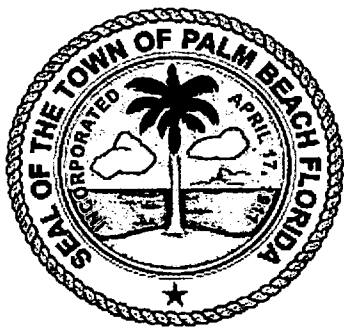


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TOWN OF PALM BEACH

MINUTES

ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

OCTOBER 22, 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.

I. CALL TO ORDER:

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	PRESENT
Michael B. Small, Alternate Member	PRESENT
Alicia "Maisie" Grace, Alternate Member	PRESENT

Staff Members Present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Paul Castro, Zoning Administrator (for part of meeting), Jay Boodheshwar, Director of Recreation and Special Projects (for part of meeting) and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney, John C. Randolph, did not attend this meeting.

III. PLEDGE OF ALLEGIANCE:

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IV. **APPROVAL OF THE MINUTES FROM THE SEPTEMBER 19, 2014 MEETING:**

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

V. **APPROVAL OF THE AGENDA:**

**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:**

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

VII. **OTHER BUSINESS:**

Informal Review: Add Spotlights to the Par 3 Clubhouse

Jay Boodheshwar, Director of Recreation and Special Projects, requested feedback from ARCOM which he will forward to the Town Council relative to the requested spotlights at the Par 3 Clubhouse. The matter will be discussed at the November Town Council meeting. The lights are being requested so that restaurant patrons can have views of landscaping, the dune and perhaps the ocean. The request is for two (2) 1500 watt spotlights mounted on the east side of the building. Mr. Boodheshwar addressed concerns relative to light pollution onto neighboring properties. The lights will be on timers and will be on until 10 p.m.

Commission Comments: These fixtures are unlike any other fixtures at the property; problem with this...disturbing to light up the ocean at night...instead, light the greenery in a softer manner; the lighting may attract insects, especially because food is involved; the goal is fine, but use a softer approach instead of big spotlights; do something on the ground; 1500 watts is too much; the addition of these lights will not enhance the architecture; and, it will look industrial...do soft lighting.

Mr. Steve Hall, 230 El Dorado Lane, Member of the Par 3 Foundation, spoke in support of the spotlights as proposed.

VIII. **PROJECT REVIEW:**

A. **MAJOR PROJECTS-OLD BUSINESS:**

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Eugene Pandula, The Pandula Architects

Project Description: Construction of a new single family residence with landscape and hardscape approval requested. Two-story; Building Color-Beige; Roof-Tan Cement Tile; Trim-White

At the March meeting, the project was heard, and a motion carried to defer the project to the April meeting for further study. At the April meeting, the project was not heard and was deferred to the May meeting at the applicant's request. At the May meeting, a motion carried for approval, as presented, with the caveat that further detailing and landscaping is to return to the commission for approval. At the June meeting, a motion carried for approval as presented and defer the landscape to the July meeting. At the July meeting, a motion carried to defer the landscape to the September

meeting at the request of the applicant. A second motion carried to approve the architecture as presented with the comments made by Mr. Gruss, Mr. Vila and Mr. Knowles regarding the railing throughout the property. At the September meeting, a motion carried for deferral to next month "with our comments, and get all four sides of the landscaping in elevation, which is what is required."

Please be advised that the property owner requests that the landscape/hardscape portion of this application be withdrawn at this time. The owner will re-apply in the future.

Mrs. Vanneck stated that she had reached out to the landscape architects because no plans were submitted to the Town for this hearing. She cautioned the architect that requesting a third deferral would most likely mean that the project would be withdrawn. She reviewed the history of this project, and asked that the record reflect that ARCOM has not impeded this project. It is Mr. Cooley's request to withdraw the project.

Mr. Lindgren stated that the construction of the house can proceed, but no Certificate of Occupancy will be issued for the house until the final landscape/hardscape is approved and installed.

Mr. Ives expressed his concern that the commission approved the architecture with the expectation to review landscape/hardscape as well. Several deferrals have already occurred, and now there is a request to withdraw the landscape/hardscape. Since the approved architecture includes an unpopular front loading garage, the review of the landscape/hardscape is very important to the overall design. Mr. Ives' comments were not limited to just this project, but other projects as well.

Tim Johnson, of Fernando Wong Outdoor Living Design, Mr. Cooley's landscape architect, was present in the audience. He anticipated that they could be ready with a presentation within 30 days, but would have to consult with the property owner.

Mr. Lindgren stated that he had explained various options available to the landscape architect and the property owner, but the property owner opted to withdraw the landscape/hardscape portion of the project at this time.

MOTION BY MRS. VANNECK TO GRANT THE WITHDRAWAL OF B-027-2014 LANDSCAPE.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED 6-1, WITH MR. IVES OPPOSED. (Mr. Ives voted on this item because Mr. Sammons left the dais during this project discussion.)

B - 090 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Seaview Avenue

Applicant: Coral Beach Corporation

Architect: Ralph Cantin AIA

Project Description: New 2-story residence with white exterior stucco, white flat concrete roof tiles, dark grey windows and doors, with final landscape and hardscape.

