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

WEDNESDAY, SEPTEMBER 25, 2013, 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: (9:00:48 a.m.)

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

II. ROLL CALL: (9:00:51 a.m.)

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

Let the record show that Mr. Ives was a voting member today due to the absence of Mr. Karakul.

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

III. PLEDGE OF ALLEGIANCE: (9:01:18 a.m.)

IV. **APPROVAL OF THE MINUTES FROM THE AUGUST 28, 2013 MEETING: (9:01:47 a.m.)**
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA: (9:02:02 a.m.)**
MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA, INCLUDING ADJUSTMENTS.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:02:36 a.m.)**
Mrs. Delp administered the oath at this time and as necessary throughout the meeting.

VII. **OTHER BUSINESS: (9:02:38 a.m.)** None

VIII. **PROJECT REVIEW: (9:02:39 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (9:02:42 a.m.)**
B - 031 - 2013 New Beach Cabana
Address: 230 S. Ocean Boulevard
Applicant: John Ceriale
Architect: Jose Andrew Gonzalez, Gonzalez Architects
Project Description: A new 196 Sw. ft. beach cabana

This project was on the April agenda, but was not heard at that time. It was deferred to the June meeting because Town Council approvals were required. At the June meeting, the project was not heard, and a motion carried for deferral to the July meeting at the request of the applicant. At the July meeting, a motion carried for deferral of the project to the August meeting, pursuant to the direction (for re-design) given by ARCOM. At the August meeting, the project was deferred to the September meeting for re-study.

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

ARCHITECTURAL PRESENTATION BY: Jose Gonzalez, Gonzalez Architects

Mr. Gonzalez presented the revised project in response to the comments made at previous meetings. Specifically, the revisions are an attempt to address style, buffering and comments relative to the public view. He explained that the cabana dimensions are 7 ft. wide x 20 ft. long, along with a 350 sq. ft. canopy. Mr. Gonzalez presented two design options: One with a single mirrored wall and the rest wrapped in Silver Buttonwood, and the second option with the entire structure wrapped in Silver Buttonwood (no mirrors). There is no lighting on the structure at all.

Under commission comments: Like the wrapping of the structure with landscaping; the experience of being on site is important...in favor of the mirrored solution... there will not be a problem with oncoming traffic ...the Silver Buttonwood on 3 sides makes it more interesting; architecture does not fit in Palm Beach...wrapping the building in green is an improvement...mirrors will have to be cleaned daily...cantilevering the roof does not fit into the

neighborhood; very opposed to mirrors in gardens because birds injure themselves...the engineering required for the cantilever due to uplift can probably be solved, but why?; cladding this in Silver Buttonwood looks like "Cousin It" with this roofline coming out of green plants, so I cannot support it; I just don't like the mirrors.

Mr. Gonzalez responded to the comments defending the design. He noted that the structure and cantilever is designed for a Category 5 hurricane.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED WITH THE MIRRORS.
MOTION SECONDED BY MR. IVES.
MOTION FAILED, 3-4, WITH MRS. VANNECK, AND MESSRS. HOMES, KNOWLES AND SAMMONS OPPOSED.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED WITHOUT THE MIRRORS.
MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. HOMES TO DEFER FOR RE-STUDY.
MOTION DIED FOR LACK OF A SECOND.

Mr. Gonzalez asked, if the project is denied, for a motion which includes the specific reasons. He also noted that very contemporary architecture has been approved in the Town of Palm Beach.

Additional commission comments: Would you consider the Silver Buttonwood on 3 sides and on the north side, have stucco and a sculpture on or in front of the wall; location, location, location... this is South Ocean Boulevard...it is not a contemporary design on an interior street...it doesn't fit; the subtlety is not perceived by looking at a rendering...you have to be there to understand...the design is very complimentary to the pool and landscaping on that side of the road.

MOTION BY MR. IVES TO APPROVE THE ARCHITECTURE, BUT TO STUDY THE LANDSCAPING WITH THE POSSIBILITY OF A STATUE OR SOME SORT OF THING HIGHLIGHTING THE FRONT THERE; (THEN RESTATED AS SUCH) ...AND STUDY THE LANDSCAPING ON PUTTING SOME SORT OF STATUE OR STRUCTURE THERE TO KIND OF HIGHLIGHT THE SILVER BUTTONWOOD, IF IT'S GOING TO WRAP AROUND THE FRONT.
MOTION SECONDED BY MR. ZUKOV.
IT WAS CLARIFIED THAT THE MOTION IS FOR APPROVAL OF THE ARCHITECTURE WITHOUT THE MIRRORS.
MOTION CARRIED 4-3, WITH MRS. VANNECK AND MESSRS. HOMES AND SAMMONS OPPOSED.

