscape plans including existing Ficus hedges and Royal Palms, simple hardscape including a symmetrical front drive with gates set 18 ft. from the road, pool centered in the rear with formal garden, and a formal tropical palette. Mr. Lang noted that the Ficus on site is worth saving. Ficus will not be used in the front of the property.

Under comments, the commission took issue with the design/size of the piers and gates, and noted a preference for fewer rather than more columns at the front door. In fact, removal of the gates and piers, as presented, was favored. Jacqueline Albarran, SKA Architects, representing the property owner at 210 El Brillo (a landmark), the neighbor to the rear, stated that there is a structure right on the easement at 210 El Brillo. As such, she was looking for some assurance from Mr. Lang that there would be a good screening buffer between the properties.

MOTION BY MR. VILA FOR APPROVAL AS PRESENTED, WITH THE PROVISIO THAT THERE BE REVISIONS TO THE LANDSCAPE AFFECTING THE PRIVACY SCREENING AT THE REAR OF THE PROPERTY AND THE REMOVAL OF THE GATES AND PIERS.

MOTION SECONDED BY MR. ZUKOV.

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

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

BREAKERS REPRESENTATIVE: Danny Miller, General Manager

ARCHITECTURAL PRESENTATION BY: Rene Tercilla, Tercilla Courtemanche Associates

Mr. Miller introduced the project providing a brief history of 1 North Breakers Row, 88 apartments built in 1975, and explained that certain improvements are necessary. Mr. Tercilla presented window replacements with changes to the window patterns, replacing existing balcony railings with curved glass railings, and changes to the exterior of the building – adding stone to the first floor skin of the building, painting the second floor a pale yellow, and painting the balconies the same pale yellow, all in an effort to make the building appear more residential.

Commission members took issue with the intensity of the yellow color.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE PROJECT AS PRESENTED, EXCEPT FOR THE COLOR VARIATION WHICH WILL BE DEFERRED TO NEXT MONTH.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

[B - 005 -2012 Demolition and New Residence](#)

Address: 226 Kenlyn Road

Applicant: Mr. and Mrs. Eugene P. Canese Jr.

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of existing one-story single family residence, guest house, pool and spa. Proposed new two-story single family residence with 4,617 air-conditioned square feet with pool, spa, landscape and hardscape at 226 Kenlyn Road (Lot 6)

Call for disclosure of ex parte communication: Disclosures by Messrs. Homes and Zukov

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Daily Janssen Architects

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Janssen presented the demolition report relative to this residence which was built in 1949. He referred to the home as sub-standard and requested demolition. Interior landscaping is also to be demolished.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Janssen presented a new residence with a two-story center mass and a one story wing on the east side in the Island Colonial style. Details include: dark blue Colonial shutters, dark brick molding around casement windows, aluminum clad windows, lightly textured stucco, molded gables, and red cement tile roof. Mr. Meroney listed the existing vegetation which will remain and which will be removed in the demolition process. Unfortunately, a large Green Buttonwood in the rear will have to be removed due to its poor condition. He noted that Ficus in the front will be removed, but the Ficus on the other three sides will be kept and preserved. Design elements

include: preserve a lush, tropical landscape, especially on the South side and at the pool area (pool with spa in rear with seat wall), driveway of crushed rock with limestone border, and limestone pedestrian walkway, and other crushed rock areas.

Under commission comments, several members took issue with the small dormers and the mass of the garage roof.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITHOUT THE DORMERS IN THE FRONT AND REAR.

MOTION SECONDED BY MR. ZUKOV.

MOTION FAILED UPON ROLL CALL, 3-4, WITH MESSRS. VILA, HOMES, GRUSS AND SMITH OPPOSED.

MOTION BY MR. VILA FOR DEFERRAL (TO THE FEBRUARY MEETING) WITH THE REQUEST THAT THE ARCHITECT RECONSIDER THE DESIGN OF THE ROOF STRUCTURE OVER THE GARAGE.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[B - 006 - 2012 Addition](#)

Address: 218 Miraflores Dr.

Applicant: Vera Alfieri Monforte

Architect: Studio K Architects

Project Description: Proposed 299 square foot addition to an existing single story private residence

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

ARCHITECTURAL PRESENTATION BY: Gregory Bonner, Studio K Architects

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Bonner explained that the addition will occur on the northeast corner of the house and will provide an expanded master bedroom, bathroom and closets. Exterior details will match the existing home. The project removes some hardscape and adds green area. Mr. Mizell stated that the project will create a front courtyard. The existing Ficus hedges in the front are in excellent condition. Additional Royal Palms and Alexander Palms will be added in the front.