At the July meeting, a motion carried to defer (to the August meeting) to "re-study the design, siting, massing and landscaping, and look to Classic architects in the town, like Shoumate and Major, and Major Alley came to mind, and even what Mr. Sammons did with a house on Clarke Avenue a few years ago." At the August meeting, a motion carried to defer (to September) for re-

study. At the September meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried to defer the architecture (the wall and window colors) and the landscape to next month to see a sample of the material and most importantly, for color added to the landscaping. The applicant was advised to bring material samples.

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin, Architect, and Joe Brennan, Design Architect

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

ATTORNEY PRESENT: Frank Lynch, for the applicant

Mr. Cantin stated that the Town Council had requested more justification for the hardship at this property, as they consider the variance requests. A soil test has been requested to determine if the property sits on a coral ridge, but that testing is not yet completed. Mr. Cantin's unofficial recommendation is to lower the building 13" or 14", by removing 13-14 inches of grade entirely, to eliminate some of the variances. A retaining wall will be necessary in the back. The originally proposed green roof concept has been abandoned in favor of some decorative pots.

Joe Brennan compared the size and height of this proposed house to the house of the neighbor who ardently objects to this project. He continued with the requested information relative to colors and materials: mahogany windows (stripped, bleached and stained grey); Benjamin Moore "Simply White" for the stucco, leaded coated copper for the metal details, and Dominican Coral Stone.

Attorney Frank Lynch addressed the variances which were deferred by the Town Council.

Mr. Cantin provided a brief review of the plans and elevations. Mr. Lang continued with the revised landscape/hardscape plans showing the addition of fuchsia and white to the landscape in response to the commission's request for more color last month. He noted, however, that other properties on the street have little to no color other than green.

Commission Comments: Rather drastic to lower the entire site instead of just lowering the house; no lighting plan submitted; we need to follow our ordinance...this house is too dissimilar in style to the neighborhood...cannot support it.

Mr. Lindgren read an e-mail and a letter into the record: 10/14/2014 e-mail from Nancy Bhargava, 140 Seaview Avenue, objecting to the project, and a letter received 10/15/2014 from John Beach, 140 Seaview Avenue, objecting to the project.

Commission Comments: You should have shown the whole block...I don't see the dissimilarity at all...you've gone a long way...consider approval as presented; still somewhat massive, but the addition of color helps the mass; like the colors and the landscaping...it will be an addition to the block...in favor of approving...absurd to take inches out of the ground; there is a drop ceiling here...you could be more creative with the HVAC and not have to do that...lack of shade at windows; evolution of house has gone in a positive direction; "the whole business of dissimilarity promotes similarity, and if we wanted to live in a town with tract houses and total similarity, then we wouldn't be living in this town."; details elegant...materials are first rate; having to reduce the existing elevation seems like an unnecessary expense and effort.

MOTION BY MR. GARRISON TO APPROVE THE ARCHITECTURE AS PRESENTED INCLUDING THE LATEST LANDSCAPING PLAN WITH THE COLOR, AND COME BACK WITH THE LANDSCAPE LIGHTING.

MOTION SECONDED BY MR. SAMMONS.

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

B - 095 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 120 Jungle Road

Applicant: Jungle Road LLC

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.

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

Michael Perry explained the reason for the deferral request.

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

MOTION SECONDED BY MR. KARAKUL.

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.

Please be advised that the applicant's attorney has requested deferral to the December meeting.

Mrs. Vanneck stated that she attended the Town Council meeting when the application for the variances was heard. She reported that all of the variances were turned down, except for three items that were deferred for the shape of the pool, the color of the building, and the east elevation. These variances cannot be re-heard for another year by the Town Council or ARCOM.

Tim Johnson, with Fernando Wong Outdoor Living Design, landscape architect for the project, announced that he was present to be helpful in any way possible.

Mr. Page reported that the Town Council denied the Special Exception, the Site Plan Review and the variances. They approved nothing, but deferred five technical points...the pool and awning, the front door, the east elevation enclosure of the open walkways, and the color of the building. The applicant may return to the Town Council relative to those five aspects of the project. Mr. Page recommended that ARCOM defer the project as has been requested.

Mr. Vila asked Mr. Johnson if the plans include removal of the Medjool Palms along the street in favor of Coconut Palms. Mr. Johnson replied affirmatively.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE DECEMBER 2014 MEETING.
MOTION SECONDED BY MR. KARAKUL.
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

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

At the September meeting, after review of the project, a motion carried for deferral to the October meeting.

Mr. Vila announced, at 10:15 a.m., that there will be a field trip across the street to the EOC to view the new insert placed into the Royal Poinciana model. All were cautioned that there could be no conversation relative to the project either en route or at the destination. Fifteen minutes was allowed to view the model and an additional 10 minutes was allowed for a recess. The meeting reconvened in the Town Council Chambers at 10:40 a.m.