It was clarified that the landscaping will return to ARCOM as a new and separate application.

B - 036 - 2013 New Residence
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 270 El Bravo Way
Applicant: Mr. and Mrs. Gary L. Schottenstein
Architect: Dailey Janssen Architects, Roger Janssen
Project Description: New two-story residence with 11,395 air conditioned square feet with pool, hardscape, landscape and site lighting. Building: Coral; Trim: Coral; Roof: Terra Cotta

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

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

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

B - 064 - 2013 Addition/Renovation
Address: 285 Colonial Lane
Applicant: 285 Colonial Lane LLC
Architect: J-W Engineering, Inc. (James Wesson)
Project Description: Interior renovation of existing house, addition of master bedroom wing, addition of cabana/office, renovation of main house attic into 2nd floor area with dormers, renovation of garage attic into bedroom area with dormer, pool revisions, new hardscape and landscaping (retaining all perimeter landscaping).

At the July meeting, a motion carried to defer the project to the August meeting "for re-study of those elements that we spoke about". This motion was seconded noting that the pool is green and is not secured and must be addressed immediately. At the August meeting, the project was deferred to the September meeting for re-study per ARCOM's recommendations.

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

ARCHITECTURAL PRESENTATION BY: Campion Platt, Designer

Mr. Platt presented revised plans in response to the comments made at previous meetings. Some changes made include: Elimination of the pergola (over the cabana) in favor of adding a second floor office with dormers front and rear, and a landscaped wall (from the ground level up to the dormers) facing the street; elimination of the previously proposed exterior stair; brought main house dormers down lower on the roof; and, site lighting was changed to lower wattage LED lights and the number of fixtures was reduced.

Under commission comments: How about just raising the roof instead of doing the dormers?... the dormers would look better as one continuous dormer...dormer on garage is too flat; these dormers are incompatible with the neighborhood; it's very common for single story residences to be reconstructed as two stories; with the amount of work you are doing at the second story, you may just want to raise the roof to add a second story; it's a difficult project...the house is not a tear down; it has some integrity...it's totally hidden from the street, except for the dormers; from the streetscape, the dormers need to be subservient and stay away from the ridge line...perhaps one single shed dormer is better...issues with position and pitch of dormer at garage; and, the amount of free board above the windows is excessive for the dormers.

MOTION BY MR. SAMMONS TO DEFER FOR THE RE-STUDY OF THE DORMERS. MOTION SECONDED BY MR. ZUKOV.

Mr. Platt asked whether he might make the changes requested, and then have the project reviewed and approved after today's meeting. Mr. Randolph advised that the changes represent more than a "tweak" and it would be difficult for Building Department staff to determine if ARCOM's criteria have been met. Further he advised that ARCOM cannot defer, to one member of the commission, what the entire commission wants the applicant to do.

MOTION BY MR. SAMMONS FOR APPROVAL OF THE PROJECT SO THEY CAN MOVE FORWARD, BUT THAT THE DORMERS BE SENT BACK TO US (ARCOM) RE-STUDIED.
MOTION SECONDED BY MR. ZUKOV AND MR. HOMES.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.

B - 049 - 2013 New Residence
Address: Lots 7 & 8 El Mirasol
Applicant: Mr. Andy and Mrs. Neeta Khubani
Architect: Jeffrey A. Beer, AIA Leed AP
Project Description: Construct a new contemporary style residence in Palm Beach, Florida that consists of 13,502 sq. ft. including the garages and covered porches (10,285 sq. ft. of air conditioned space). The residence will also have a pool, hardscape, and landscape in the design. The home will have 6 bedrooms, maid's room, loggia and a five-car garage. The overreaching mood was one of innovation and optimism with great rhythm incorporating a fine balance of elegance and calming. Two stories with Flat red/brown clay tile roof, and coquina stone coloring.

The project was not heard at the August meeting, but was deferred to the September meeting at the request of the applicant. ***Please be advised that the applicant's attorney has requested that this project be withdrawn.***

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

B - 075 - 2013 Demolition and New Residence
Address: 333 Brazilian Avenue
Applicant: 333 Brazilian Avenue, LLC
Architect: Roger P. Janssen
Project Description: Demolition of existing two-story residence, two-story guesthouse, hardscape and landscape. Construction of a new 5,660 sq. ft. two-story residence with pool, hardscape and landscape. Building/Trim/& Roof Color: White

At the August meeting, motions carried for approval of the demolition with the usual caveats and approval of the architecture, as presented, except for the minor change to the east elevation. A third motion carried for deferral of the landscape to the September meeting with the idea that the applicant is to talk to the neighbors, come back with suggestions for replacing the fishtails on the east and west sides, eliminating the piers at the front, and considering the height of the hedge in the front as well as the density of the material chosen, as far as the Ligustrum is concerned.

