



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, AUGUST 28, 2019

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.

I. CALL TO ORDER

Chair Vila called the meeting to order at 8:59 a.m.

II. ROLL CALL

Robert J. Vila, Chairman	PRESENT
Michael B. Small, Vice Chairman	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT
Maisie Grace, Member	PRESENT
John David Corey, Member	PRESENT
Nikita Zukov, Member	ABSENT (unexcused)
Betsy Shiverick, Alternate Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT

Please note: It was noted that Ms. Shiverick would be voting in the absence of Mr. Zukov.

Staff Members present were:

John Lindgren, Planning Manager

Kelly Churney, Secretary to the Architectural Review Commission

III. PLEDGE OF ALLEGIANCE

Chair Vila led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE JULY 24, 2019 MEETING

Motion made by Mr. Ives and seconded by Mr. Small to approve the minutes from the July 24, 2019 meeting. Motion carried unanimously.

V. **APPROVAL OF THE AGENDA**

Mr. Small asked the Commission to move the project B-036-2019, 205 Via Tortuga to the end of the agenda. He also requested to defer project B-027-2019, 1485 Via Manana to the September 25, 2019 meeting.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the agenda as amended. Motion carried unanimously.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

VII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**

There were no public comments heard at this time.

VIII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

Mr. Vila addressed comments he had heard regarding a decision made at the last meeting regarding cast stone. He reemphasized he had no objections to the use cast stone in the Town. Mr. Garrison agreed and stated his objection to the cast stone in question was because it looked like concrete as opposed to having texture.

Mr. Garrison initiated a discussion regarding renovations of more than 50% of a home. He asked staff for clarification on this rule. Mr. Lindgren responded and stated that staff was currently looking at code changes that would affect this rule. Mr. Garrison asked about the current Code determination. Mr. Lindgren provided further clarification and discussed a tentative path forward with a potential Code change.

Mr. Ives discussed the letter he received from resident Jay Serzan, which among other issues suggested the use of a design guideline book for the Architectural Review Commission. He he did not believe a guideline book was a good idea, as it would constrain the Commission in their decisions.

Mr. Corey spoke positively about the underground efforts in the Town, particularly the north end of the island.

IX. **PROJECT REVIEW**

A. **DEMOLITIONS AND TIME EXTENSIONS**

None

B. **MAJOR PROJECTS – OLD BUSINESS**

B-038-2019 New Construction

Address: 445 N. Lake Way

Applicant: Green Buttonwood, LLC (Julie McDermott)

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Construction of a new two-story Georgian style residence with pool. Final hardscape and landscape.

A motion carried at the June meeting to approve the project as presented with the caveat that the professional return in one month after restudying the second floor of the carriage house, the gates and the lanterns. A motion carried at the July meeting to defer the project to the August 28, 2019 meeting.

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

Mr. Smith presented the proposed modifications for the new residence.

Mr. Vila inquired about the pitch of the roof in the garage. Mr. Smith responded and discussed the design of the roof pitch. Mr. Vila confirmed that the material for the cornice proposed was limestone. Mr. Smith provided confirmation of the proposed material.

Mario Nievera, Nievera Williams Design, presented the proposed modifications for the lanterns and gates.

Mr. Corey inquired about the size of the windows proposed for the carriage house. Mr. Smith responded.

Ms. Grace stated she preferred the option one for the main house. Ms. Grace added that she preferred option two for the windows on the carriage house due to the subservient window design. She also thought the proposed gate was still too ornate for the area.

Mr. Vila agreed with Ms. Grace regarding the gate and thought it should be simplified. He also expressed concern for the proposed lanterns, especially on North Lake Trail.

Mr. Vila touched on his opinion that professionals should only submit one option to be shown to the Commission.

Motion made by Mr. Garrison and seconded Mr. Small that the proposed project at 445 N. Lake Way has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project with option one and the caveat that the gates would be restudied and submitted for a staff approval to be coordinated with the Chair of the Commission. Motion carried unanimously.

Please note: The following project was moved to the end of the agenda with the approval of the agenda, Item V.