ARCHITECTURAL PRESENTATION BY: Roger Janssen and Jason Skinner, Daily Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

ATTORNEY PRESENT: Frank Lynch, attorney for the applicant

OTHERS WHO TESTIFIED: Jere Zenko, 232 Tangier Avenue, Ted Cooney, 495 N. Lake Way

Attorney Frank Lynch introduced the design team and distributed a handout relative to the Site Plan Review with Special Exception and Variances. He proceeded to review each of the requests separately and in detail for Site Plan Review, four (4) special exception requests, a series of variances related to the sub-basement, and several additional variances. For each item where relief from the code is desired, the handout includes the request, the applicable code section, the basis for the request, and the justification for the request. One of the original variance requests will be

eliminated and another for the sign height may be eliminated as well. During this review, Mr. Lynch noted that the restaurant, currently with 280 seats, will be reduced to 152 seats. Also, of the 100 underground parking spaces, 14 will serve the six condo units and 86 will serve the remainder of uses. The 86 spaces will be serviced via valet parking. After Mr. Lynch was through with his presentation, the ARCOM members reviewed each of the requests for relief from the code.

Commission Comments: This Town's 1950's suburban zoning code is so inappropriate for urban areas; in favor of granting even more relief from the code than the applicant is seeking...more density, more residences; many of these are appropriate for the Town Council, not for ARCOM, and many do not affect the architecture; each one of these has an effect on the architecture; and, the plant strip in front of the stores and restaurant does not work...add more sidewalk area.

Mr. Janssen continued with the architectural presentation, as revised in response to the Commission's comments last month. He began with a summary statement relative to the project as a whole. Changes since last month include: Adjusted front yard setbacks; changes to via entrances; separated the buildings on Royal Poinciana Way and Sunset Avenue; revised elevations for separate structures; adjusted massing; added variety of awning styles; variations in building heights, balcony treatments and pergola designs; re-assessment of heavy terra cotta brick detailing previously proposed; decreased mass of roof line; decreased overall mass by decreasing the building height; revisions to parking garage; open balconies along Royal Poinciana Way re-assessed and adjusted; change to loading bay; and setback changes.

Commission Comments: Commend you for having listened and having come back in a short period of time with a totally revised project; this is the most important project that has ever come before us, so it will take a lot of scrutiny...in general, still see essentially "Publix" again, a commercial building with traditional applications...the eave line is continuous all the way across...not treated as separate buildings...it's obvious that it's one, big, commercial concrete box with things stuck on it; all of your buildings are high-waisted...you maximize the ground floor, when the piano nobile is the important floor, the second floor; the building to the east is a lot more successful than the symmetrical building to the other side; issue with spring line of the arches...they are inconsistent; the great thing about Via Mizner is that it is quaint...it's small...it's intimate...it's detailed and studied and it grew organically...every view was orchestrated, and I am not seeing that here; I am not going to approve anything that is not at least as good as Mizner; the great thing about New York is that something different happens every 25 feet...here, you can't even get in a door every 25 feet...it's not urban; nice that you have the vias; arch gigantic at Via Testa; central courtyard is like a suburban office park...too big; I'm all for more density and more variety, but this is not there yet; this side is nice...the Testa's side is boring...and the Sunset side looks like an afterthought; if that interior courtyard is going to be that big, that is your facade, more important than anything else; specifically, overlay Mizner's work on top of this and you'll see that it's a lot smaller in scale; you listened and are moving in a much better direction; study 333 Worth Avenue regarding the arcade, where you walk underneath, to connect the two vias for more of an experience; a work in progress...but it demands perfection; it will outlast all of us...this is very significant; the Sunset facade lacks luster, is plain, and deserves more than that; concerned that we really don't want a City Place here...we are looking for something that emulates the best of what we have; the building to the east is more of what I was wanting for the whole facade; if you can't build on the sidewalk because of DOT, you can build to the property line; Sunset has to be different...Sunset has to be more than it is now; very concerned because this is the gateway and it must be done right; if you have to go for more variances because it makes it look better, I'm all in; look at the western building balconies...it adds to the weight and height of the building; look at size of via entrance on Sunset; there is still a lot of work to be done; look at the whole bones of the

structure a little more, and then move forward into the variety of architectural styles; so much of this reads as two stories...there is not a lot of break up there; walking down the street it will read very heavy; great start; adamant about not having 3 ft. sidewalks (Janssen/Lynch address this misunderstanding); planting in front of storefronts is not a good idea from a commercial point of view; who will be responsible for the maintenance of the landscaping; still looks like one giant mass...do a better job breaking it up; use different paint colors to break it up; the major property owner to the east has requested that this be deferred because they had just received the plan revisions; it's still long and linear; perhaps have an arcade built inside the property line; suggest some single story elements; Sunset side looks more commercial; more individual charm in the different buildings; only one actual retail space on the street...incorporate the tenant spaces into the design...design it up front; questioning why the shop elevations are not on grade; vary the floor plates; one must be able to stroll in off the street; the landscaping shown is a whole lot of the same...needs to be varied also; also consider our climate...people need a place to duck under...perhaps push it all in to allow for a colonnade; a variety of colors would make a difference; and, there is no place for pedestrians to go into the stores...make them attractive coming in off the street.

Chuck Yannette with Parker Yannette Design Group continued with the landscape/hardscape revisions pursuant to the submitted plans. He stated that he will remove the planting strips in front of the stores if that is the desire of the Commission in favor of accent planting in pots.

Commission Comments: It is not successful to just change the color of the Bougainvillea on Royal Poinciana Way...instead, select different plant material; the fountain design is very pedestrian...mouldings are not correct, not studied, not architecturally detailed in a scholarly way; selected tiles are too complicated; and, more variety and shade trees please, instead of just palm trees.

