



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

THURSDAY, DECEMBER 11, 2014, 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: (9:00:00 a.m.):

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

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	ABSENT (present for less than one-half of meeting duration)
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Let the record show that a court reporter, Julie Andolpho, was present for B-115-2014 and B-125-2014.

III. PLEDGE OF ALLEGIANCE: (09:00:08 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 14, 2014 MEETING: (09:00:29 a.m.)

MOTION BY MR. GARRISON FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA: (09:00:45 a.m.)**

MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR KARAKUL.

MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:00:52 a.m.)**

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

VII. **OTHER BUSINESS: (09:01:05 a.m.)**

A. **Informal Review: 201 Angler Avenue (09:01:16 a.m.)**

Request use of galvanized steel windows with small U-PVC covering the steel

No one was present on behalf of this informal review. There was no discussion or action.

VIII. **PROJECT REVIEW: (09:02:03 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (09:02:05 a.m.)**

B - 093 -2014 New Residence

Address: 152 Dolphin Road

Applicant: Dr. Josef Huainigg

Architect: Michael Johnson

Project Description: New two-story single family residence, updated Dutch Colonial style. White stucco finish with light grey metal shutters and light grey cement tile roof. New landscape and hardscape.

At the August meeting, a motion carried for deferral to the September meeting for complete re-design and re-study. At the September meeting, a motion carried for deferral to the November meeting. The architect has changed. At the November meeting, a motion carried to approve the architecture as presented with the exception of the gable which is to be re-studied and returned in December; and, defer the landscaping for further study, with larger presentations, also to the December meeting.

Please note that when this item was called, Mr. Vila announced that the applicant's representatives were held up by traffic. He requested the following motion:

MOTION BY MRS. VANNECK TO MOVE THIS ITEM TO THE END OF MAJOR PROJECTS-OLD BUSINESS.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Later when the item was re-called:

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

ARCHITECTURAL PRESENTATION BY: Michael Johnson and Daniel Menard

LANDSCAPE PRESENTATION BY: Louis Vlahos, Majestic Views Landscape Architects Inc.

Mr. Johnson introduced Daniel Menard to provide the presentation of the revised plans pursuant to comments made at the last meeting. Mr. Menard stated that the clearstory window in the gable on the rear elevation has been removed from the plan.

Mr. Vlahos continued with the revisions to the landscape/hardscape. Changes include: Increased hedge height on west side to 8 ft.; sculpted 14 ft. Pigeon Plums in the rear; Bamboo on east and west sides replaced with triple Foxtail Palms; 6 ft. Podocarpus hedge in rear; and, added two double Montgomery Palms to screen upper level windows on west side.

Commission Comments: North elevation has a Regency style element sheltering the front door...it is unsupported...would you consider brackets or posts?; agree that it needs supports; and, rear gable pops up above the center spine.

MOTION BY MR. GRUSS TO APPROVE THE LANDSCAPE PLAN AS PRESENTED AND THE CHANGE TO THE GABLE END FENESTRATION.

MOTION SECONDED BY MRS. VANNECK.

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

B - 095 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 120 Jungle Road

Applicant: Jungle Road LLC (Mr. and Mrs. Leo Vecellio Jr.)

Architect: MP Design & Architecture, Inc.

Project Description: Existing tower terrace consisting of 200 square feet to be enclosed as part of existing tower.

At the August meeting, at the request of the applicant's representatives, a motion carried to defer to the September meeting with the strong suggestion that this does not come back in this form. At the September meeting, the project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant. At the October meeting, a motion carried for deferral to the November meeting at the request of the architect. At the November meeting, the project was not heard, but a motion carried for deferral to the December meeting at the request of the architect.

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

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

Mr. Perry presented the revised project in accordance with the submitted plans. He indicated that the addition now occurs on the north end of the tower, and reduces the requested height plane variance by 9 feet.

Commission Comments: When it becomes this shape and size, it ceases to be a tower...this is such an important architect (Wyeth), that messing with his design gives me pause; much better than it was...hidden and set back enough...good interpretation and the best that you could do to expand it; we are going to lose Wyeth by changing that tower...not successful...damages the house; it is no longer a tower; cannot support this alteration to this important house; it is the best you could do, but the question is...should you do it?, and the answer is no.

MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK TO DEFER TO JANUARY.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

B - 100 - 2014 Additions and Renovations

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm, LLC

Architect: RAR Architect, Inc.

Project Description: Additions and renovations to previously approved Palm House Hotel project.

At the August meeting, a motion carried that implementation of the proposed variances (related to the architecture) will not cause negative architectural impacts to the subject property. A second motion carried to defer the landscaping to the September meeting, until the front is resolved. A third motion carried to "approve the architecture with what would be the southeast corner where (there) is a proposed spa deck and parapet and elevator...(with) that one section and area to be deferred (to September) and re-studied." At the September meeting, the project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant. At the October meeting, a motion carried for deferral to the December meeting at the request of the attorney for the applicant.

No new and/or revised plans have been submitted to the Town subsequent to the Council's October 15 meeting. The Council denied the request for Special Exception, Site Plan Review and Variances, although several items (pool configuration, awning, front door, east elevation corridor enclosure and paint color) were indefinitely deferred. Because there are no new and/or revised plans, staff recommends that this business item be removed from the agenda.

MOTION BY MRS. VANNECK FOR REMOVAL FROM THE AGENDA.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 108 - 2014 New Mixed Use Condominium/Commercial

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue

Applicant: T3 Family Investments, LLC

Architect: Dailey Janssen Architects, Roger Janssen

Project Description: Construction of a 120,525 square foot, two (2) story mixed use condominium structure with 100 underground parking spaces, 26,204 square feet of commercial space on the first floor and six (6) residential units on the second floor totaling 36,179 square feet (34,618 square feet under air). Building Color-Off White; Roof-Terra Cotta Clay Barrel tile; Trim-Terra Cotta

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting. At the November meeting, after review of the project, a motion carried for deferral of the architecture and a second motion carried for deferral of the landscaping.

Call for disclosure of ex parte communication: Disclosure by all members

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group
ATTORNEY PRESENT: Frank Lynch for the applicant
OTHERS WHO TESTIFIED: Paul Castro, Zoning Administrator

Mr. Janssen presented revised plans in response to the comments from the last meeting. Some of the changes include: Continued more arcade and colonnade along Royal Poinciana Way and Sunset Avenue; on the east perimeter, pulled the building away from the property line; studied and modified the garage entry by creating a colonnade with an open covered area for cars to pull into, recessed wall and structure of service bay, and moved gates that were directly on the sidewalk; and several changes to the courtyard to be presented by Mr. Yannette.

It should be noted that all members expressed their appreciation for the all of the time and hard work put into this project by Mr. Janssen and the rest of the design team.

Commission Comments: Very nice...thank you for listening; can we move this forward by looking at the massing and the urbanism for now, and then look at the details later?; moving to four bays in the center building is great...it fixes the scale there; perhaps add more variation between the two towers; the plan...lovely...perhaps the vias might have slightly different characters; create sense of mystery in alleys to apartment entrances by creating tiny courtyards in front of those doors; the middle bridge needs work; it seems a little weird at the garage at the service entry....the masonry wall is hanging over air; the beams between the columns seem overly massive at the shed roof; the urbanism and massing are great; you were creative at the garage; not a fan of the awnings at the garage opening; details provided are terrific; this is a very important block and this will set the tone for this entire city block; one continuing concern at the service bay...where is there room for delivery trucks to maneuver?...concerned about the impact of the deliveries to the neighborhood; the fears of it being overwhelming have been mitigated by the fact that the architecture supports an interesting urban environment; you have refined it...it is viable and is what the town needs; the authenticity of the details and materials is so important...if that is not done, we will have City Place...the details and materials have to be of the best quality; every time you come back the plans are so much better; concern regarding repetitive arches; perhaps consider a greater variation of roof lines; has the number of variances changed?; what is the reaction of the neighbor to the east?; I don't feel that the project is as far along as others do; concern with 7 arches repeating; there is work to be done on the west tower of the east building at the second story; a lot of medallions; more asymmetry is needed in the center building; more can be done on the east and west sides of the property; it seems like there are a lot more awnings; more efforts are needed on the second story section in the courtyard; hesitate to approve massing and siting and planning without the architecture...partial approvals get confusing; we should approve this concept and push it to the Town Council because if the Town Council turns down the parking, our work is meaningless; there is still a need for further tweaking; thank you to the Testa family for going through this process and for making a great contribution to our main street; improvements are terrific; concern regarding pipe framed awnings, aluminum Colonial shutters, and choice of materials; would like to see cast stone, Dominican stone, and coquina; Sunset is