B-036-2019 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done
5/29/19

Address: 205 Via Tortuga

Applicant: Dan and Karen Swanson

Professional: Jonathan C. Moore/Smith and Moore Architects, Inc.

Project Description: New two-story French Style home with four car garage, pool cabana and pool.

Project History:

- May 2019 – Approved architecture with following conditions: the changes shown for the main entrance and windows, using natural stone rather than cast stone, using a lighter shade color for the roof, to readdress the number of lanterns proposed for the new residence. The landscape and hardscape was deferred with the conditions to address the number of lanterns, gate details and stone material.
- June 2019 – Approved landscape and hardscape with professional to return with sample of stone proposed for trim on residence and material proposed for sundeck.
- July 2019 – Approved project with use of natural stone for the home and the sundeck material presented. A second motion carried to return with a sample of the natural stone to be used on the residence.

Deferred to the end of the agenda at the approval of the agenda, Item V.

B-027-2019 Demolition/New Construction

Address: 1485 Via Manana

Applicant: Jason and Josephine Kalisman

Professional: Daniel Kahan/Smith and Moore Architects

Project Description: Demolition of existing residence. New two-story residence, which will serve as a guesthouse and pavilion for the main house at 1480 North Ocean Boulevard. Final landscape and hardscape.

A motion carried at the July meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to allow the professional to address concerns of the Commission.

Please note: This item was deferred to the September 25, 2019 meeting with the approval of the agenda, Item V.

B-039-2019 New Construction

Address: 341 Eden Rd.

Applicant: Mike Belisle

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New construction of two-story Prairie style home to be approximately 6,200 sq. ft. Final landscaping/hardscaping to be included.

A motion carried at the June meeting to defer the project to the July 24, 2019 meeting to allow the professionals to restudy the design. A motion carried at the July meeting to defer the project to the August 28, 2019 meeting.

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

Mr. Segraves presented the overall changes proposed for the new residence.

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications proposed for the new residence. Mr. Clavijo presented material samples to the Commission.

Ms. Grace stated she toured the street on her site visit and thought the existing homes were very complimentary to each other. She questioned whether the proposed home design would fit into the streetscape.

Ms. Shiverick agreed with Ms. Grace. She expressed concern about the proposed style and questioned whether it fit on the street and island as well as the style in general.

Mr. Ives stated his feelings aligned with Ms. Grace and Shiverick. He thought the design was static and thought the proposed design needed restudy.

Mr. Corey agreed with the other members and thought the dark concrete tile did not help the design. He thought the symmetry in the design was unsuccessful.

Mr. Vila thought that while the design had improved, it was still too dissimilar, cold and lacked charm. He thought the fenestration was problematic.

Steve West, Parker Yannette Design Group, presented the proposed landscape and hardscape plan for the new residence.

Mr. Vila inquired about the proposed Royal palms on the east and west property lines. Mr. West responded. Mr. Vila recommended using Foxtails in lieu of the Royal palms. Mr. West stated he would speak to the owner about the suggestion.

Mr. Corey agreed with Mr. Vila regarding the Royal palms. Mr. Corey also inquired about the sod proposed. Mr. West replied.

Ms. Grace thought the landscape was acceptable.

Motion made by Mr. Corey and seconded by Ms. Grace to defer the project for one month, to the September 25, 2019 meeting, for a restudy of the project and to address the concerns of the Commissioners. Motion carried unanimously.

Mr. Clavijo clarified the direction for restudy from the Commission. Mr. Vila stated he felt the discord between the proposed home and the existing streetscape should be addressed.

B-048-2019 Demolition/New Construction

Address: 208 El Pueblo Way

Applicant: Mr. & Mrs. Lawrie

Professional: MP Design & Architecture

Project Description: Demolition of existing residence. Proposed new two-story residence and guesthouse. New pool, hardscape & landscape.

A motion carried at the July meeting to approve the demolition request with conditions. A second motion carried to approve the project with the following caveats: the professional returns to the August 28, 2019 meeting with a different color palate, revised elevations to reflect the changes to the door and windows, revised elevations with the single outlookers, and the removal of the cross pickets in the railings.

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

Michael Perry, MP Design & Architecture, presented the proposed modifications for the new residence.

