



MINUTES
ARCHITECTURAL COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY ROAD, PALM BEACH, FL
THURSDAY, DECEMBER 12, 2013, 9:30 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 (9:18:47 a.m.)

Chairman Vila called the meeting to order at 9:18 a.m.

II. ROLL CALL (9:18:55 a.m.)

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

Staff members present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission

III. PLEDGE OF ALLEGIANCE: (9:19:11 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 15, 2013 MEETING: (9:19:30 a.m.)
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA: (9:19:43 a.m.)

MOTION BY MRS. VANNECK TO TAKE ITEM B-103-2013 DEMOLITION OF 1340 NORTH OCEAN BOULEVARD AND MOVE IT COINCIDE WITH B-093-2013 FOR 1340 NORTH OCEAN BOULEVARD AND MOVE FOR APPROVAL OF THE REMAINDER OF THE AGENDA.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:20:17 a.m.)

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

VII. OTHER BUSINESS: (9:20:30 a.m.) None

VIII. PROJECT REVIEW: (9:20:33 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (9:20:36 a.m.)

B - 036 - 2013 New Residence

Address: 270 El Bravo Way

Applicant: Mr. & Mrs. Gary L. Schottenstein

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: New two-story residence with 11,395 air conditioned square feet with pool, hardscape, landscape and site lighting. Building: Coral; Trim: Coral; Roof: Terra Cotta

This project was not heard at the May meeting, but was deferred to the June meeting. It is now a "combo" project. At the June meeting, a motion carried "to defer to next month with clarification on all of these very important details and ornamentation so that we can understand what we are looking at and if it's architecturally suitable, and also look at reducing some of the massing to the north." At the July meeting, a motion carried for approval of the architecture as presented, with a re-study of the chimney cap. Another motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. There was a third motion which carried, for deferral of the landscaping to the August meeting, after meetings with Mr. Vila and Mrs. Vanneck, and taking into account the recommendations that were made. At the August meeting, the project was deferred to the September meeting for substantial re-study. At the September meeting, the project was not heard, and the landscape was deferred to the December meeting.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Lang presented the revised landscape/hardscape plans pursuant to the submitted plans. Items that were to be restudied include: The privacy wall between the Berwinds and the Schottensteins on the west boundary; the large patio that was to the north of the pool, the stools in the pool, the motor court fountain; and the landscape on the north side. Since the last meeting, several meetings have taken place with the neighbor and the neighbor's landscape professional, and they have come to mutual agreement as evidenced by the letter from Mr. Berwind to that effect which was distributed to the members. Changes made include: Substantial screening between the properties; the pool was pulled off the edge of the property; the large patio to the north of the pool

was removed; the north boundary is now softer and more old Florida with meandering hedge and many additional trees; eliminated 6 ft. wall to the north of the motor court in favor of landscaping; motor court fountain reduced in size by 30%; and, will match the neighbor's El Bravo wall on the Schottenstein property for symmetry and to frame views to the water. Mr. Lang also presented the proposed fire pit and noted that it has been sanctioned by the Fire Marshal.

The members were very pleased with the changes made. Mr. Karakul requested additional trees on the north elevation to address the mass of the house. Mr. Lang agreed to add 5 additional palm trees. Mr. Vila suggested a simplification of the landscape material along Island Road. Mr. Lang stated he would be happy to meet with Mr. Vila and Mrs. Vanneck relative to this matter. Mr. Janssen presented a revised chimney cap design on the Elmo projector in response to previous comments, however, Mr. Sammons commented that moulding details were lacking on the revision.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED WITH THE STIPULATION THAT THE NORTH ELEVATION LANDSCAPING BE RE-VISITED WITH MR. VILA AND MRS. VANNECK, AND THAT 5 PALMS ARE ADDED.

MOTION SECONDED BY MRS. VANNECK.

THERE WAS NO VOTE FOR OR AGAINST THIS MOTION SINCE THE PLANS DID NOT REFLECT SO MANY CHANGES PRESENTED TODAY.

AS A RESULT, IT WAS CLARIFIED THAT THE MOTION WOULD INCLUDE APPROVAL TO REMOVE THE NORTH MASONRY GARDEN WALL ON THE NORTH ELEVATION; REVISION OF THE ENTIRE PLANTING SCHEME FOR THE NORTH ELEVATION ALONG ISLAND ROAD (SUBJECT TO MEETING WITH MR. VILA AND MRS. VANNECK); ADDITION OF 5 PALMS; ADDITION OF ELEVATIONS DEMONSTRATING WHAT THE WALL ALONG EL BRAVO WAY WILL LOOK LIKE; A WALL AND A TRASH GATE ON EL BRAVO; CHANGES TO THE FIRE PIT AS PROPOSED; AND, ELEVATION OF WESTERLY WALL NEEDED. (Staff later noted that the two members cannot meet together with Mr. Lang.)

MRS. VANNECK WITHDREW HER SECOND. AS SUCH, THE MOTION DIED FOR LACK OF A SECOND.

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

MOTION SECONDED BY MR. KNOWLES.