very improved, but needs more work, especially the center mass...it has a western flavor; work on the bases of the columns; tweak the details of the shed roof on the eastern end; but, for urban impact and user friendly, it's terrific.

It should be noted that several samples of roof tiles and decorative tiles were shown.

Mr. Yannette continued with the revised landscape/hardscape plan pursuant to the submitted plans. He stated that the landscape changes are in response to the change in architecture. Changes include: Change one of the large trees in the courtyard to a multi-trunk Sylvester Palm; added other palms; change configuration of planters; more pots; more annuals; more subtle use of decorative tiles; coral stone caps topping stucco planter walls; and, attempt to soften the planters with layering so the plants become the focal point, rather than the planters. Mr. Yannette showed updated colored renderings of the courtyard, and details of various fountains (wall fountains, pedestal fountains and fountains in the planters).

Commission Comments: Much improved, but the large planters cannot just be one large piece...it should look aged with definition; like the idea of less tile, but perhaps use better tile...more authentic tiles; the fountains are not there yet...give them age and authenticity...and the same with the light fixtures; agree that antique elements are needed; issues with treatment of east and west perimeters; more variety is needed; perhaps a scented garden; and, use of vines is terrific.

There was substantial discussion as to how to proceed. Mr. Page stated that ARCOM, if satisfied with the massing, could opt to make a recommendation relative to the variances, but withhold final approval of the project. It could then come back to ARCOM for a focus on the details. Mr. Page asked Mr. Lynch to meet with staff to verify the variances requested, since the project has changed several times over the last several months. Chairman Vila stated that ARCOM wants to get to a point where we can approve the architecture and details as presented. Mr. Janssen responded that he could come back to ARCOM for further discussion of details, i.e., a palette of materials, colors and textures for each building.

Several members spoke in favor of approving the concept as presented, and making that known to the Town Council. Mrs. Vanneck added that we need to review the variances and make recommendations on the variances, but we also want to send our wholehearted support of the project, recognizing that additional tweaking is needed on the details.

Paul Castro, Zoning Administrator, advised that ARCOM is to make a recommendation on the variances related to the architecture.

Mr. Lynch discussed the Town Council approvals required for the project: Site Plan Review, 4 Special Exceptions, and a series of variances related to the architecture.

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

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY. (*Let the record show that Mr. Sammons was out of the Chambers at the time of this vote. Mr. Ives voted in his stead.*)

**MOTION BY MRS. VANNECK TO DEFER THE ARCHITECTURE TO THE FEBRUARY MEETING.
THERE WAS NO SECOND TO THIS MOTION.**

MOTION BY MR. GARRISON "TO SEND THIS TO THE TOWN COUNCIL APPROVING THE SCHEMATIC PLAN OF THIS PROJECT AND THAT IT IS DEFERRED FOR THE FINAL ARCHITECTURE TO FEBRUARY SO THAT IN FEBRUARY THE APPLICANT CAN COME BACK WITH ALL OF THE REQUIREMENTS SHOWN FROM THE VARIANCES THAT WERE GRANTED OR NOT GRANTED AND THE DETAILS AND THE MATERIALS PRESENTATION OF EACH BUILDING, AND THEN IN FEBRUARY, THAT WE TAKE THIS UP."

MOTION SECONDED BY MR. SAMMONS ADDING... ITS URBANISM IS APPROVED SCHEMATICALLY.

There was additional discussion relative to the motion.

MOTION CARRIED 4-3, WITH MR. KARAKUL, MR. KNOWLES, AND MR. GRUSS OPPOSED.

Let the record show that there was a short recess from 11:01 to 11:18 a.m. Let the record show that Mr. Ives did not return to the meeting.