Mr. Small thought the changes were much improved.

Ms. Catlin thought the changes were successful and thought the proposed home was warm, inviting and elegant.

Mr. Floersheimer inquired about the reduction of square footage. Mr. Perry showed Mr. Floersheimer where the reductions were made in the design.

Mr. Garrison was in favor of the changes.

Motion made by Mr. Garrison and seconded by Mr. Small that the proposed project at 208 El Pueblo Way has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented. Motion carried unanimously.

B-049-2019 Demolition/New Construction

Address: 214 Plantation Rd.

Applicant: GW Purucker JV – Contract Purchaser

Professional: MP Design & Architecture

Project Description: Demolition of existing residence. Proposed new two-story residence. New pool, hardscape & landscape.

A motion carried at the July meeting to approve the demolition request with conditions. A second motion carried to approve the project with the following items returning to the August 28, 2019 meeting for approval: change the front door color to white, delete the circular window on the front façade, change the front entry columns, and change the second floor, square windows to elongated windows with Bahama shutters, and to reexamine the driveway configuration.

Mr. Vila inquired about the fate of the Mango tree on the site. Mr. Perry stated the tree was due to be removed. Mr. Perry stated he would be happy to speak to the owner to determine if it could be relocated on the property. Mr. Vila asked him to speak to the owners.

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

Michael Perry, MP Design & Architecture, presented the proposed modifications for the new residence.

Ms. Grace thought the changes were successful. She wondered if the front door design could be simplified. Mr. Perry explained the front door design.

Ms. Shiverick agreed with Ms. Grace's review of the front door. She suggested using something more in keeping with the tropical style.

Mr. Garrison suggested using a glass door without the proposed metalwork. Mr. Perry agreed.

Motion made by Mr. Garrison and seconded by Mr. Small that the proposed project at 214 Plantation Road has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented with the caveat that the metal work on the front door is removed with horizontal mullions to remain (matching doors on rear elevation). Motion carried unanimously.

C. MAJOR PROJECTS – NEW BUSINESS

B-050-2019 Demolition/New Construction

Address: 233 Arabian Road

Applicant: 233 Arabian LLC

Professional: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing one-story residence and pool.

Construction of a two-story residence and pool. Final hardscape and landscape.

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

Mr. Smith presented the proposed demolition of the existing residence.

Steve West, Parker Yannette Design Group, presented the proposed demolition of the existing landscape and hardscape.

Mr. Small questioned if it was possible to maintain the perimeter landscaping during the demolition. Mr. West stated he spoke to the owner and general contractor and they preferred to use a construction-screening fence. Mr. Small stated he would prefer to keep the perimeter landscaping.

Mr. Small asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Smith agreed to the easement.

Mr. Floersheimer inquired about the house to the north, addressed the difference in elevations and asked the intent for the property regarding its elevation.

Ms. Grace inquired about the checklist. Mr. Lindgren discussed and reviewed the new process with the checklist.

Mr. West responded and explained how the perimeter landscaping could be preserved during the demolition.

Motion made by Mr. Small and seconded by Mr. Corey that the proposed demolition of 233 Arabian Road has met the conditions listed in Sec. 18-206 of the Town's Code of Ordinances, and to approve the project as presented with the following caveats: the perimeter landscaping is to remain through demolition, to sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Mr. Smith presented the architectural plans for the proposed residence. Mr. Smith presented two renderings on the overhead projector, which showed the color of the proposed home and compared the proposed home to an adjacent neighbor.

Ms. Grace thought the overall design of the home and thought it was attractive. She clarified that the entrance to the home would now be on North Lake Way and questioned the façade that would be left on Arabian. She questioned the mass and scale of the home on the street proposed. She suggested reducing the mass and possibly changing the color. Mr. Smith responded and stated he tried to move the second story mass towards North Lake Way to remove it from Arabian Road.

Mr. Small stated he had some of the same concerns as Ms. Grace and discussed the symmetry on Arabian Road. He questioned the design of the front entry that faced N. Lake Way and the garage that faced Arabian Road. He added that the neighboring properties had front entries that faced Arabian Road and thought the proposed design was not in harmony with the character of the neighborhood.