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

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette

Mr. Yannette presented the revised plans pursuant to the comments made at the last meeting. First, he noted that he had addressed the issue of the Coconut Palms extending over the neighbor's property and forwarded the revised plans to that neighbor. The commission had been concerned about the use of Fishtail Palms on the east and west sides in the narrow areas next to the building. The Fishtails have been replaced by Callophyllum trees with Sabal Palms above (16 ft. clear trunk). The 8 ft. Podocarpus hedge remains in the design for the front of the property, but wall elements were deleted.

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

B - 077 - 2013 Alterations to Residence and Site
Address: 7 Lagomar Road
Applicant: Mathieu P. Rosinsky
Architect: Roger Janssen
Project Description: Proposed alterations and renovations to existing two-story residence with site, hardscape, landscape and pool improvements

The project was reviewed at the August meeting, and a motion carried for deferral to the September meeting for additional study.

Call for disclosure of ex parte communication: Disclosures by several members
Mr. Randolph coached the members relative to more complete disclosures.

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

Mr. Janssen presented revised plans in response to the comments made at the last meeting. Some changes include: Change in position of entrance driveway to provide a safer entry; equipment locations grouped into one yard, walled in and with a landscaped pergola over it to mitigate noise;

roof material changed to flat red terra cotta tile; shutters changed to natural mahogany; change to pattern of limestone veneer; removed metal at belt course; changed glass guard rails to horizontal metal bars with mahogany cap; changed garage door from all glass to mahogany panels with top course of clear glass; introduce railing and balcony on front elevation; rear railing changes; and, assorted fenestration changes. He noted that the boathouse pilings have been inspected and aside from one area needing some repair, they are structurally sound.

Mr. Williams continued with the landscape/hardscape stating that there have been some modifications to the site, but the design intent is the same. Changes include: the driveway entrance shifted to the north; increased landscape on the street side; added Coconut Palms in front of the wall; brought equipment closer to the house and added trellis; added Date Palms flanking the pool; added vines to front of house and trees to fountain area.

Mr. Lindgren read comments from Martin Gauthier, Project Engineer, wherein he indicated that the driveway entrance location still conflicts with the median island in Lagomar Road. The applicant must provide a revised driveway plan or a driveway study performed by a Florida registered engineer showing that the relocated driveway is safe. Any approval should be conditioned on the submission of the aforestated study.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, BUT THEY HAVE TO PRESENT AN ENGINEERING STUDY, A SITE ENGINEERING STUDY, FOR THE DRIVEWAY TO VERIFY THAT IT IS SAFE.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

B - 079 - 2013 New Residence
Address: 212 Coral Lane
Applicant: Parkwood Trust Company (Tony Beyer)
Architect: Smith and Moore Architects Inc., Daniel Kahan
Project Description: New one-story residence. Final landscape, hardscape and pool.

The project was reviewed at the August meeting. A motion carried for approval of the architecture as presented. A second motion carried to defer the landscaping, not the hardscaping, to the September meeting for future study.

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the revised plans pursuant to the comments made at last month's meeting. He explained that the south, east and west landscaping remains unchanged since the last presentation. On the north elevation changes include: Change to species and position of trees in front of home; added street side buffer; added tropical layered landscape material; changed monolithic slab steps to a loose flagstone path; change specimen tree from Green Buttonwood to Silver Buttonwood and change its position; and, change to berm.

Under commission comments: The neighbors feel that the house brings nothing to the neighborhood so landscape as heavily as possible; you've done a very good job in addressing our comments from last month...moving the Silver Buttonwood is terrific...lushness creates a nice statement for the neighborhood.

MOTION BY MR. IVES FOR APPROVAL OF THE LANDSCAPE AS PRESENTED. MOTION SECONDED BY MRS. VANNECK WITH THE SANSIVERIA GRASS ON BOTH SIDES OF THE FRONT DOOR.
MOTION CARRIED UNANIMOUSLY.

Mr. Page reported that a neighbor has filed an appeal relative to the approval of the architecture for this house which occurred at the August meeting. The appeal will be considered by the Town Council on Wednesday, October 9, 2013. Mr. Page noted that Mr. Vila will be unable to attend that Town Council meeting. As such, he encouraged other ARCOM members to attend.