B - 115 - 2014 New Residence

Address: 1340 South Ocean Boulevard (f/k/a 1300 South Ocean Boulevard - Lot 3)

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Two-story Georgian influenced home totaling 16,665 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Red concrete tile

At the October meeting, after hearing the project, a motion carried to defer to November for re-study. At the November meeting, after hearing the project, a motion carried for deferral to the December meeting.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Designs

ATTORNEY PRESENT: Maura Ziska for the applicant

Mr. Schreier presented revised plans pursuant to the commission comments at the last several meetings. It should be noted that a model of the proposed home was brought to the meeting. Changes to the design include: Roof pitch reduced; windows changes from 4 over 4 to 6 over 6; pediments re-studied; modillions are now smaller, more closely spaced and re-aligned; chimney detail simplified; windows are now wider and window spacing changed; quoins reduced in scale; crown moulding revised; other fenestration changes; removed chimney at covered loggia and reduced angled portion; and, re-studied columns and orders in front and rear. A sample of a window and the roof tiles (in a slate red color) were shown. Mr. Schreier noted that the house is proposed in stucco with stucco trim.

Commission Comments: Much improved, but still a lot of work needed on the details; overall proportions, driven by the plan, are the larger issue; issue with columns; entablature is missing the

corona and it is not the right size for the height of the column; the over-window pediments are still not there yet; there are basic plan issues causing the house to be "fat"; good effort, but cannot support it in this current form; much improved; a problem exists when we have a mansion with a program that is driven more from a business perspective than from an individual client's perspective...it becomes bloated, and when you try to put that program in the language of Classical architecture, you have the problems which have been discussed; it's close; tend to the fine points, like the column style, for example; is the use of the oval windows and the rectangular windows in the reveals essential?...they look like they are crammed in there; these are beautiful lots in a very special place with historic significance; it has a lot of character, but because of the mass in the center, it looks like it is squashed; proportions of building are off; the gates in the front seem to detract from the symmetry of the house and add to the confusion; and, yard waste should be relocated elsewhere.

Mr. Schreier asked for a specific list of items to be addressed.

Mr. Peterson continued with the landscape/hardscape in accordance with the submitted plans. Design elements include: 6 ft. high concrete wall across the front with 3 tiers of hedges outside the wall; series of Hawthorne trees along the road; clusters of Holly trees; inside the wall, five 20 ft. Magnolia trees; layered landscaping against the house; 6 Royal Palms; large Strangler Fig to be relocated to the southwest corner; existing palms onsite to be relocated to south property line; 15 Coconut Palms to be installed at varying heights across the back; and, added more landscaping along the north side of house.

Commission Comments: Object to all of the architectural elements in stucco...materials upgrade is warranted...cheaply built, oversized spec home; hard to believe that a house of this size has stucco trim...this is a mansion; on the east elevation, why would you place a tree directly in front of the front door?; this house is maxed out; opposed to a stucco house with stucco trim; this is an important location, an expensive house, a mansion...it needs to be improved further; would like to see stone trim; work on column proportion and moulding design, and want to see good Classical features; always amazed at how much structure can be held up by glass; and, issues with widths of fenestration on west elevation.

MOTION BY MR. SAMMONS TO DEFER (TO JANUARY).

Upon hearing this motion, the architect and Ms. Ziska requested a motion for approval with items of concern to be reviewed later. Mr. Sammons responded that the items are too numerous for such a motion, and the problems are plan driven, and the plan must be re-studied.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Mrs. Vanneck noted that just because the commission does not say something about one item, that doesn't make it right. The architect should look at this as an overall project that is being deferred. Ms. Ziska argued that nothing was said three months ago about the small windows which were mentioned today. Mr. Karakul responded that it is the role of the architect to refine and make it graceful, and the members are not trying to design the house; they are just asking for good architecture. Mr. Gruss commented that no thought has been given to the living areas of this house and that the house was ill-conceived in the first place.

B - 125 - 2014 New Residence

Address: 1330 S. Ocean Boulevard (formerly known as 1300 S. Ocean Blvd. Lot 2 Casa Apava)

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Two-story West Indies influenced home totaling 15,240 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Brown Concrete Roof Tiles; Shutter Color-Blue

At the November meeting, after hearing the project, a motion carried to defer the project to the December meeting for re-study.