Under comments, Chairman Smith felt that the project was designed to meet the angle of vision requirements and that detracts from the house. He recommended that it be cut back to a straight line addition, or seek a variance for angle of vision. Simplification was requested.

MOTION BY MR. ZUKOV FOR DEFERRAL (TO THE FEBRUARY MEETING).

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

[B - 008 - 2012 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2 Via Los Incas

Applicant: Robert Snyder

Architect: Charles Higgins

Project Description: Add second floor bed and bath above garage. *Variances requested for front yard setback for the addition, front yard setback for the parapet, side yard setback for the addition, and variance for lot coverage.*

Call for disclosure of ex parte communication: Disclosures by Messrs. Homes and Zukov

ARCHITECTURAL PRESENTATION BY: Charles Higgins

ATTORNEY PRESENT: Gregory Kino

CONTRACTOR PRESENT: Watermark Contractors, Greg Poirier

Mr. Higgins presented the architectural plans for the addition over the garage pursuant to the submitted plans. The bedroom/bathroom (maid's room) can only be accessed from within the house via a new stair. Under comments, members felt the design was generally not successful. Attorney Kino explained the variances required for the project.

**MOTION BY MR. KARAKUL FOR DEFERRAL (TO THE FEBRUARY MEETING).
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.**

[B - 009 - 2012 Demolition](#)

Address: 229 Ridgeview Drive

Applicant: Ridgeview Partners, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Demolition of existing one-story home

Call for disclosure of ex parte communication: No disclosures

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

Mr. Segraves provided the demolition report for this one story home built in 1950. He remarked that this home is in very poor condition; that perimeter and front landscaping will be retained; and, the applicant will sod and irrigate the property.

**MOTION BY MR. KARAKUL TO APPROVE AS PRESENTED. (Note that the applicant has testified that the property will be sodded and irrigated.)
MOTION SECONDED BY MR. HOMES.
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.

Chairman Smith stated that he was advised by the Town Attorney that he must declare a conflict with this project because although neither he, nor Smith Architectural Group is involved with the project, a business associate of Mr. Smith is involved in this project. As such he passed the gavel to Mr. Vila.

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

ARCHITECTURAL PRESENTATION BY: Don Kino, with Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Design Professionals

Mr. Kino presented the architectural plans pursuant to the submitted plans. Design elements include: Two-story symmetrical front façade with a one story garage element and a 1.5 story garage element with staff quarters; a symmetrical South façade with bay windows at each end; one story vias, raised entry courtyard; one story entry feature; and, a one story open air pool cabana. Joe Peterson presented the preliminary landscape plans showing a formal design.

Mr. Lindgren noted that it has been determined that this is a “combo” project, and ARCOM will need to make a determination relative to requested variances for perimeter landscape open space, which is a true hardship in this case. Any approval for the project will have to be conditioned that the perimeter wall within 25 feet of the Lake Trail has to meet the Lake Trail requirements and not exceed 4 ft. in height, and landscaping on the West side of Lake Trail, when final landscape returns to ARCOM, will have to meet all code requirements for open vista of the lake.

Under comments regarding landscaping, it was felt that the front landscaping is not sufficient for a house of this scale; and, the plan includes bringing more Ficus to the island. As for the architecture, comments included: dormers should be balanced; second floor windows are out of scale; remove keystones at first floor windows; garage windows out of proportion and should be more gracious and taller; the garage masses interfere with the Classical design; the chimneys are all on one side of the building; window proportion problems; arches may need pilasters, and detailing needs attention.

MOTION BY MR. ZUKOV FOR DEFERRAL (TO THE FEBRUARY MEETING).

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. HOMES FOR “APPROVAL” OF THE VARIANCE. (I.E., ARCOM RECOMMENDS THAT THE TOWN COUNCIL APPROVE THE VARIANCE.)

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS (11:32:20 a.m.)

A - 025 - 2011 Awning & Signage

Address: 238 Worth Avenue

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

Architect: Jason P. Drobot, R.A.

Project Description: Addition of a fabric awning and signage

At the October meeting, after hearing the project, it was deferred to November. At the November and December meetings, additional deferrals were requested by the applicant.

Call for disclosure of ex parte communication: Disclosures by Messrs. Homes and Vila

Mr. Lindgren reported that the applicant has not submitted a presentation. As this is the third deferral request, a motion to remove the project from the agenda is in order.

MOTION BY MR. ZUKOV FOR REMOVAL FROM THE AGENDA.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY. (It should be noted that Mr. Smith had not yet resumed chairing the meeting, and was out of the Chambers at the time of this vote. Mr. Gruss and Mr. Ives were voting members for this project.)