UPON ROLL CALL, MOTION FAILED, 2-5, WITH ONLY MR. HOMES AND MR. KNOWLES SUPPORTING THE MOTION.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE CONCEPT AS PRESENTED WITH A FEW EXCEPTIONS AND TO COME BACK WITH A FULL SET OF PLANS PRIOR TO THE JANUARY MEETING FOR APPROVAL BY MR. VILA, MR. SAMMONS, AND MYSELF. WE WILL BE REMOVING THE WALL TO THE NORTHEAST; WE WILL REVIEW (MR. VILA AND MYSELF) THE NORTH ELEVATION LANDSCAPING TO REDUCE IT BUT ADD 5 PALMS; WE ARE GOING TO REPLICATE ON EL BRAVO, ON THE WEST SIDE, WE WILL REPLICATE THE EXISTING TRASH GATE THAT'S ON THE OTHER SIDE, AND THE CHIMNEY CAP TOTAL DETAILS ARE TO BE ACCEPTABLE TO MR. SAMMONS.

Mr. Lindgren cautioned against the multiple reviews to be done by commission members.

**AS SUCH, MR. VILA RE-STATED THAT THIS IS AN APPROVAL OF THE PROJECT, AS PRESENTED, WITH THE EXCEPTION OF THESE 5 ITEMS, WHICH ARE TO BE BROUGHT BACK TO US AT NEXT MONTH'S MEETING.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED 6-1, WITH MR. HOMES OPPOSED.**

B - 103 - 2013 Demolition

Address: 1340 N. Ocean Boulevard

Applicant: Elizabeth & Michael Chu

Architect: Randall Stofft Architects

Project Description: Demolition of existing two-story residence

At the November meeting, this project was not heard, and was deferred to the December meeting at the request of the attorney for the applicant.

Call for disclosure of ex parte communication: See disclosures under B-093-2013

ARCHITECTURAL PRESENTATION BY: Randall Stofft

OTHERS WHO TESTIFIED: Michael Chu, Property Owner

Let the record show that Mr. Stofft distributed mini-sets related specifically to the demolition.

Mr. Chu made some introductory remarks relative to the project. He noted that he has reviewed the project with many of his neighbors who have written letters for the record. He thanked the members for their input relative to the project at the October meeting, as the project is now better.

Mr. Stofft provided a very brief demolition report, stating that the existing home is in fair condition.

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

B - 093 - 2013 New Residence

Address: 1340 N. Ocean Boulevard

Applicant: Elizabeth & Michael Chu

Architect: Randall Stofft Architects

Project Description: New 2-story single family residence with final landscape/hardscape.

Building-soft white: Roof-grey; Trim-stone/wood

At the October meeting, a motion carried to defer the project to next month (November), until the demolition comes before ARCOM, and after the demolition is approved, ARCOM will re-visit this. At the November meeting, the project was not heard and was deferred to the December meeting at the request of the attorney for the applicant.

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

ARCHITECTURAL PRESENTATION BY: Randall Stofft

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ATTORNEY PRESENT: Maura Ziska for the applicant

It should be noted that a model was brought to the meeting.

Mr. Lindgren testified that three (3) letters in opposition to the project had been received, contrasting to twenty (20) in support of the project. He noted that objectors did not feel the modern style of architecture is in keeping with the neighborhood. Supporters of the project feel that the house will be a great addition to the neighborhood.

Mr. Stofft reviewed the changes made to the architecture since the last time this project was heard: Eliminated the brushed granite water table in favor of coquina; settled on stained Epay for the vertical elements and for the modified fence detail; lowered the towers; eliminated the glass ceiling at the entry. A sample of the brushed stainless railing was shown. Mr. Williams stated that few changes were made to the landscape/hardscape. More Coconut Palms have been added to the east facade to buffer the house from North Ocean Boulevard, and some other minor landscape changes. Mrs. Vanneck asked that an additional palm tree be added on the north elevation where there appears to be a "hole".

There was a question as to whether the neighbors to the south and north have sent letters relative to the project. Ms. Ziska stated that the neighbors to the north, Bill and Becky Bryan, have written a letter of support. Mr. Homes stated that the feedback he has gotten has been negative because those persons would like something other than contemporary architecture.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED WITH THE ADDITION OF ONE PALM TREE.
MOTION SECONDED BY MR. ZUKOV.**

Mr. Lindgren read the letter of support from Mr. Bryan (1350 North Ocean Boulevard which looks directly at the proposed home) into the record.

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

B - 097 - 2013 New Residence

Address: 516 S Ocean Boulevard

Applicant: Mr. and Mrs. Chris Sinclair

Architect: MP Design & Architecture Inc.

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

At the October meeting, a motion carried to approve the project subject to re-visiting the details next month (November) of the east elevation, soffit and cornice details, the pool house and the north side at the main entry door. At the November meeting, the project was not heard and was deferred to the December meeting at the request of the architect.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Perry presented the revised plans showing: East elevation-removed second floor transoms over doors; simplified cornice over master terrace; North elevation – removed cartouche; made entry door single instead of double; added grills to windows; lowered the stone; Pool cabana – changed the columns, added brackets and pitched eave detail.