Jere Zenko, 232 Tangier Avenue, thanked ARCOM for their diligence in this matter. As a former Chicago retailer, she commented that more than one disposal bay may be necessary. As to the design, she commented that it lacks romantic nuance; it needs more articulation due to its length; and was concerned that it looks like a mall entrance...too West Palm, not like Palm Beach.

Ted Cooney, 495 North Lake Way, brought up the issue of the inevitable commercial signage which will be a significant feature on the buildings. He suggested that placeholders be included on the elevations.

Prior to making a motion, Mrs. Vanneck asked the applicant to think about what has been said today, and to consider reducing the footprint to allow for changes and articulation.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE NOVEMBER MEETING.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

*Let the record show that Mr. Vila called for a lunch recess from 12:20 p.m. to 1:20 p.m.
Please note that all members were present at 1:20 p.m., except Mr. Ives who returned at 1:27 p.m.*

B - 109 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 101 Via Marina f/k/a 540 S. Ocean Boulevard

Applicant: 540 South Ocean Boulevard LLC

Architect: Smith and Moore Architects, Inc.

Project Description: New two-story Palladian residence, with partial basement and two-story guest house; Final hardscape and landscape. Building Color-Beige; Trim Color: Buff; Roof-Terra Cotta Flat Clay Tile

Call for disclosure of ex parte communication: Disclosures by all members, except Mr. Ives who was not present at this time.

At the September meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried to defer to October with the intent that the applicant re-address some of these details that have been discussed today.

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ATTORNEY PRESENT: Greg Young for the applicant

Mr. Smith reported that the Town Council has granted the variances (point of measurement, building height, and building height plane) requested for this project. He presented the revised plans in response to the Commission's comments last month. Changes include: Widened service parking area; deleted 2nd floor roof at west terrace; decreased size of that loggia and repeated loggia off the study; simplified roof line on front of house; massing is generally the same; eliminated row of columns at guest house; switched pergola for second floor cantilevered balcony; re-studied columns and column spacing; relocated terrace stair so centered on pool; south elevation: changed location of stone band and created uniformity of first floor windows, deleted pediments at windows flanking entryway; eliminated second floor roof terrace; assorted fenestration changes; changed balcony profile east elevation; re-sized chimneys; made balusters uniform on first and second floors; revised stone detailing; created stronger entablature; scaled down brackets at guest house; and, other changes as outlined.

It should be noted that during the commission comments, Mr. Smith presented some design alternatives as shown via the Elmo projector.

Commission Comments: Fail to see the comparison to Palladio...you didn't follow any of his rules; issues with entablature, columns, and tower; lack of proportion; nothing here indicates that it is well studied or scholarly work; this is such an important house that it really merits further study; happy with the simplification that has been done; the tower abruptly cancels any real feeling of a simple Palladian villa; roof ridges are too high; there is so much here that needs either major or minor correction; in Palm Beach, we have a mixture of styles that is synonymous with Palm Beach...it doesn't have to be one thing or another, but we can't expect a true Palladian house in Palm Beach...we should not go overboard and say that if it is not pure Palladian, that we don't want it; you have to have the ability to interpret in a contemporary way without making mistakes...let's help them get the details right; the east elevation is now much more simplified; the change at the south elevation at the front door is much better; the tower has to go; like the changes made since the last time; too many balustrades along South Ocean; scale figures should be a

requirement...how high are these doors; little or no charm; you simplified it and it is taking shape...brought the ocean side mass in and out and that is helping...it is worthy of another refinement; referring to sheet A-12: end post incorrect; frieze is sticking out past the neck of the column; issue with mass of pediment vs. mass of column below; proportions are the biggest problem with this house; width of openings are a problem...doors are very wide...in traditional architecture, the verticality of the human figure is expressed in the openings; issue with having a mullion up the center of the lunette; this has palatial scale on the ground floor with a small upstairs, so it is out of balance; make the doors narrower; in traditional architecture, everything is related to everything else and you don't see that here.

Keith Williams of Nievera Williams Design presented the updated landscape/hardscape plan in accordance with the submitted plans, showing the service drive extended 7-8 feet to the south to enable two cars to park side by side, and showing an adjustment to the landscaping off the west facing loggia to accommodate the central stairway.

There was discussion relative to the necessity to submit a lighting plan for this project and others. Mr. Lindgren explained that lighting may be reviewed by the Commission on larger projects, but for smaller projects, Mr. Lindgren may staff approve the lighting provided the established exterior lighting requirements have been satisfied.

MOTION BY MR. SAMMONS FOR DEFERRAL TO THE NOVEMBER MEETING FOR RE-STUDY OF PROPORTIONS AND DETAILING.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 094 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Road

Applicant: Mrs. Alice Ruth & Mr. Ron Alvarez

Architect: MP Design & Architecture Inc.

Project Description: Addition of one story garage to existing residence. All finishes to match existing house. Removal of existing front balcony above entry at north elevation.