Mr. Garrison understood the concerns raised but disagreed with Mr. Small. He stated that the home was designed to face North Lake Way. He questioned the brown color proposed for the roof and recommended using a lighter color. He was in favor of the house design.

Mr. Corey agreed with Mr. Garrison and thought the house worked on North Lake Way. Mr. Corey thought the roof color was too dark. He questioned the faux chimneys proposed and suggested removing them. Mr. Corey also suggested adding some charm or quirkiness to the garage as to provide interest to Arabian Road.

Ms. Catlin liked the design of the home but thought the home felt tight on the site. She agreed with Mr. Corey's suggestion to add more character to the garage. She thought it would help the façade on Arabian Road. She questioned the color proposed for the home and thought it needed more depth and enhancement. She suggested using a lighter brown for the roof color.

Ms. Shiverick agreed with Ms. Catlin and Mr. Corey in their suggestion to add more character to the garage. She suggested using a pastel color for the home. Mr. Smith stated he could speak to the owner about the color. She asked if the lanterns were proposed on the front façade, second story balcony. Mr. Smith confirmed they were proposed. Ms. Shiverick recommended removing the lanterns on the second story. She suggested using a bronze or black lantern at the front entrance.

Mr. Vila thought the house was successful. He recommended adding some tropical elements in the design. He agreed that the Arabian Road façade needed some character. He suggested designing garage door to resemble the gate design. He also suggested adding shutters and using a lighter roof color as well as restudying the body color.

Steve West, Parker Yannette Design Group, inquired if the landscape perimeter in the rear could be removed during construction if the rest of the perimeter landscape remained. Mr. Small stated the intent was to keep all of the perimeter landscaping. He added that the approved landscaping could be installed in the rear of the home prior to construction.

Mr. West presented the landscape and hardscape plans proposed for the new residence. He presented material samples to the Commission.

Mr. Garrison inquired if it was possible to move the driveway to the left of the garage so that the garage was not immediately on the street. Mr. West stated it was a possibility.

Mr. Corey thought the plan was good. He questioned the Royal palms proposed and thought they could be restudied. He thought the hardscape could be toned down and simplified. He questioned the number of the Medjool palms proposed.

Ms. Shiverick liked the choice of hardscape and did not mind the herringbone pattern.

Ms. Grace had the opposite opinion of the hardscape and thought it should be lighter in color.

Mr. Vila questioned the amount of landscaping proposed along the front wall. He thought the project was generally good but needed some fine-tuning.

Motion made by Mr. Corey and seconded by Ms. Grace to defer the project for one month, to the September 25, 2019 meeting, to address the concerns from the Commissioners. Motion carried unanimously.

Please note: A short break was taken at 10:54 a.m. The meeting resumed at 11:10 a.m.

B-052-2019 Demolition/New Construction

Address: 405 N. Lake Way

Applicant: Mary E. Curran

Professional: Anthony A. Harrington

Project Description: Proposal of a new two-story residence with pool, landscape and hardscape. Demolition of existing two-story residence.

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

Mr. Harrington presented the proposed demolition of the existing residence.

Adam Mills, Environment Design Group, presented the proposed demolition of the existing landscape and hardscape.

Mr. Small asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Harrington agreed to the easement.

Mr. Floersheimer asked for clarification on the proposed landscaping to be removed. Mr. Mills further explained what landscaping would remain during the demolition and what would be removed.

Motion made by Mr. Small and seconded by Mr. Corey that the proposed demolition of 405 N. Lake Way has met the conditions listed in Sec. 18-206 of the Town's Code of Ordinances, and to approve the project as presented with the following caveats: to sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Mr. Harrington presented the architectural plans for the new proposed residence.

Ms. Grace was in favor of the west façade's informality. She recommended adding some details and charm on the front façade to match the back of the home. She questioned if the second floor windows could be lowered.