Under commission comments: North elevation-keep the A201 version with window over staircase, the one with the sill above; make that staircase window match the two on the first floor below; cabana much improved; troubled by project-at north entry, arches dissimilar in size-incorrect construction due to horizontal thrust of arches; questioning the tower effects on such a small building; on ocean facade, the amount of wall left over upstairs with the windows is insignificant; at second floor loggia columns, beam would be better in timber; inconsistency in details; glued on stone with no support-not quality construction; issue with design of mouldings; project not studied well enough; north elevation entry would be better if lowered; problem with brackets at the west second story not matching rest; object to stone cornice-bring wood brackets back; this is an important house and we have an opportunity to create an important house to outlive us all; don't ignore the details, and make this an excellent project; and, cartouche may not be a bad idea on the north elevation with a double door entrance.

MOTION BY MRS. VANNECK TO DEFER TO THE JANUARY MEETING HAVING RECEIVED ALL SORTS OF INFORMATION FROM THE PANEL.

MOTION SECONDED BY MR. SAMMONS.

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

B - 098 - 2013 Addition and Renovation

Address: 240 Garden Road

Applicant: Mr. & Mrs. Louis Polk

Architect: MP Design & Architecture Inc.

Project Description: One-story addition and renovation to existing residence, new pool, landscape and hardscape

This project had been on the October agenda, but the architect had requested deferral to the November meeting. At the November meeting, a motion carried for approval as presented, but incorporating Mr. Sammons' suggestions about the modifications to the front entrance. This motion included a deferral of the landscape/hardscape and pool to the December meeting at the request of the architect.

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the revised landscape/hardscape plans pursuant to last month's deferral. Design elements include: Keep Mango tree, Gumbo Limbo tree, the west hedge, Adonidea Palms and 2 Fishtail Palms on the east side; two curb cuts; planted coral treads up to the front door; low coral 18" high walls; 46' long pool; coral stone terraces in Chippendale design; and, garden area on west side.

Under commission comments, Mrs. Vanneck noted that the Dombeya will not work in the proposed location, facing north under trees.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE CAVEAT THAT THE DOMBEYA BE EXCHANGED.

MOTION SECONDED SIMULTANEOUSLY BY MR. HOMES AND MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 100 - 2013 Landscape/Hardscape

Address: 149 Brazilian Avenue

Applicant: 149 Brazilian LLC

Architect: John Lang, Lang Design Group

Project Description: Landscape/Hardscape for new residence - final

At the October meeting, a motion carried for approval of the project as presented with a deferral of the gate and piers which are deferred to next month (November). At the November meeting, the project was not heard, and was deferred to the December meeting at the request of the landscape architect.

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

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Lang presented a simplified design of the front entry gate, pursuant to the commission's request. He noted that the Town informed the design team that the survey was incorrect as to the width of the rear utility easement, so that has been corrected on the plans and adjustments have been made to the landscaping accordingly. In response to a question, Mr. Lang stated that the gate dimensions are 5 ft. 7 inches in height, and 16 ft. wide. The commission felt that 16 ft. was too wide, and at least one member thought the gate was too high.

MOTION BY MR. SAMMONS TO REDUCE THE GATE WIDTH TO 14 FEET AND APPROVE.

MOTION SECONDED BY MRS. VANNECK.

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

B - 101 - 2013 New residence

Address: 167 Dunbar Road

Applicant: Laura Andrassy

Architect: Roger P. Janssen

Project Description: New 2-story residence, pool, hardscape and landscape. Roof-wood shingles; Building and trim color-off white

At the November meeting, this project was not heard, and was deferred to the December meeting at the request of the architect

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette

Mr. Janssen presented the project in accordance with the submitted plans and as described above. Design features include: Entrance off Dunbar; main two story body and center axis to front; garage entered off alley; open courtyard with pool, loggia & pergola; apartment above garage; rustic cedar shake roof; white stucco; mahogany colored aluminum wood clad windows; white outlookers; copper gutters and downspouts; and single lite casement windows with Colonial shutters.

Under commission comments: Questioning second story pergola; issue with width of windows not matching; issue with mullion pattern on French doors, center section in back; like the pergola and the wooden roof, but project is troubling...height is maximized with a lot of room in upper stories; issues with front windows with shutters...strange and inconsistent; issue with whether the proposed shutters, as dimensioned...will they actually function?; make the whole house lower; issue with front entry detail and stenciled balustrade; a thin presentation...nothing thought through all the way; the style really bothers me...an assemblage of details without any overall design; looks high and massive...looks unproportional...a hodge podge as you go around the house...go back, simplify, lower it and get the fenestration in sync...pay more attention to detail...and we need to have everything in one packet so we can understand; address and improve the detailing, the railing system, shutters between spindly columns...fine tune the fenestration...width of upper vs. lower operable shutters that require a ladder is wrong.

MOTION BY MR. SAMMONS TO DEFER TO THE JANUARY MEETING.

MOTION SECONDED BY MRS. VANNECK.

THE COMMISSION ELECTED TO HOLD OFF ON THE VOTE TO ALLOW THE LANDSCAPE TO BE HEARD.

Mr. Yannette presented the landscape/hardscape pursuant to the submitted plans. Design elements include: Keep most of the large trees; leave the Coconuts in the front yard; Canary Island Date Palms in the front; Magnolias flank the house; alleyway done in Chattahoochee stone with brick edge; courtyard in coral stone; driveway in red brick with coral stone border; and, fountain on axis with pool.