Call for disclosure of ex parte communication: Disclosures by all members except Mr. Knowles

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Designs

Mr. Schreier presented revised plans in response to the comments made at the last meeting. It should be noted that a model of the house was brought to the meeting. Changes to the plans include: Change the position of the garage doors so they are side-loading instead of front-loading; removed driveway fountain in favor of landscape island; change to chamfers at columns; detail at windows reduced; changed banding around house; cabana bath revised to be part of the covered loggia instead of a stand-alone structure; and, fenestration changes.

Commission Comments: This house has no character; you cannot tell where the front door is located; so much stucco; could not approve this in this scale and in this neighborhood; the house is big with not much character....a lot less formal than Casa Apava...it doesn't belong here; the use of a semi-circular bedroom connected to a rectangular porch is not Palm Beach; it does not have the quality to stand in Palm Beach; cannot support this house; the major problem is that it is a mansion masquerading as a cottage; issue with height of doors; the garages look miniscule compared to the house; the front facade should be less transparent; there is room for this style, but executed correctly; the scale does not complement the style; does not look like West Indies style; there is a way to build a 15,000 sq. ft. house in this style; looks like a middle class suburban home; several issued with north elevation; cannot support this house.

MOTION BY MR. GARRISON TO DEFER FOR RE-STUDY (TO JANUARY).

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 131 - 2014 Landscape/Hardscape

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue LLC

Architect: KVL A Design, LLC - Landscape Architects

Project Description: Final hardscape, landscape and landscape lighting plan for the new construction of a townhouse with two residences

At the November meeting, after hearing the project, a motion carried to defer for re-study, and resolve the issues with the neighbors, and re-study the back wall so there is increased wall protection between the properties to the south. *Please be advised that the landscape architect has requested deferral to the January meeting.*

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE JANUARY MEETING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B. MAJOR PROJECTS-NEW BUSINESS: (11:57:57 a.m.)

B - 122 - 2014 Alterations and Landscape/Hardscape

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 208 Sandpiper Drive

Applicant: Mr. Stephen Livaditis

Architect: Roger P. Janssen

Project Description: 1. Alterations to existing entry portico. 2. Replace existing doors and windows. 3. New hardscape and landscape (1, 2, & 3 relate to 208 Sandpiper Drive) Review of the existing landscaped open space which will be non-compliant with the Code if split from the Vacant Lot 24 on Sandpiper Drive.

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

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

LANDSCAPE PRESENTATION BY: Bob Fleck

Mr. Janssen presented the project in accordance with the submitted plans and as described above. During this presentation, Mr. Janssen explained the situation with this lot and two other neighboring lots, with regard to the variance needed for setback at 208 Sandpiper Drive. He stated that the owner wants to keep the house in its present footprint as a one-story Regency style house. Design elements include: Remove large Ficus hedge in the arched door leading to the front door; re-do windows and doors, changing their style, and including removal of shutters and eyebrow details; widen the entry portico; other fenestration changes as presented; and, replace wood pergola at pool deck with concrete and stucco.

Commission Comments: Simple and nice, but issue with width of windows on north elevation; like the changes presented; questions regarding variance (Mr. Lindgren responded by reading the requested variances into the record; cornice is incorrect at front portico...the portico does not project far enough; issue with horizontal lite division...OK on casement windows, but not on a single one; scale is an issue...these windows are too tall; no response to proportion here; not sized/scaled to any one facade...ill-proportioned; windows should be operable; architecture needs re-study; and, it looks like there is a lot of hardscape.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

**MOTION BY MR. KARAKUL "TO ACCEPT WITH THE CHANGES OF THE SCALE
OF THE FRONT WINDOWS AS WE DESCRIBED, ALL THE WINDOWS, IN TERMS
OF MAKING THEM A DOUBLE WIDTH AND THEN WITH THE MULLIONS, SO
THEY ARE TRUE CASEMENT WINDOWS."**