Ms. Shiverick questioned whether the black trim and the dark glass was in keeping with the Bermuda style. She also suggested using a white roof to align with the Bermudian style. She recommended breaking up the roof in the rear over the cabana by using a pergola. She stated that the gable might look more appropriate if the roof was white. She questioned the dark brackets and suggested to remove them or to reduce them and paint them white. Mr. Harrington stated he understood her concern. Ms. Shiverick asked about the material proposed for the gates and railings. Mr. Harrington stated they would be aluminum.

Mr. Ives agreed with Ms. Shiverick's recommendations on the color choices. He questioned the northeast and northwest ends of the design. He suggested a restudy of the design.

Mr. Corey supported Ms. Shiverick's comments. He thought a restudy of the colors would help to soften the home. Mr. Corey inquired about the garage sizes. Mr. Harrington responded. He recommended using a different color for the garage doors.

Mr. Garrison suggested restudying the fenestration on the second floor above the stair element as well as the wall in front of the stairs. He also recommended a restudy of the element over the garage. Mr. Garrison thought the front entrance was too heavy and the columns needed to be restudied. He suggested removing the shutters from the front entrance. Mr. Garrison also agreed with Ms. Shiverick's suggestion on the colors. Mr. Harrington responded.

Mr. Floorsheimer expressed concern for the fenestration on the section over the garage. He introduced the concern from the neighbor about the mass and scale. He stated he was in favor of Ms. Shiverick's suggestion for a pergola to reduce the roof mass.

Mr. Vila thought the design was successful for the owner's needs. He suggested using a white roof if the style is to be Bermudian. He also suggested using stone trim informally, restudying the entry and the columns at the entrance. He thanked the professional for not proposing gates. Mr. Vila suggested rethinking the dark set of brackets. He questioned the second floor over the informal entrance. Mr. Vila stated that the living wall was nice but felt that it was a missed opportunity in the second floor fenestration. He suggested some irregularity in the fenestration. Mr. Vila expressed a problem with roof over loggia. He suggested restudying the brackets on rear and the parapet.

Ms. Grace asked about the lot and the change of the grade. Mr. Harrington responded.

Mr. Mills presented the landscape and hardscape proposed for the new home.

Mr. Vila asked what would shade the west façade of the home from the afternoon sun. Mr. Mills stated that the client preferred to have the open view. Mr. Vila thought it would be a mistake not to protect the loggias from the afternoon sun. He suggested the possibility of using pleached Clusia trees.

Mr. Corey agreed with Mr. Vila. Mr. Corey thought the landscape plan needed to be restudied, particularly on the west façade. He also questioned the size of the front motor court. He thought it needed to be softened.

Ms. Grace suggested the addition of a large tree. She also inquired about the neighbors' drainage and elevation changes between the properties. Mr. Mills explained the change.

Ms. Catlin thought a restudy of both the landscaping and architecture was necessary, while still trying to meet the owner's wishes.

Mr. Vila called for public comment.

John Dotterer, representing Dana Hammond, objected to some of the details in the architecture, which had been addressed by the Commission.

Gene Pandula, architect and representing Ms. Hammond, expressed concern for the proposed roof as well as the how the house presented itself on the street.

Motion made by Mr. Small and seconded by Mr. Small to defer the project for one month, to the September 25, 2019 meeting, to address the comments from the Commission. Motion carried unanimously.

B-055-2019 Modifications

Address: 214 Worth Ave.

Applicant: Napoleon Palm Beach LLC (Daniel Yerushalmi)

Professional: Norm Paul

Project Description: Commercial Build out/Remodel – Front window revisions. Two (2) existing show windows will be removed and install 2 new 5 x 8 fixed glass.

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

Mr. Paul presented the proposed fenestration changes for the existing building.

Ms. Grace thought the proposed windows were too wide.

Mr. Corey asked about the material proposed for the window frame. Mr. Paul responded. Mr. Corey agreed with Ms. Grace and thought the proportions of the proposed windows were wrong. He thought the windows should have more character and relate more to the building.

Ms. Catlin suggested slightly reducing the windows and adding a trim to match the front entrance. Mr. Paul responded.

Mr. Ives expressed concern for the sconces.

Mr. Small agreed with Ms. Catlin. He was in favor of increasing the size of the windows but suggested adding character and using better materials. Mr. Paul responded.