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

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

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Rosemary Leonhardt, 218 Orange Grove Road, and Paul Castro, Zoning Administrator

Mr. Lindgren stated that there had been a garage within this house that was enclosed by a previous owner (to create more living area) without approval or permit. Now, the new owner would like to add a garage, which would require a variance. The applicant must first seek approval to eliminate the garage, which was already done, and then ask for 3 other variances to build the new garage. Mr. Lindgren read some correspondence into the record: 1) an e-mail dated August 27, 2014 from Jason and Nicole Guari, 217 List Road, in support of the project, and 2) a letter received September 30, 2014 from Rosemary Leonhardt, 218 Orange Grove Road, in opposition to the project.

Ms. Ziska reiterated the circumstances relative to the unapproved garage conversion and the current request for variances for this new owner of the property. She explained that the original variance request for a one car garage has been withdrawn due to a re-design of the garage to meet the two-car garage definition.

Commission Comments: Will the eave of the roof overhang be within 3 ft. of the property line?; suggest leaving the garage in the original location, and moving the family room adjacent to the pool; your variance will severely impact the neighbor and may negatively impact the architecture; the north elevation Monterey balcony is missing; eliminate the overhang to the west so it does not project toward the neighbor; work it out with your neighbors; and, how about a one car garage?

Throughout the presentation, the applicant's representatives stressed the fact that many neighboring properties have garages in the rear in a similar position as is being requested. It was also noted by the applicant that the house purchased by the new owners included the family room as it is currently positioned. The applicant's representatives indicated there would be legal ramifications if they are forced to relocate the family room and re-create the garage in the original location. ARCOM members responded that their focus is on the architecture.

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

MOTION DIED FOR LACK OF A SECOND.

Rosemary Leonhardt, 218 Orange Grove Road, next door neighbor, presented her opposition to the project.

Commission Comments: They bought the house knowing there was no garage; we have to put aside allegations of what was known or unknown...if it did not have the garage space that they wanted, they should not have bought the house, or should have investigated more thoroughly...not inclined to approve the setback variances; re-use the original garage space as a garage and build the family room elsewhere; the applicant is entitled to a garage where it should have been.

MOTION BY MR. GRUSS THAT IMPLEMENTATION OF THE PROPOSED VARIANCES (THE SIDE YARD SETBACK REQUEST IN ORDER TO HAVE A TWO CAR GARAGE) WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION FAILED FOR LACK OF A SECOND.

Mr. Castro provided further clarification relative to the variances requested.

MOTION BY MR. SAMMONS THAT CLOSING UP THE GARAGE DID NOT AFFECT THE HOUSE NEGATIVELY ARCHITECTURALLY.

MOTION SECONDED BY MR. GARRISON.

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

MOTION BY MR. SAMMONS THAT THE PROPOSED PROJECT CAN BE DESIGNED IN AN ARCHITECTURALLY SUITABLE MANNER WHICH CONFORMS TO OUR CODE OF ORDINANCES WITHOUT THE NEED FOR A VARIANCE.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

① **MOTION BY MR. GARRISON TO DEFER THE ARCHITECTURE.(TO NOVEMBER)**
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

B - 106 - 2014 New Residence

Address: 619 Island Drive

Applicant: Mr. and Mrs. Ray Celedinas

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: New construction of a two-story residence with one-story garage, pool and spa, landscape, hardscape and dock. Building Color-Off White; Trim Color-White; Shutter Color-Blue/Black; Roof-Wood Shake

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

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Janssen presented the project in accordance with the submitted plans and as described above. Design elements include: Two-story residence with 2-car side-loaded garage attached to the main house via a pergola; H-shaped residence; materials: stucco, cedar shingle roof, copper gutters & accents, double hung windows; paneled shutters; mahogany entry door; symmetrical facades front and rear; Dominican coral columns and trim; exposed rafter tails painted white; and, white aluminum Chippendale railing.

① Commission Comments: This is so similar to 501 and 609 Island...consider some variety; concerned with excessive similarity; there is a deception here...the rendering does not match the elevations; everything is popped up vertically; the rendering misrepresents what the house will look like; details of the entablature and columns are not right; this house is in the wrong place...Island Drive has always been formal and grand; the shutters are way overpowering on the front elevation; issue with width of windows first floor vs. second floor; has a certain amount of charm, but concern regarding the rendering and elevations not matching; like the setback and the garage being more of a pavilion...study the scale and refine it; the front and rear do not relate to each other; and, so much glass on the west elevation...a series of mistakes...need a sense of structure in traditional architecture.

MOTION BY MR. SAMMONS TO DEFER TO THE NOVEMBER MEETING.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.

Let the record show that Mr. Sammons left the meeting at this time, 2:55 p.m. Mr. Ives will now vote.

Keith Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Low garden walls on east side that curve in toward the property; tall hedges on the sides to remain; formal landscape on lower level with tropical upper level; reflecting fountain; pool on axis with cabana; spa; Coconut Palms in rear and other landscape material as presented.

① There was a comment against the railings proposed on top of the front wall, and a comment that the architect should play with the heights of the Coconuts.