Under commission comments: Pleased you don't have big driveway gates; mitigate the height of the house with taller landscape material; bring Magnolias closer to house; the existing vegetation is drawn larger than it actually is; and question the use of Bamboo at the pool.

MOTION CARRIED UNANIMOUSLY TO DEFER THE ARCHITECTURE AND LANDSCAPING TO THE JANUARY MEETING.

Let the record show that there was a short recess from 11:05 a.m. to 11:15 a.m.

B - 102 - 2013 Demolition and New Residence

Address: 310 Australian Avenue

Applicant: 310 Australian Avenue, LLC

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

Project Description: New two-story Mediterranean style home to be approximately 4500 sq. ft. Home will consist of three bedrooms, four and one-half bathrooms, living room, dining room, family room, kitchen, loggia, cabana bath and two car garage with guest bedroom and guest bathroom above. Final landscape and hardscape will also be included. Demolition of existing one-story residence, demolition of two-story garage/guest house and demolition of one-story carriage house. Roof-terracotta clay barrel tile; Building color-white; Trim-cast stone

At the November meeting, this project was not heard, and was deferred to the December meeting at the request of the attorney for the applicant.

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

ARCHITECTURAL PRESENTATION BY: Patrick Segraves, SKA Architect + Planner

LANDSCAPE PRESENTATION BY: Dustin Mizell

OTHERS WHO TESTIFIED: Ted Cooney, Chairman of the Landmarks Preservation Commission

Mr. Segraves reported that two variances for this project were recently approved by the Town Council. He provided the demolition report noting that this 1928 structure is in fair condition and there is no architect of record. Most of the existing hedges on both sides will be retained.

In response to some comments in opposition, Mr. Segraves stated that this house is not landmarked and is not on a list of properties to be landmarked

Under commission comments: It is a beautiful house; a significant house; a positive contributor to the street; a nice reminder of old Palm Beach; I bemoan the destruction of this house which is part of a set of structures on Australian which is part of the historic part of town; even if we cannot say no to the demolition, we can approve it with the caveat that you be very careful what you put there.

MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION.

MOTION SECONDED "RELUCTANTLY" BY MR. HOMES.

THERE WERE 4 PERSONS AGAINST THE MOTION WHICH INSPIRED FURTHER DISCUSSION.

Mr. Page understood the reluctance of the commission, but the house is not landmarked or under consideration for landmarking. Mr. Randolph has advised, in the past, that legal issues arise if we refuse to allow for demolition. Mr. Knowles questioned why demolitions come before ARCOM if they are required to approve them. Mr. Lindgren explained that demolitions are considered major projects and must be noticed to the neighbors.

UPON ROLL CALL, MOTION FAILED, 3-4, WITH MR. HOMES, MR. KNOWLES, MR. SAMMONS AND MR. VILA OPPOSING.

Mr. Page offered to contact Mr. Randolph as to how to proceed.

MOTION BY MRS. VANNECK TO MOVE THIS PROJECT TO LATER IN THE AGENDA AFTER INFORMATION FROM MR. RANDOLPH IS OBTAINED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Later in the meeting, Mr. Page reported that he had discussed this issue with Mr. Randolph. Mr. Randolph reaffirmed the concern that staff had expressed early. He advised that if ARCOM is to refuse the demolition permit, that very specific criteria, or a very specific objection must be stated for the record. If ARCOM does not approve the demolition today, the applicant would be forced to file an appeal with the Town Council.

MOTION BY MR. HOMES TO RECONSIDER THE PROJECT.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Segraves stated that he is the associate architect on the next project, and the architect has a time conflict due to a flight. As such, Mr. Segraves asked that this project be held until after the next project, B-108-2013.

MOTION BY MRS. VANNECK TO DEFER THE PROJECT UNTIL AFTER THE ITEM AFTER THIS. (B-108-2013)

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Later in the meeting, Mr. Page was asked to repeat Mr. Randolph's advice as shown above.

Under commission comments, there was significant further discussion relative to this matter. Some members felt that insufficient information was presented, especially photographic evidence of the existing structure. Another member asked that the property owner be considered, a property owner who knows that the home is neither landmarked, nor under consideration for landmarking when purchasing the property. Members questioned why they are forced to "rubber stamp" demolition requests. It was suggested that perhaps the code language be changed to address matter such as this. Mr. Page stated that he can invite Mr. Randolph to a future meeting to discuss this issue with ARCOM.

Ted Cooney, Chairman of the LPC, testified that he has always admired this grouping of three cottages on the street. The LPC is limited by several constraints when determining how many properties can be studied in any given year. He noted that just because this particular property is not yet designated, or not yet under consideration, it does not mean that the structure is not worthy of designation. It has simply not been added to any list of properties to be studied at this time.

MOTION BY MR. HOMES TO RECONSIDER THE DEMOLITION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION.

MOTION SECONDED BY MR. VANNECK.

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

Mr. Segraves continued with the presentation for the new two-story, Mediterranean Revival house pursuant to the submitted plans and as described above. He explained that two variances for lot size and rear setback were approved by the Town Council. Design elements include: Attached garage with guest quarters in the rear of the property; 10 ft. wide driveway; simple courtyard designed house; clay barrel tile roof; cast stone and stucco.