Mr. Vila suggesting changing the windows to 4' x 7' with a small, stone trim to match the entrance. Mr. Paul stated he could make the change suggested.

A discussion ensued about a possible motion.

Motion made by Mr. Small and seconded by Mr. Ives to that the proposed project at 214 Worth Ave. has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project with the caveat that the windows are changed to 4' by 7' with stone trim and submitted for a staff approval to be coordinated with the Chair of the Commission. Motion carried unanimously.

B-056-2019 Additions

Address: 204 Via Del Mar

Applicant: Via Del Mar LLC

Professional: Keith Williams/Nievera Williams Design

Project Description: Proposed main entry driveway gate and service driveway gate.

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

Mr. Williams presented the proposed gates for the existing residence.

Mr. Vila was in favor of the gates proposed.

Mr. Small asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Williams agreed to the easement.

Mr. Garrison was in favor of the gates.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented.

Mr. Corey inquired if the gates were already installed. Mr. Williams stated they were not installed. Mr. Corey asked if the owner requested the gates on a previous application. Mr. Williams stated the gates had not been previously requested.

Ms. Grace thought the gates were attractive.

Motion amended by Mr. Garrison and seconded by Mr. Ives that the proposed project at 204 Via Del Mar has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

B-057-2019 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Professional: Jose A. Gonzalez, Gonzalez Architects

Project Description: Proposed work includes the construction of a new 440 sq. ft., one story detached, two car garage and driveway.

ZONING INFORMATION: A request to add a two car one-story garage onto the North side of the house which requires the following variances: 1. Sec 134-1576 A street side yard setback of six feet in lieu of the eighteen foot minimum required 2. Sec 134-893 b (13) A Cubic Content Ratio of 6.13 in lieu of the 5.82 existing and the 3.94 maximum allowed.

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

Mr. Gonzalez presented the architectural plans for the proposed garage.

Mr. Vila called for public comment.

Ron Kolins, attorney for Pam and Wayne Garrison at 212 S. Ocean Blvd., presented objections to the proposed project, which included the impact of the garage on the street and the setback proposed for the new garage.

Mr. Ives discussed the previously approved garage.

Ms. Grace stated she did not find the proposed garage attractive and did not feel it fit into the neighborhood.

Mr. Small inquired if a garage had ever been built prior to this proposal. Mr. Gonzalez stated he did not have knowledge of a prior garage.

Mr. Garrison questioned why the previously approved design had not been built. Mr. Gonzalez responded. It was determined that the approval for the previous design had expired.

Mr. Small questioned if a design for a Porte Cochère would be a possible solution. Mr. Gonzalez responded and further explained the design.

Mr. Floersheimer stated he understood the concerns of the neighbors after his site visit.

Ms. Catlin understood the need for the garage but did not support the design as it was proposed.

Ms. Shiverick inquired about the relationship of the garage to the home. Mr. Gonzalez explained the functionality.

Mr. Gonzalez asked if the Commission would consider a one-car garage design and explained how he could redesign the garage.

Ms. Grace did not find any garage in the front of the home an attractive design.

Mr. Floersheimer asked for further explanation of the placement of the garage. Mr. Gonzalez explained the variance request and showed the location for the proposed garage.

Motion made by Mr. Small and seconded by Ms. Grace that implementation of the proposed variance will cause negative architectural impact to the subject property. Motion carried unanimously.

A discussion ensued about a possible motion.

A second motion made by Ms. Grace to deny to project as presented. Motion failed for lack of a second.

A second motion made by Mr. Garrison and seconded by Ms. Shiverick to defer the project for one month, to the September 25, 2019 meeting, to restudy the design of the garage. Motion carried 4-3, with Ms. Grace and Messrs. Small and Corey opposed.

B-059-2019 Additions/Modifications

Address: 655 Island Dr.

Applicant: Jeffery and Tracy Weiner

Professional: MP Design & Architecture and McAlpine

Project Description: Improvements to existing two-story residence with a new pool, driveway, hardscape and landscape.

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

Michael Perry, MP Design & Architecture, presented the architectural modifications proposed for the existing residence.