①
B - 114 - 2014 Generator

Address: 132 El Brillo Way

Applicant: Chandler C. Mashek

Architect: Thomas M. Kirchhoff

Project Description: New generator

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

Mr. Kirchhoff stated that the Town Council granted a variance for this project last week. He stated that the generator will be placed in the corner and will affect no one. Mr. Lindgren explained why the Commission is having to review this...because generators are not permitted in this street yard setback area, and sufficient screening must be in place.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

①
B - 114A - 2014 Demolition

Address: 211 Caribbean Road

Applicant: Ocean Way Properties, LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Demolition of existing 3,300 sq. ft. one-story residence designed by Ames Bennett for Dr. and Mrs. James R. Thompson in 1965 and associated swimming pool and paved areas.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier provided the demolition report for this 1965 residence designed by Ames Bennett. He explained that the home is in decay, and has been the source of Code Enforcement action.

**MOTION BY MR. GARRISON TO APPROVE DEMOLITION WITH THE TYPICAL
CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.**

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

①
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

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier presented the project in accordance with the submitted plans and as described above. Design elements include: Designed to take advantage of water views; covered loggia with copper roof in rear; four car garage; creamy white paint for exterior; 8" Ludowici Georgian red shingles; larger windows on ground floor and smaller windows on second floor; chimney groupings. Some design options were provided on the Elmo projector.

Commission Comments: Do not understand the double windows on the wings...they spoil it, along with the dormers; question the dormers on a Georgian; the front is nice, but remove the dormers; the rear is not even close to Georgian; the chimney detail does not fit; the quoins are almost right, but the proportions are wrong; four windows in each wing would work; all this glass and lack of support...it looks like glass holds up mass; love the Regency pavilion, but not sure the columns and entablatures work correctly with Regency style; proportions of dormers at garage doors are disturbing; parapet wall over garage door is wrong; the quoins are jumping out at me; issues with east and south elevations; and, second floor windows on west elevation seem more squat and wide than those on the east elevation.

MOTION BY MR. KARAKUL TO DEFER (TO NOVEMBER) FOR RE-STUDY.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

The Commission elected to not hear the landscaping at this time because of the number of architectural changes which are anticipated.

Additional Commission Comments: Concern about floor to ceiling windows and the severity of the sun; there is nowhere to sit outside without "falling into the swimming pool"; and, these plans are not well detailed.

B - 117 - 2014 Demolition

Address: 1232 N. Ocean Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence

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

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

Mr. Perry stated that this project is in combination with the next project...two demolitions in favor of one new house. He provided the demolition report for this 1952 residence which is run down.

MOTION BY MR. IVES FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Gruss left the meeting at 3:26 p.m. Mr. Small will be voting.

B - 116 - 2014 Demolition and New Residence

Address: 1230 N. Ocean Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture

Project Description: Demolition of existing residence. New two-story residence, pool, landscape and hardscape. Building and Trim Color-White; Roof-Wood Shingle

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 provided the demolition report for this 1951 residence.

MOTION BY MR. SMALL TO APPROVE THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Mr. Perry continued with the presentation of the new residence pursuant to the submitted plans, and as described above. Design elements include: House to be constructed with all sustainable materials; will place 7 ft. property wall on south property line with screening in deference to the neighbor; circular drive; 3-car garage in rear; large private yard areas for children; second story over guesthouse with bedroom space for grandparents; white stucco; wood windows; black wrought aluminum; red cedar shake roof; limestone finish on surrounds; and, no muntins bars on windows.

Commission Comments: No muntins bars on windows?; minimal detailing; very plain and massive; perhaps make the bottom windows longer...it's all about proportion; OK without mullions, but this is plain stucco with windows and a band...lacks character...front door needs a statement; big and boring...dominating four or five one-story houses...it reads banal...doesn't suit the neighborhood; doesn't hurt the neighborhood, but needs more detailing; do something with the front door; and, landscaping will help.

Mr. Williams continued with the landscape/hardscape pursuant to the submitted plans. He explained that only one existing Coconut will remain. Design elements include: Two curb cuts off North Ocean Way; coral stone aprons with loose crushed coral driveway; natural front landscaping; two tire paths with grass between going back to the garage; lush tropical perimeter landscaping; pool in rear; and, terraces off loggia and kitchen/dining room.

Commission Comments: Like the asymmetry; screen the upper story all the way around; problem with crushed gravel driveway... "that gravel is going to travel"...totally inappropriate; landscape is nice in general; possible issue with size of curb cut; commend the client for a simple, not ostentatious design...landscape is good.

MOTION BY MR. IVES TO DEFER TO THE NOVEMBER MEETING TO REFINE BASED ON THE COMMENTS OF THE COMMISSION TODAY AND THE ISSUE WITH THE GRAVEL ON THE LANDSCAPING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Karakul left the meeting at 3:50 p.m. Ms. Grace will be voting.

B - 118 - 2014 Alterations

Address: 109 Ocean Terrace

Applicant: Vickie Scheuer

Architect: Jonathan Moore, Smith and Moore Architects, Inc.

Project Description: Alterations to enhance architectural style including: Replacing existing doors and windows with clad wood impact units; extending existing second floor deck; and revising doors and windows as shown on elevations.

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

ARCHITECTURAL PRESENTATION BY: Jonathan Moore, Smith and Moore Architects, Inc.
LANDSCAPE PRESENTATION BY: Todd McLean

Mr. Moore presented the project in accordance with the submitted plans and as described above. Design elements include: Client wants to give the house a Mediterranean look; remove Spanish S tile and replace with clay barrel mission tile; remove shed roof and extend second floor sundeck; add garden wall; change number and style of garage doors from 2 doors to 3, clad in wood; light beige walls; sand colored stone; black railing; add outlookers; and, fenestration changes. It should be noted that a design option was shown on the Elmo projector for the first floor balcony, south elevation.