MOTION REVISED BY MR. KARAKUL TO DEFER (THE ARCHITECTURE) TO JANUARY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Fleck continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Two Ficus trees will be transplanted to new locations flanking the front driveways; remove remaining unacceptable landscaping; streetscape with 2 specimen Sylvester Date Palms, 2 Ylang Ylang trees and 2 relocated Ficus trees; lawn area between the two driveways; east and west front side yards: 10-12 ft. Clusia hedge; flanking front door: (2) 15-18 ft. Sylvester Palms; central rear proposed pool flanked on each corner with (4) 16 ft. Sylvester Date Palms; other landscape material as presented; adequate screening all around; driveways-cast stone with border; cast stone pavers at front door; and, travertine paving at pool.

Commission Comments: Plant list is barely legible; too much mulch; a lot of hardscape and a minimal amount of grass; put a lawn around the pool; nice that you are renovating the existing one-story house, and not doing a two-story house in this neighborhood; and, too much hardscape.

MOTION BY MR. KARAKUL TO DEFER THE LANDSCAPE (TO JANUARY).

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 133 - 2014 New Residence

Address: 249 Orange Grove Road

Applicant: Ocean Way Properties, LLC

Architect: Design Phase Architecture, LLC

Project Description: Construction of a new single family residence with associated landscape and hardscape approval requested. Two-story home; Building and Trim Color-White; Shutter Color-Silver/Gray; Roof-White Concrete Tile

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

ARCHITECTURAL PRESENTATION BY: Laura Wright, Design Phase Architecture

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Ms. Wright presented the project in accordance with the submitted plans and as described above. She explained that the Town Council heard this project yesterday for site plan review. Despite the narrow width of the lot, the garage does not face the street. Design details include: Two-story home; long driveway on west side of property with landscaped section mid-way back; 6 over 6 windows with shutters; and, low garden wall with pedestrian gate in front. Roof and color samples were shown.

Mr. Meroney continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Entire front yard is garden area; preserve existing large Ficus on corner of property; Japanese Tree Ferns; Clusia hedge behind wall in front; Podocarpus hedge to be retained; tropical palm grove as one enters the driveway; random tropical plants in rear at property line; re-use of landscape material collected at demolition; and decorative fountain, runnel and pool.

Commission Comments: Thank you for a modest project...lovely; has an exaggerated verticality though; all proportions would be better if the second floor comes down a bit; windows getting crowded...there may be too many windows; bump out does not relate to anything in the living room...not resolved; size of house is good, but east facade is over-windowed; charming; east elevation looks crowded; on west side, perhaps drop the bump out and the roof over the two little windows; terrific house; thank you for putting the garage in the back; landscape is wonderful; and, applaud you bringing all the plants back to the site, but don't forget to put one or two back at the garage.

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

The applicant was advised to see staff for approval of any of the commission-recommended tweaks.

B - 134 - 2014 Signage

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 350 Royal Palm Way

Applicant: Jones, Foster, Johnson & Stubbs, P.A.

Contractor: Ferrin Signs

Project Description: Allow a 5.7 square foot sign "JONES FOSTER" on the street frontage of the building. The lettering will be flat cut out aluminum plate letters, prime coated and painted in dark bronze.

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

PRESENTATION BY: Attorney Maura Ziska

Ms. Ziska explained the need for a technical variance related to this sign, as described above.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY. (*Let the record show that Mr. Vila was out of the Chambers at this time, so Mr. Small voted.*)

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

C. **MINOR PROJECTS - OLD BUSINESS: (12:43:20 a.m.)**

A - 042 - 2014 Exterior Lighting

Address: 241 Royal Palm Way

Applicant: Frederick J. Keitel III, FJK Tee Jay Ltd.

Architect: Glidden Spina & Partners

Project Description: Add lighting to exterior sign reading "First Republic Bank Building" - existing sign

At the August meeting, a motion carried to defer (to September) advising the applicant to (1) come with information regarding any other lit signs, and (2) to re-select another light. Please be advised that the architect has changed for this project. At the September meeting, a motion carried for deferral to the October meeting at the request of the architect. At the October meeting, the project was not heard, and was deferred to the December meeting at the request of the architect. *Please be advised that the architect has requested that this project be withdrawn.*

MOTION BY MRS. VANNECK TO WITHDRAW THE PROJECT.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.