Ms. Grace liked the direction of the changes but questioned the lanterns proposed. She also thought the columns at the front were heavy and thought the windows should be rectangular and less square.

Ms. Shiverick thought the changes were a tremendous improvement. She questioned the stucco surround at the front entrance. Mr. Perry agreed and thought the stucco could be reduced. Ms. Shiverick suggested replacing the lanterns on the second floor with shutters. Mr. Perry stated he would consider the suggestion. Ms. Shiverick asked about changes to the western elevation. Mr. Lindgren stated that the Commission usually does not review the changes to the back of the home.

Mr. Garrison liked the redesign of the garage and was in favor of most of the changes. He agreed with Ms. Shiverick that the stucco surround should be reduced. He also questioned the lanterns on the second floor and suggested using alternate lighting. Mr. Perry agreed.

Mr. Corey agreed and thought a restudy of the front was needed. Mr. Corey inquired about the west elevation. A discussion ensued about the review of the rear of a property. After the discussion, it was determined that moving forward, the Commission would review any changes to the rear of a home if the façade faced the water.

Mr. Vila thought the changes were elegant. He agreed with the suggestion to reduce of the front entrance surround.

Mr. Small supported the comments of the fellow Commissioners.

Keith Williams, Nievera Williams Design, presented the proposed changes to the landscape and hardscape.

Mr. Vila asked about the specimen of the pleached trees. Mr. Williams responded.

Motion made by Ms. Shiverick and seconded by Mr. Corey to approve the project as presented with the caveat that the following items would return to the September 25, 2019 meeting: a narrowed front door stucco surround, lanterns changed to shutters on the second floor and lanterns on the first floor are changed. Motion carried unanimously.

B-060-2019 Demolitions/Additions

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 272 Queens Lane

Applicant: Christopher and Jennifer Lazzara

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demolition of the garage wing, motor court and adjacent fencing. Provide new two-story addition to existing residence.

ZONING INFORMATION: The applicant is proposing to construct a 3,468 square foot two-story addition to the west of the current residence comprised of living space, new garage and loggia that would result in the following variance being requested: 1) an angle of vision of 120 degrees in lieu of the 78 degrees existing and the 116 degrees maximum allowed in the R-B Zoning District.

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

Maura Ziska, attorney for the owner, explained the variance request and advocated for a positive recommendation to the Town Council.

Mr. Janssen presented the architectural plans for the selective demolition and the proposed addition.

Mr. Vila asked the professional to explain the roof design of the new addition. Mr. Janssen further explained his design.

Motion made by Mr. Ives and seconded by Mr. Garrison that implementation of the proposed variance will not cause negative architectural impact to the subject property.

Mr. Corey asked for further clarification of the proposed variance. Mr. Janssen responded. Mr. Corey stated he did not believe the variance was necessary.

Motion carried 6-1, with Mr. Corey opposed.

Mr. Ives was in favor of the renovation and thought it was nicely executed.

Ms. Shiverick was in favor of the proposed addition. Ms. Shiverick asked how the new stucco would match the white in the main house. Mr. Janssen responded and explained his plan. Ms. Shiverick asked the professional to make sure the new stucco looked complimentary to the existing home.

Ms. Grace thought the changes were attractive.

Mr. Garrison agreed with the proposed roof design. He was in favor of the proposed changes. He was not in favor of the greenery proposed for the garage.

Mr. Corey thought the addition should be reduced slightly to eliminate the variance. He also suggested using materials to tie the addition to the existing home. He questioned the roof design.

A second motion made by Mr. Garrison and seconded by Mr. Ives that the proposed project at 272 Queens Lane has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as

presented with the caveat that the project returns for landscape approval and that the owner agrees to dedicate an easement for undergrounding, if necessary. Motion carried 5-2, with Messrs. Small and Corey opposed. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

D. MINOR PROJECTS – OLD BUSINESS

None

E. MINOR PROJECTS – NEW BUSINESS

A-027-2019 Modifications

Address: 101 N. County Rd.

Applicant: Wade M. Shavell Trust (Cathy W. Shavell, Trustee)

Professional: Brett Delmez/Epoch Design Group

Project Description: Exterior tenant improvement for new retailer to include (2) new window openings, replacement of existing doors and windows to match existing, new trim details to match existing, new light fixtures and fresh paint.