D. MINOR PROJECTS - NEW BUSINESS

A - 001 - 2012 Minor changes to previous approval

Address: 947 N. Ocean Boulevard

Applicant: 1200 South Ocean Boulevard LLC

Architect: Peter Zimmerman Architects Inc.

Project Description: Minor changes to previously approved plans: Belt course omitted at gables; belt course added between gables (East and West Elevations); Double doors transom pattern design revised; First floor double hung windows in lieu of cottage style windows; Stone balusters in lieu of wood Chippendale railing at second floor veranda; reduced roof cornice; all window and door trim will be coral stone in lieu of Azek; Triple windows have added columns and entablature (East, South and North Elevations); Bay windows became larger. West elevation: Front entry porch double columns added and front sidelites omitted; window in lieu of double door at second floor veranda. East elevation: Single door in lieu of double door at kitchen; window in lieu of double door at second floor veranda. South elevation/South hidden elevation: Single door in lieu of double door at family entry; window in lieu of door at sitting room. North hidden elevation/North partial elevation: Pair of doors omitted at West loggia; single door in lieu of window at West loggia; oval window in lieu of circle window at Main Foyer. Landscape: Addition of 18" retaining wall between pergola area and front entry area; addition of two sets of steps that breach the wall.

Call for disclosure of ex parte communication: No disclosures

Let the record show that Mr. Smith advised staff that he has a voting conflict with this project as he is retained by the owner (per Voting Conflict form filed). Mr. Ives voted in his stead.

ARCHITECTURAL PRESENTATION BY: Peter Zimmerman, Peter Zimmerman Architects

LANDSCAPE PRESENTATION BY: Jorge Sanchez, Sanchez and Maddux

Mr. Zimmerman stated that the changes do not represent any change to the footprint, volume, or mass of the structure. He presented a series of small elevation changes in multiple locations on the facades pursuant to the submitted plans. Landscape architect Jorge Sanchez presented the addition of a retaining wall as described above.

**MOTION BY MR. IVES FOR APPROVAL AS PRESENTED, FOR BOTH THE ARCHITECTURE AND THE LANDSCAPE.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

A - 002 - 2012 Revisions to previous approval

Address: 1480 N. Lake Way

Applicant: Fair Dinkum Construction Inc.

Architect: Clemens Bruns Schaub

Project Description: Revisions to previously approved plans

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

ARCHITECTURAL PRESENTATION BY: Clemens Bruns Schaub

Let the record show that Mr. Karakul left the meeting at 12: 00 p.m.

Mr. Schaub noted that for this project there was the original approval, subsequent staff approvals, prior to construction, which related to reducing the size of the house, and now today's presentation for further changes by a new owner who will finish the home, but wants to add extra bedrooms and other space within the footprint of the house taking it back to the originally approved house size. He presented the original approved plans, the staff approved plans, and then today's presentation.

Under comments, it was suggested that a window be inserted into the two story mass as it is the street facade.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION FAILED FOR LACK OF A SECOND.**

Additional comments: It has lost some of its charm; the changes proposed do not enhance the project.

**MOTION BY MR. IVES FOR DEFERRAL (TO THE FEBRUARY MEETING) BASED ON THE COMMENTS OF THE OTHER MEMBERS OF THE COMMISSION WITH THE IDEA THAT "THE INITIAL ARCOM APPROVAL HELD TOGETHER A LITTLE BIT MORE, AND PERHAPS WE'VE WANDERED, AND IF YOU COULD MOVE BACK TO THAT A LITTLE BIT.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

A - 003 -2012 Roof and Gazebo

Address: 251 Orange Grove Road

Applicant: David and Lois Verlen

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Remove existing roof and replace with wood shingles; add copper gutters; and addition of 144 square foot gazebo in back yard with matching roof not visible from street

Call for disclosure of ex parte communication: No disclosures

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

Mr. Segraves stated that during construction, it was found that the white concrete tile roof was bad. It has been removed and re-roof is pending ARCOM's approval for a change in roof material to wood shingles and copper gutters. It is a cedar shingle roof which will turn grey.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:01:54 a.m.)

Mr. Ives asked staff to look into the possibility of making parking available for commission members on the West side of Town Hall in spaces which are currently designated solely for the Mayor and Town Council.

Mr. Ives called attention to unsightly temporary signage in various areas of the town.

XI. ADJOURNMENT:

MOTION BY MR. ZUKOV TO ADJOURN THE MEETING AT 12:15 P.M.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

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