A - 049 - 2014 Alterations

Address: 257 Atlantic Avenue

Applicant: Luciano Tauro and Michele Mele

Architect: Ralph Cantin AIA

Project Description: Removal of front terra cotta screen walls, trellis and faux outriggers; new impact windows; incidental hardscape and landscape

At the October meeting, after hearing the project, a motion carried to approve the renovations with a deferral to November for the landscape. At the November meeting, the project was not heard, but was deferred to the December meeting at the request of the architect.

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin

Mr. Cantin presented revised plans showing the elimination of the chimney; the removal of the terra cotta wall and replacement of that wall with a 4 ft. Ficus hedge. He offered a choice of roof tiles: barrel tile vs. terra cotta flat tiles.

(Let the record show that Mr. Sammons was out of the Chambers.)

MOTION BY MR. SMALL FOR APPROVAL AS PRESENTED WITH THE TERRA COTTA FLAT TILE ROOF.

Mrs. Vanneck requested a Podocarpus hedge instead of Ficus.

MOTION AMENDED BY MR. SMALL TO INCLUDE THE PODOCARPUS HEDGE.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

D. MINOR PROJECTS-NEW BUSINESS: (12:47:40 a.m.)

A - 055 - 2014 Landscape/Hardscape

Address: 127 Reef Road

Applicant: Casa De Playa, LLC

Architect: Mario Nievera/Keith Williams

Project Description: Proposed landscape and hardscape changes

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the changes to the previously approved landscape/hardscape to include: Removed stepping stones around pool; small sculpture in northwest corner of property; reconfigured driveway; stone terrace changed to wood plank terrace; added 6 ft. high site wall to enclose shower area off master bedroom/bath; change Clusia trees planned on east, west and north perimeter to Coconut Palms with various underplantings; change shrubs in front; added Coconut Palms to front; and, added additional Seagrape in front.

Commission Comments: Issue with amount of mulch shown

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE CAVEAT THAT THE MULCHED AREAS BE CHANGED TO SOD OR GROUND COVER.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

A - 056 - 2014 Signage

Address: 313B Worth Avenue

Applicant: Blesk Jewelers

Engineer: John Holt

Contractor: Fast Signs, Ken Baxter

Project Description: Business sign for Blesk Jewelry in breezeway. Hanging dimensional sandblasted sign for name of business.

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

ARCHITECTURAL PRESENTATION BY: Ken Baxter, Fast Signs

Mr. Baxter presented this sandblasted hanging sign in accordance with the submitted plans and as described above. Design details include: 24" x 24" sandblasted high density urethane sign; and, hanging from black wrought iron frame.

Commission Comments: No other hanging signs in the via; do not want to see hanging sign in via; there should be space for the business name on the existing plaque; architecturally not pleasing.

Mr. Lindgren stated that hanging or cantilevered signs were not permitted until just a few years ago, but approval from ARCOM or the LPC is required in each case that such a sign is requested.

MOTION BY MRS. VANNECK TO DENY THE HANGING SIGN.

MOTION SECONDED BY MR. GRUSS.

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

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

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:58:54 a.m.)

There was discussion relative to the color of the building on the corner of Worth Avenue and County Road. Staff will check with the architect relative to the color.

Members asked what was happening with The Palm House at 160 Royal Palm Way. Mr. Page responded that the project is in front of Code Enforcement currently for several issues, but there are legal issues related to this property as well.

XI. ADJOURNMENT: (01:20:57 a.m.)

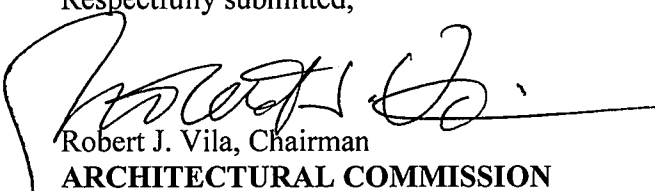
MOTION BY MR. SAMMONS TO ADJOURN THE MEETING AT 1:20 P.M.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, January 28, 2015 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,



Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

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