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

Roch Von Dras, Epoch Design Group, provided an overview of Serena and Lily, the new retailer proposed for the space. He presented the proposed architectural modifications for the existing commercial building.

Mr. Vila inquired about the size of the sign. Mr. Lindgren stated that the sign had been approved.

Mr. Ives was thankful that the trim around the doorways were to remain. He was in favor of the changes.

Mr. Floersheimer was in favor of the overall project.

Ms. Shiverick wondered if there would be enough parking due to the success of the store.

Motion made by Mr. Corey and seconded by Mr. Ives that the proposed project 101 N. County Rd. has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented. Motion carried unanimously.

A-028-2019 Modifications

Address: 1473 N. Lake Way

Applicant: Nicholas Coleman

Professional: Don Skowron

Project Description: Open space and garden expansion to include grading, retaining walls, off street parking, landscape buffers and all associated changes and additions.

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

Mr. Skowron presented the proposed modifications for the landscape and hardscape.

Mr. Garrison inquired why the professional proposed to raise the site. Mr. Skowron responded. Mr. Garrison expressed concern for the wall that would be seen. Mr. Skowron stated he could raise the hedge to cover the wall. Mr. Garrison thought that was an acceptable solution.

Mr. Floersheimer inquired about the border of the property to the north. Mr. Skowron responded.

Ms. Catlin inquired if this was a stand-alone lot. Mr. Skowron stated that the owner was seeking a unity of title for the two lots.

Motion made by Mr. Garrison and seconded by Mr. Corey that the proposed project 1473 N. Lake Way has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented with the caveat that landscape is installed to screen the walls. Motion carried unanimously.

B-036-2019 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done
5/29/19

Address: 205 Via Tortuga

Applicant: Dan and Karen Swanson

Professional: Jonathan C. Moore/Smith and Moore Architects, Inc.

Project Description: New two-story French Style home with four car garage, pool cabana and pool.

Project History:

May 2019 – Approved architecture with following conditions: the changes shown for the main entrance and windows, using natural stone rather than cast stone, using a lighter shade color for the roof, to readdress the number of lanterns proposed for the new residence. The landscape and hardscape was deferred with the conditions to address the number of lanterns, gate details and stone material.

June 2019 – Approved landscape and hardscape with professional to return with sample of stone proposed for trim on residence and material proposed for sundeck.

July 2019 – Approved project with use of natural stone for the home and the sundeck material presented. A second motion carried to return with a sample of the natural stone to be used on the residence.

Motion made by Mr. Small and seconded by Mr. Ives to defer the project for one month, to the September 25, 2019 meeting, to allow the owner to return with samples of stone to be used on the residence. Motion carried unanimously.

X. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

There were no comments heard at this time.

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

Mr. Lindgren discussed the use of the presentation checklist and told the Commission that moving forward, the checklist would be included with the digital presentations.

Mr. Ives inquired about the denial of a project and asked how the soon the professional could return to the Commission with a different project. Mr. Lindgren discussed steps a professional could take if denied. Mr. Ives inquired about the denial of the project at 224 S. Ocean Blvd. Mr. Lindgren stated that the project was not denied and added the Commission recommended to the Town Council that the variance would have a negative architectural impact to the subject property. Mr. Lindgren stated that he suspected that the professional would return with a new design for the garage.

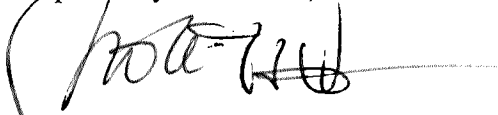
Mr. Floersheimer stated he had received phone calls from Town residents regarding the Historic District for the Sea Streets. Mr. Lindgren responded and discussed the steps forward for the Architectural Review Commission.

XII. **ADJOURNMENT**

Motion made by Mr. Small and seconded by Mr. Ives to adjourn the meeting at 2:00 p.m. Motion carried unanimously.

The next meeting will be held on Wednesday, September 25, 2019 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,



Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

kmc