Commission Comments: Nice changes; commend job; nice that house was saved and made better; the railing system is all pickets...should be interrupted in some way.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED WITH TWEAKING THE RAILING AND WITH THE BALCONY VERSION.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Mr. McLean stated that much of the existing landscaping will remain. Design elements include: Delete old driveway in favor of front yard; add site wall; driveway opening now larger, but trees will be used to try to close it in; and, landscape material as presented.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 119 - 2014 Demolition

Address: 120 Algoma Road

Applicant: Big Bear Capital, LLC, Walter Nollmann, Mgr.

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

Project Description: Demolition of residence, garage building, pool and all hardscaping and driveways. Irrigated grass per town code.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith & Moore Architects, Inc.

Mr. Papadopoulos provided the demolition report for this 1952 Gustav Maass designed residence which is in fair to poor condition and is suffering from neglect. All perimeter landscaping will be maintained.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 120 - 2014 Demolition and New Residence

Address: 215 Seabreeze Avenue

Applicant: Mark and Nancy Kozak

Architect: Mark Marsh, Bridges, Marsh & Associates

Project Description: Demolition of existing two-story structure and hardscape. Construction of new two-story Neo-Classical/~~Anglo-Caribbean~~ house with new landscape and hardscape. Building Color-Grey; Trim Color-White; Shutter Color-Dark Blue; Roof-Terra Cotta flat clay tile

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges, Marsh & Associates

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Marsh provided the demolition report for this dilapidated 1910 Bungalow style residence. He explained that last week, a variance was granted to re-use the non-conforming side yard setback. Dustin Mizell testified that there are no trees on site worth saving.

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

MOTION SECONDED BY MR. SMALL.

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

Mr. Marsh continued with the presentation of the new residence pursuant to the submitted plans and as described above. He explained that this house will be constructed on a lot which is only 50 ft. wide, thus the house will be long and narrow. Design elements include: Two-story residence with side entry and portico; approximately 2,800 sq. ft.; no garage, but two dedicated parking areas off the alley; Neo-Classical style; glass and metal front door; fenestration very balanced; light grey walls; cast stone elements; windows are wood inside and clad extruded aluminum (exterior) in slate color; and, roof: terra cotta blend in a flat tile.

Mr. Mizell continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Allée of Alexander palms into the pedestrian courtyard; gate: fountain near front door; front garden with bench; 4 Royals in the back yard; generator space with fountain on back of one of walls; two parking spaces off the alley; courtyard off kitchen; and, no pool.

Under commission comments, it was clear that the Commission found the design to be charming and elegant, a design that will enhance the street. There was a suggestion to perhaps choose a different palm than the Alexanders.

**MOTION BY MR. IVES FOR APPROVAL OF THE ARCHITECTURE AND
LANDSCAPING AS PRESENTED.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

C. MINOR PROJECTS - OLD BUSINESS:

A - 042 - 2014 Lighting for Sign

Address: 241 Royal Palm Way

Applicant: Frederick J. Keitel III, FJK TEE JAY LTD

Architect: YJ, Inc.

Architect: Glidden Spina

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.

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

**MOTION BY MR. IVES FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

A - 047 - 2014 Modifications to Previous Approval

Address: 225 Mockingbird Trail

Applicant: Michael Peacock

Architect: John M. Melhorn, AIA

Project Description: The second story addition to the existing residence and entry lantern were approved in May. This application for modifications to the original submission include: a third bedroom and bath on the second floor at the rear. Additional revisions were made to entry lantern size and stair tower.

After hearing the project at the September meeting, a motion carried for deferral to the October meeting. *Please be advised that the architect has requested that this project be withdrawn.*

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

A - 048 - 2014 Modifications to Previous Approval

Address: 1520 South Ocean Boulevard

Architect: Peter Pennoyer Architects

Applicant: Il Sogno PB LLC, a Delaware limited liability company

Project Description: To amend ARCOM approvals granted to Application B - 078 - 2013 as follows:

1. Change entry door from glazed bronze to solid wood - dark stained cypress.
2. Add additional copper gutters and leaders
3. Add fixed window at north elevation
4. Revert to breezeway design as originally approved
5. Revise glazed door opening to become window at east and west elevations
6. Revise bronze doors to painted wood at east, south and west elevations
7. Revise loggia roof at west elevation
8. Add awnings to west elevation

At the September meeting, this project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant.

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

ARCHITECTURAL PRESENTATION BY: Tim Kelly, Peter Pennoyer Architects

Mr. Kelly presented the project in accordance with the submitted plans and described in detail above.

Mr. Small questioned this being classified a "minor" project. Mr. Lindgren responded with how he typically makes such determinations.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

D. MINOR PROJECTS - NEW BUSINESS:

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

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Ralph Cantin AIA

Mr. Cantin presented the project in accordance with the submitted plans and as described above. He explained that the terra cotta screen walls are proposed for removal to bring more light into the building. In addition to the above, the project includes: Change size of window; small patio and landscaping; beef up the railing; and, remove faux outriggers to meet code. Mr. Cantin presented the simple landscape plan prepared by Nievera Williams Design.