B. <u>MAJOR PROJECTS-NEW BUSINESS</u>: **(10:15:42 a.m.)**

<u>B - 083 - 2013 Patio</u>
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE
Address: 340 S. Ocean Boulevard
Applicant: Lowell House Condominium Assoc. Inc.
Architect: James C. Paine Jr.
Project Description: Construction of a 480 sq. ft. concrete patio in the front yard between the condominium structure and S. Ocean Blvd.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: James C. Paine Jr., Architect

Mr. Paine explained that a variance is needed for landscaped open space for this proposed patio. Patios have changed over time at this site, and ultimately, the patio was removed entirely when it was damaged. After that the area was sodded. At this time, the request is to allow the replacement of the patio which was once there.

Mr. Lindgren explained that he would normally have staff approved such a request, but because of the required variance, this was brought to ARCOM for review.

Under commission comments: How about something more permeable?; the small patio will not look better than the sod that is there now.

MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

Mr. Randolph commented that if the Town Council grants the variance, the project will most likely not return to ARCOM for approval, since Mr. Lindgren had stated he would normally staff approve such a project. Mr. Castro testified that the reason the project is here today is for ARCOM to make a recommendation relative to the landscaped open space variance.

B - 085 - 2013 Addition
Address: 200 La Puerta Way
Applicant: Mr. and Mr. J. B. Murray
Architect: MP Design & Architecture Inc.
Project Description: New one story addition to existing residence consisting of a master suite, family room, garage & laundry, new pool, landscape and hardscape

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.
LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette

Mr. Perry reported that there had been a previous approval for a new two story house at this location. The owner has decided to retain the one story cottage and construct an addition as described above. The proposal includes a one car side-loaded garage, as there is no garage at the property now. The existing cottage look will be retained in the main house and the new addition.

Mr. West presented the landscape/hardscape in accordance with the submitted plans. Design elements include: New driveway configuration; new cast coquina driveway aprons; new 2 ft. high garden wall topped by 2 ft. fence; new 12 ft. x 24 ft. pool with cast coquina patio; aluminum pedestrian gate; landscape material as presented; and, 23 landscape lighting fixtures for a total of 850 watts.

Under commission comments: Issue with transition where tall Ficus abuts the new wall/fence; applaud the project...one of the most charming cottages in the north end; good job in preserving the architectural integrity; and, preserves and enhances the existing structure and is compatible with the neighborhood.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:42 a.m. to 10:48 a.m.

B - 087 - 2013 Storefront
Address: 247 Worth Avenue
Applicant: Jane Holzer
Architect: Callison LLC (Charles Petretti)
Project Description: Demolition of existing "Chopard" walk-in storefront, awning and storefront signage and proposed replacement with new glass/aluminum storefront and awning. New "Sandro" signage.

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

ARCHITECTURAL PRESENTATION BY: Jonathan Tyler, Callison LLC, NYC in conjunction with Jerome Baumoehl, local architect

Mr. Tyler presented the project in accordance with the submitted plans and as described above. Design elements include: Change storefront structure; add black aluminum storefront framing

with white canopy and black Sandro lettering. After a short discussion relative to the awning, the following motion was made.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SAMMONS AND MR. ZUKOV SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

B - 088 - 2013 Storefront
Address: 249 Worth Avenue
Applicant: Jane Holzer
Architect: Callison LLC (Charles Petretti)
Project Description: Painting of existing stucco, application of new break metal cladding over existing stone window surrounds and relief molding, powder coating existing door and installation of new "Maje" signage. Installation of new awning.

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

ARCHITECTURAL PRESENTATION BY: Jonathan Tyler, Callison LLC, NYC in conjunction with Jerome Baumoehl, local architect

Mr. Tyler presented the project pursuant to the submitted plans and as described above. Design elements include: Paint the stucco and clad the storefront in black; add polished stainless steel signage; and, black awnings with lettering on the awnings.

Mr. Lindgren stated that the code does not permit lettering on the awnings.

Under commission comments: This is facing south and it is black metal in Palm Beach…it might work in a mall, but not here due to the heat; black is not appropriate for a south facing facade, and there is too much black making it too different for the avenue; it is not in keeping with the avenue; and, it's a "bit of a black eye".

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

Later in the meeting, just after the motion concerning A-030-2013, the applicant for this project returned to the Chambers seeking reconsideration as the Worth Avenue construction deadline is approaching. The applicant is willing to consider a significant design change.