Under commission comments: The quality of the architecture here is not as good as the building it is replacing...issue with details-trim around the round arched door not correct, upstairs arch not correct, French door openings very large for the style; difference between the drawn elevations vs. the rendering; inconsistencies...in general, does not meet the standard, especially since it is replacing something that had a higher standard; wrought iron scrolls holding up the balconies seem too light to hold up concrete; all French doors will require lights; natural coral is preferred for the first floor terraces rather than stucco; lacking definition at entry; detailing needs further study; like the garage in rear and creation of courtyard; and, worthy of special study.

**MOTION BY MR. KARAKUL FOR DEFERRAL TO THE JANUARY MEETING.
SECOND TO THIS MOTION OCCURS LATER, AFTER LANDSCAPING PRESENTED.**

Dustin Mizell rose to present the landscape/hardscape. Mrs. Vanneck took this opportunity to ask him to "beef up" the front landscape material which she felt was much too small. Mr. Mizell responded that he was somewhat limited by the Town's sight triangle requirements.

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

Let the record show that there was a lunch break from 1:15 p.m. to 2:15 p.m., at which time the meeting resumed with B-109-2013 for 50 Middle Road. Mr. Vila passed the gavel to Mr. Zukov as he could not attend the rest of the meeting.

B. MAJOR PROJECTS-NEW BUSINESS: (11:22:19 a.m.)

B - 081 - 2013 New guest house, pool, landscape

Address: 1214 N. Ocean Boulevard

Applicant: David & Sarah Fiszal

Architect: MP Design & Architecture Inc.

Project Description: New one-story guesthouse, new pool, and revision to previously approved landscape plan

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

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Perry presented the project in accordance with the submitted plans and as described above. He explained that the new house is under construction and the property owner would now like to add a pool cabana with small loggia in the southwest corner and change the location of the pool. He stated that the neighbor to the west supports the request since the pool equipment will be placed on the south side. The cabana detailing matches the main house: white stucco, cedar shake roof, and clean lines. Mr. Williams described the new rectangular pool pushed further to the north; coral terrace off pool cabana; lush, tropical Coconut Palms along the rear property line; trash area in northwest corner; and associated landscape changes.

Under commission comments: Pitch of roof seems low for a shingle roof...pitch should match the 5/12 of main house; looks pedestrian...better if the whole thing was lower; it's fine, but change the pitch and the columns; do not like the way the cabana relates to the main house; that cabana needs to be perfect even if it doesn't match the main house.

**MOTION BY MR. ZUKOV TO APPROVE WITH THE CABANA MATCHING THE
MAIN HOUSE AS TO COLUMNS AND ROOF.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 5-2, WITH MRS. VANNECK AND MR. SAMMONS OPPOSED.**

B - 104 -2013 Addition

Address: 414 Australian Avenue

Applicant: David D. Dalenberg

Architect: Jose Gonzalez, Gonzalez Architects

Project Description: Replace an awning over a portion of an existing second floor terrace with a second floor addition. The architecture and appearance will be maintained and enhanced.

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

ARCHITECTURAL PRESENTATION BY: Jose Gonzalez, Gonzalez Architects

Mr. Gonzalez presented the project in accordance with the submitted plans and as described above. He explained that the terrace enclosure will tie into the roof lines of the existing house with a barrel tile roof. The project required a side setback variance which was approved yesterday.

Under commission comments: Good use of space, but the north elevation (blank wall) needs something; and, a blind window is the traditional solution.

MOTION BY MR. SAMMONS FOR APPROVAL WITH THE INCLUSION OF A BLIND WINDOW IN THE AREA ABOVE THE GARAGE THAT IS VISIBLE TO THE STREET FOR RHYTHM, OR SOME OTHER DEVICE THAT WOULD ADD RHYTHM AND INTEREST TO THAT AREA.

**MOTION SECONDED SIMULTANEOUSLY BY MRS. VANNECK AND MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

B - 105 - 2013 Driveway Gate

Address: 320 Island Road

Applicant: James Berwind

Architect: Nievera Williams Design

Project Description: Proposed driveway gate design

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams explained that the two driveway gates are located on the northeast and northwest corners of the property. The gates are constructed in Epay wood with slided angled panels on an Epay frame, 12 ft. wide x 6 ft. high.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOOTION CARRIED UNANIMOUSLY.

B - 106 - 2013 Demolition

Address: 167 Seagate Road

Applicant: Mads Thomsen

Architect: Scott Hughes, Hughes Umbanhowar Architects

Project Description: Authorization to demolish existing structure

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

ARCHITECTURAL PRESENTATION BY: Scott Hughes, Hughes Umbanhowar Architects

Mr. Hughes provided the demolition report for this 1956 Contemporary, one-story house with 3,900 sq. ft. designed by Frederick Kessler. Existing landscaping will be retained.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED. (Typical caveats for sodding and irrigating, etc. noted on the plans)

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 107 - 2013 Demolition and New Residence

Address: 134 Seagate Road

Applicant: John Andrica

Architect: Rick Gonzalez, AIA

Project Description: Demolition of an existing two-story residence with a pool, hardscape and landscape. Construction of a new 4,300 sq. ft. two-story residence with a pool, hardscape and landscape. Building Color - Tan; Trim Color - Bone; Roof - Charcoal Cement Tile

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

ARCHITECTURAL PRESENTATION BY: Rick Gonzalez, AIA

LANDSCAPE PRESENTATION BY: John Schmidt

OTHERS WHO TESTIFIED: John Andrica, Property Owner

Mr. Andrica stated that he and his family are happy to return to Palm Beach and he looked forward to ARCOM's input relative to the project.