Commission Comments: Any plans to have a large tree in front?; since you are removing parts of the architecture, beef up the landscaping; and, make a beautiful tree the focal point in the front.

MOTION BY MR. GARRISON TO APPROVE THE RENOVATIONS WITH A DEFERRAL TO NOVEMBER FOR THE LANDSCAPE.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 050 - 2014 Elevation as built

Address: 109 Jungle Road

Applicant: Casa PB, LLC

Architect: Bridges, Marsh & Associates

Project Description: As built elevation for final review

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges, Marsh & Associates

Mr. Marsh stated that the house is complete and the front entry fenestration has been changed and is in place. The original approval included a bronze door with a glass surround. The new door is a dark reflective glass door highlighted with stainless steel...clean and simple.

Commission Comments: This should have come to ARCOM first; this is the only place that stainless steel appears on the house; like the original door better.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SMALL.

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

A - 051 - 2014 Modifications to Front Facade

Address: 265 Atlantic Avenue

Applicant: Lisa Swats

Architect: John M. Nossal

Project Description: Minor modifications to the front facade: New entry with iron and glass door, metal eyebrow roof feature, stone stoop, quatrefoil window, stucco above windows to imitate lintels, chimney hood, and reduced height of parapet at single story roof.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: John M. Nossal and Tony Ziaja

Mr. Ziaja presented the project in accordance with the submitted plans and as described above. In addition to the above: Minor modifications to west elevation; remove ornamental shutters; decrease height of parapet by 17" or 18"; add plaster ornament underneath parapet; new copper awning over front door; and, add conch flutes around front door.

Commission Comments: The dome (awning) does not work with the style; nice job on the house; give some dimension to the lintels; do not like the copper; and, an awning is better than copper.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE EXCEPTION OF THE DOME...RECOMMEND A SOFT AWNING OR RETURN TO US WITH THAT DETAIL OR RESTORE WHAT IS THERE.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

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

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

Mrs. Vanneck stated that she had attended two Town Council meetings that referred to ARCOM, and she reported what was said.

1. The Palm House (160 Royal Palm Way) was told to revert to the last approved plan. She anticipated that it would be a while before ARCOM sees this project again.
2. 237 Ridgeview Drive – Town Council overturned ARCOM approval: The Town Council expressed their extreme displeasure with ARCOM wanting change as it is not in ARCOM's purview. Only the Town Council can decide to change the nature of a neighborhood.
3. The Town Council was very unhappy with ARCOM putting neighbor against neighbor, which causes the matter to be forwarded to the Town Council for a solution.
4. ARCOM needs to follow the ordinance as written...similar or dissimilar...be specific...adhere to it...and be consistent in decisions.

Mr. Garrison stated that he takes exception to so many things that were said. We are not putting neighbor against neighbor. ARCOM has no control over people who want to appeal ARCOM's decisions.

Mr. Vila wondered if the Town was opening itself to liability if ARCOM approves a project, and then that approval is overturned by the Town Council. He spoke in favor of excellence and variety in architecture to promote the beauty of Palm Beach.

Mr. Ives stated that he was present at the last several appeals. He noted that the Town Council had previously admonished ARCOM for not being sufficiently accommodating to owners, but now ARCOM is being told something else. He noted that architectural style is only one of the factors taken into consideration when making judgements on excessively similar or dissimilar. He was concerned that per the current code, any resident can challenge any ARCOM decision. He hoped that ORS (Ordinance, Rules and Standards Committee) would consider how open the standing is on this issue.

Mr. Small suggested a workshop to go over issues like having to approve demolitions and the Modern International style, a subject on which members may disagree.

Mr. Ives invited ARCOM members to attend the Preservation Foundation's historic properties workshop on November 6, 2014. Mr. Sammons, Mr. Pandula, Mr. Sanchez and Dr. Jane Day will be speaking.

Mr. Knowles noted that recently ARCOM has seen many letter campaigns relative to a project which may be either for or against the project.

Mr. Garrison, as the newest member, stated his opinion that all opinions expressed by ARCOM are with the best interest of Palm Beach at heart. He believed that diversity makes ARCOM strong.

Mr. Page responded that if ARCOM is interested in the workshop which has been suggested, he would like to involve Town Attorney John C. Randolph. He suggested that this might be handled at the end of a meeting.

Mr. Lindgren discussed the ARCOM policy of no PVC or vinyl fencing. Currently, Mr. Lindgren has been approached by an owner that wants to use windows that are PVC covered, EUROCRRAFT. The Commission would like to see samples and recommends against staff approval of these windows.

XI. ADJOURNMENT:

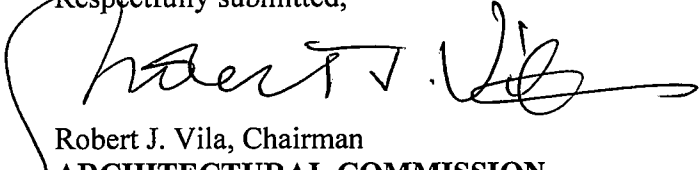
MOTION BY MR. IVES TO ADJOURN THE MEETING AT 5:16 P.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on **FRIDAY, NOVEMBER 14, 2014** 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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Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: A disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.