MOTION BY MR. IVES TO RECONSIDER.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

Jonathan Tyler offered a solution: White stucco; thick frames white; black storefront frames and black awning.

MOTION BY MRS. VANNECK TO APPROVE AS CHANGED.
MOTION SECONDED BY MR. IVES.
(Mr. Vila clarified that only the black anodized window frame and the awning will be black. The signage is as presented, minus the awning signage.)

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS: **(10:46:50 a.m.)**

A - 030 - 2013 Gate
Address: 346 Brazilian Avenue
Applicant: Dennis Hammond
Architect: Aaron Chandler
Project Description: Install pecky cypress gate in place of wrought iron gate that matches garage door at entry of home

At the August meeting, the project was reviewed and was deferred to the September meeting.

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

As no one was present on behalf of the project:
MOTION BY MR. HOMES TO MOVE THE PROJECT TO THE END OF THE AGENDA.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

After the review of the remaining agenda items, no one was present for this project.
MOTION BY MR. HOMES TO DEFER TO THE OCTOBER MEETING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

Later in the meeting, Mr. Chandler arrived to present this project.

MOTION BY MRS. VANNECK TO RE-OPEN A-030-2013.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

Mr. Chandler presented the revised project pursuant to the comments made last month. He indicated that a landscape architect had been hired to provide the desired Ficus hedge facade to the front of the home. He described changes to the columns and hardware related to the gate.

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

A - 031 -2013 Doors/Windows
Address: 760 South County Road
Applicant: Bauman Group
Architect: Rafael Rodriguez
Project Description: This project involves the replacement of existing doors and windows. There will be a new 4'0" H x 12'0"L x 8'0" W clerestory in the kitchen. There are also new door and window openings and existing openings to be closed up.

The project was reviewed at the August meeting, and was deferred to the September meeting for more information and samples.

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

MOTION BY MRS. VANNECK TO DEFER TO THE OCTOBER MEETING.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

D. MINOR PROJECTS - NEW BUSINESS: **(10:48:45 a.m.)**
A - 032 - 2013 Roof
Address: 285 Jamaica Lane
Applicant: Mary Boykin
Architect: Roger P. Janssen, Dailey Janssen Architects
Project Description: Replace machine made terra cotta barrel tile with new flat concrete tile

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

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

Mr. Janssen testified that the existing roof, barrel tile, is in bad shape and the owner would like to replace with a slate grey flat tile.

The commission was not pleased with the roof material as proposed.

MOTION BY MR. HOMES FOR APPROVAL WITH A WHITE OR LIGHTER TILE.
MOTION DIED FOR LACK OF A SECOND.

MOTION BY MR. HOMES TO APPROVE REPLACEMENT OF THE EXISTING ROOF WITH THE SAME BARREL TILE.
MOTION SECONDED BY MR. ZUKOV.
THERE WAS NO VOTE ON THIS MOTION.

MOTION BY MR. HOMES TO DEFER (TO THE OCTOBER MEETING).
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): (10:53:08 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (10:53:09 a.m.)

Mr. Page reported that the Planning, Zoning and Building Department has taken measures to address the issue of demolition sites not abiding by the conditions for sodding and irrigating. The computer system will require a final inspection on demolition permits, and that inspection cannot be scheduled until the property has been sodded and irrigated.

A. Discussion relative to possible change of December meeting date:
After discussion, the commission elected to change the December meeting date.

MOTION BY MRS. VANNECK TO CHANGE THE DECEMBER ARCOM MEETING DATE TO THURSDAY, DECEMBER 12, 2013.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

Mr. Ives spoke out against photos being done in a "fisheye" look. He felt it was a hindrance and was confusing to the review process. Staff will modify the ARCOM application to state that these are not permitted.

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Mr. Homes inquired as to the status of the Palm House, 160 Royal Palm Way. Mr. Page reported that the owner of the hotel has filed legal action against the Town because the Town refused to extend the permit for another two years. Meanwhile, the project continues, and Mr. Page stated that the owner is attempting to open this fall. The issue of the palm trees and other issues have been brought to the owner's attention. Fines are accruing against the property owner since February 15, 2013.

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A discussion ensued about the landscape plan and supposed construction activity at the Borislaw property, 1045 South Ocean Boulevard. Staff was asked to research the landscape issue, and ARCOM's instruction to the property owner. Mr. Lindgren responded, however, that ARCOM had denied an application which was previously presented by this property owner. At that time, ARCOM made several requests of the property owner relative to the landscaping, but no motions were made to that effect.

XI. **ADJOURNMENT:**
MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 11:30 A.M.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, October 23, 2013 at 9:00 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

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