Mr. Gonzalez provided the demolition report for this 1954 one-story house with two-story addition, designed by Simonson and Holly, which has been badly altered over the years. Surrounding hedges on all 3 sides will be retained.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION AS PRESENTED WITH THE TYPICAL CAVEATS FOR SODDING, IRRIGATING, AND REMOVAL OF NOXIOUS SPECIES.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Gonzalez continued with the presentation for the new two-story house in the Regency style in accordance with the submitted plans and as described above. Design elements include: dormer, entry portico, two loggias with trellis between, two car garage, swimming pool adjacent to loggia space, 6 over 6 traditional windows, and, small 12'x12' pergola for garden. Mr. Gonzalez showed photos of other Regency style homes.

Under commission comments: Thank you for providing architectural references; on south elevation, it looks like columns are missing; good addition for the street; problem with the height of the windows and the way they tie into the cornice, which exaggerates the height; appreciate the architectural references, but they are not appropriate to this house....none of the elements are

really Regency...wrought iron railings misplaced...windows up and down are the same and should not be so...does not meet any standard...recommend deferral for re-design; disagrees with fellow member(s)...these windows and handrails are found all over Paris...like the design very much; dormer does not fit scale-wise, seems like an add-on...oval front door window is inconsistent...don't understand small walls and lights in front, the scale of the driveway...try to disguise the garage with landscaping; the oculus at roof does not work...triple windows are too much...width of portico too much, scale it down...elongating or verticality is typically found on French doors or tall windows that open into the room, rather than on double hung windows...improve the central portion of the house...change garage doors so they disappear more.

MOTION BY MR. SAMMONS TO DEFER FOR RE-STUDY.

MOTION SECONDED BY MR. HOMES.

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

Mr. Schmidt presented the landscape/hardscape in accordance with the submitted plans. The existing Ficus hedge will remain, except for the portion in the front setback. Other vegetation will be removed during the demolition. The landscape design scheme is simple and elegant with low plantings along the roadway.

Under commission comments: Scale the front landscaping to better address the height and mass of the house; the curb cuts are too wide at 20 ft. which contributes to excessive hardscape...reduce the curb cuts to as minimal as possible to decrease the continuous interruptions to the street.

IT WAS CLARIFIED THAT THE DEFERRAL REFERS TO THE ARCHITECTURE AND THE LANDSCAPE/HARDSCAPE.

B - 108 - 2013 New residence

Address: 2288 Ibis Isle Road West

Applicant: Roberta Joseph

Architect: Kyle H. Webb, AIA

Project Description: A proposed final two-story single family residence in the International Style with flat roofs. Proposed final landscape and hardscape. Residence is four bedrooms, 5 bathrooms, two-car attached garage, pool and hot tub. Exterior materials include white stucco walls, Cypress wood siding, and grey limestone accent walls. Building Color - white; Trim - Cypress; Roof - flat: green & ballasted and/or flat/white.

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

ARCHITECTURAL PRESENTATION BY: Kyle Webb, Architect, Patrick Segraves, Associate Architect

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

It should be noted that a model was brought to the meeting.

Mr. Webb presented the project in accordance with the submitted plans and as described above. He stated that both neighbors across the street are in favor of the project. The proposed home will have 5,000 sq. feet, two story with a two-car attached garage. Other design elements include:

Pool and water feature in front of the house; green roof above garage; sod and stone paved driveway with a single curb cut; and, no equipment on the roof.

Under commission comments: Very nice example of a modern house...good materials, but second floor heavy in this area of town; Nice materials and model...a lot of glass not shaded in any way...not really the International style, more Contemporary...like the integration of the water with the architecture...may be a little big for the neighbors...recommend coquina over limestone...reasonable and attractive; could use Dominican stone instead of Florida keystone; there will be much more new construction expected on this street, so not so concerned about the proposed size.

Mr. Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Saved some of trees and palms and will re-use; plank stone and grass driveway; green roof over garage (Ficus Green Island proposed/succulents suggested); 16 ft. wide driveway with Epay wood gates; water feature that wraps around the east and north sides of house; cantilevered grass shelf out over the water; and associated landscaping.

Under commission comments: Very handsome; regarding the size of the curb cut, we want to be consistent, and in this case, the width is warranted because there is no excessive radius, the rectilinear nature is required for the style of the building, and the driveway is permeable.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED, WITH A STUDY OF THE MATERIALS TO PERHAPS INCLUDE LOCALLY REFERENCED MATERIAL. MOTION SECONDED SIMULTANEOUSLY BY MR. KARAKUL AND MR. HOMES. MOTION CARRIED UNANIMOUSLY.

(Now back to B-102-2013 for 310 Australian Avenue)

(After the lunch break, Mr. Vila was not in attendance. Therefore, Mr. Gruss was a voting member for the remainder of the meeting. Mr. Karakul and Mr. Ives had not yet returned, so Mr. Small and Mr. Ives were voting members. Both gentlemen returned during future projects and then resumed voting.)

B - 109 - 2013 Additions

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 50 Middle Road

Applicant: Joseph M. Pizza

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

Project Description: (1) Replace existing 432 sq. ft. awning structure with enclosed a/c structure on existing footprint; (2) construct a new 26 sq. ft. enclosed storage closet; and (3) construct a new 48 sq. ft. unenclosed covered side porch

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen explained that the previous approval of this project has expired. No changes were made since the original approval.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED
VARIANCE(S) WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE
SUBJECT PROPERTY.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

B - 110 - 2013 New Residence

Address: 1475 North Lake Way

Applicant: Mr. & Mrs. Nicholas Coleman

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence, pool, landscape and hardscape. Building and Trim
Color - white; Roof - grey standing seam

Since Mr. Perry had not returned to the meeting...

**MOTION BY MRS. VANNECK TO HOLD THIS PROJECT UNTIL THE NEXT IS
HEARD.**

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture
LANDSCAPE PRESENTATION BY: Don Skowron

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

When the item was re-called, Mr. Perry presented the project in accordance with the submitted plans and as described above. He noted that this is on the corner of North Lake Way and Manana Lane, and the applicant's attorney will forward a request to change the address to a Manana Lane address. Mr. Perry described this as an Anglo Caribbean British West Indies with a contemporary flair. Design elements include: Two-story residence, standing seam roof, clapboard siding at the second story, two curb cuts with drive thru in center, garage facing Manana Lane.

Under commission comments: Nice, simple house; hesitancy between the clapboard and stucco-resolve that; windows in stair are odd; questioning detail around window; a lot of glass faces south; window patterns-make them match; we don't have necessary details; a lot of glass; no character; you didn't provide the details; it can be successful if executed correctly, but the landscaping is key; and, correct size of two windows at entrance.

Mr. Skowron provided the landscape/hardscape presentation in accordance with the submitted plans. He described it as a Ficus edged property, like its neighbors, with grassy areas for the children and palms and a Clusia in the front to accent the facade. Some existing trees will be relocated elsewhere on site.

Under commission comments: Issue with scale of trees on West; make it softer along North Lake; needs taller trees to mitigate the second story; service door should be further disguised; not

attractive the way the driveway goes in; add height up against the house; issue with north elevation planting plan, the garage doors so prominent, so screen that wing much more heavily.

MOTION BY MR. KARAKUL TO DEFER TO JANUARY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

It was clarified that the architect should address the following: Restudy the front fenestration; study the proportion of the fenestration; restudy the division of the clapboard vs. stucco; restudy the rear elevation...very glassy and issue with presence of mullions.

B - 111 - 2013 Gates

Address: 1348 North Lake Way

Applicant: 1348 North Lake Way, LLC

Architect: Joe Peterson

Project Description: Installation of automatic gates on existing piers. Installation of lights on existing piers.

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

LANDSCAPE PRESENTATION BY: Joe Peterson

ATTORNEY PRESENT: Frank Lynch for the applicant

Mr. Lynch first stated that the request for the lights is now removed from the project. The gates are 70" high and located 19 ft. from the pavement. The gates, white aluminum, will slide to the north and south behind the wall and hedge. It is requested for security and safety reasons. Under commission comments, there was a concern about "ugly rollers" for the gates.

MOTION BY MR. KARAKUL TO ACCEPT WITH A PROVISO THAT A SKIRT BE PUT ON IT SO THE WHEELS ARE NOT VISIBLE AND THAT IT BE A WHITE GATE.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS (1:43:14 a.m.)

A - 035 -2013 Shutters

Address: 1720 S. Ocean Boulevard

Applicant: Ruby S. Rinker

Contractor: Folding Shutter Corp.

Project Description: Installing (26) rolling armor screens - crank; installing (2) rolling shutters - electric

At the October meeting, a motion carried to defer to next month (November) and bring a demo unit and photos of installations. At the November meeting, a motion carried that the retractable armor system be approved in the loggia, and non-street fronting exposures, and that street fronting windows and openings come back to us in December for an alternative solution.

Call for disclosure of ex parte communication: There was no call for ex parte communication

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates

CONTRACTOR PRESENT: Gary Knelson, Folding Shutter
OTHERS WHO TESTIFIED: Ruby Rinker, Property Owner

Mr. Marsh explained the position of Mrs. Rinker relative to the rolling armor screens which had been reviewed by the commission twice before. He maintained that the rolling screens seem like a reasonable approach and an understated solution to protect the house from the elements. Mr. Knelson again showed a sample of the project set within the framework of one of the windows in the Town Council Chambers. Mrs. Rinker clearly stated her request for this product, and her personal circumstances supporting the request.

Under commission comments: This is the same product we did not like last month even though the applicant was asked to return with alternatives; this impacts the visual aesthetic on the street sides of the house; (and contrasting) this proposal will have minimal visual impact; other types of shutters are available; we're being asked to grant leniency, and that is not the job of ARCOM.

**MOTION BY MR. HOMES TO DEFER TO THE JANUARY MEETING FOR
ALTERNATIVES PER OUR PREVIOUS APPROVAL.**

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The applicant was not happy with the motion for deferral, and requested a definitive decision.

MOTION BY MRS. VANNECK TO DENY THE PROJECT.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED 5-2, WITH MR. KARAKUL AND MR. GRUSS OPPOSED.

A - 040 - 2013 Addition, Fenestration, Pool Revisions

Address: 221 Ocean Terrace

Applicant: Robert & Helen Ficalora

Architect: YRA Design Inc.

Project Description: Facade and hardscape revisions to a previously approved one and two-story home

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

ARCHITECTURAL PRESENTATION BY: Kermit White, YRA Design Inc.

LANDSCAPE PRESENTATION BY: Tony Grimaldi

Mr. White showed the previously approved site plan, noting that the applicant now wants a new pool and a relocation of the pool equipment to the side of the house to be screened by a wall. The addition of a summer kitchen is also requested. Though some new awnings are shown on the plans, Mr. White stated that no awnings are being presented today as they have, in fact, been deleted from the request. The generator has likewise been removed from the plan. Review of the elevations also revealed several fenestration changes.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE WITHOUT
THE CANVAS AWNINGS.**

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Grimaldi stated that the landscaping has not changed, but the pool and pool equipment have changed. Mrs. Vanneck noted that the pool equipment noise will impact the neighbor. Mr. White responded that high efficiency equipment will be used with very minimal noise.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, THE LANDSCAPE,
THE CHANGE IN THE POOL AND POOL EQUIPMENT.**

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

D. MINOR PROJECTS - NEW BUSINESS (2:16:24 a.m.)

A - 042 - 2013 Front entry revision

Address: 127 Reef Road

Applicant: Casa de Playa, LLC

Architect: Smith and Moore Architects

Project Description: Front entry revision to previously approved project

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

Mr. Papadopoulos presented the project in accordance with the submitted plans and as described above to change the wing walls and entry steps and remove some parking area in favor of sod.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 043 - 2013 Porch enclosures

Address: 346 Crescent Dr.

Applicant: Robert & Donna Lloyd George

Architect: J. Melhorn, Architect

Project Description: Two parts; first enclose the existing covered balcony on the front elevation and second, to enclose and condition the existing rear second story covered terrace for use as art studio.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: John Melhorn

Mr. Melhorn presented the project in accordance with the submitted plans and as described above. Under commission comments: Looks attractive; OK in the back, but not in the front...it looks heavy just cantilevered out there.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.

A - 044 - 2013 Dock Lighting

Address: 3120 S. Ocean Blvd.

Applicant: 3120 Condominium Association, Inc.

Contractor: Malone Electric

Project Description: Request to install low intensity security/safety lighting on previously approved multi-family dock

Call for disclosure of ex parte communication: No disclosures

ATTORNEY PRESENT: Gregory Kino

CONTRACTOR PRESENT: Jay DePotter, Malone Electric

Mr. Kino testified that the Town Council approved a multi-family dock last year at this property, but requested lighting to be approved by ARCOM. Proposed lighting, per Mr. DePotter, includes 9 (13w amber LED) pedestal lights and 8 (8w amber LED) pagoda lights to be installed strictly for safety reasons. Both varieties are photoelectric.

MOTION BY MRS. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (2:32:07 a.m.) None

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

Mr. Karakul noted that the landscaping at the power station on County Road is in terrible condition. Mr. Page had asked Mr. Brazil, Director of Public Works, about this issue previous to this meeting. He indicated that landscape material is ordered to screen the area, and it should be completed before Christmas.

Mr. Karakul stated that at the Mar-a-Lago beach pavilions, lights have been changed to high wattage LED lights which are very bright at night. Staff will check on this situation.

Mrs. Vanneck stated that the public's perception is that ARCOM is allowing people to use less than 45% green space in the front yard. Mr. Page responded that the code requirements have not been altered, and must be met.

Mrs. Vanneck questioned whether there was something that could be done to limit the number of construction projects on a street. Mr. Page responded that, per Mr. Randolph, there would be serious legal issues if the Town tried to tell someone that they cannot have a building permit on their house if there is another permit open on the street. We are obligated to let the construction occur provided all codes are satisfied.

XI. ADJOURNMENT:

MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 3:48 P.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, January 22, 2014 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

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CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: A -035-2013

Address: 1720 S. Ocean Blvd.

Applicant: Ruby S. Rinker

Architect: Folding Shutter Corp. / Mark Marsh

Project Description: Rolling armor screens.

The above request has been denied by the Architectural Review Commission for the following reasons:

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☐ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☒ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ☐ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

✓ (6)

The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

✓ (7)

The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

☒ (8)

The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

☐ (9)

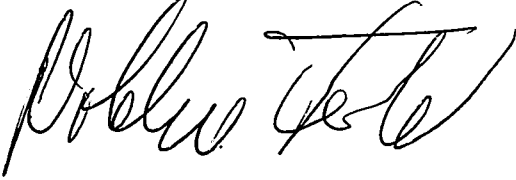
The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on 12/12/13

TOWN OF PALM BEACH



Chairman, Architectural Commission