



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

WEDNESDAY, MAY 22, 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 (8:59:29 a.m.)

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

II. ROLL CALL (8:59:30 a.m.)

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

III. PLEDGE OF ALLEGIANCE: (8:59:48 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE APRIL 24, 2013 MEETING: (9:00:06 a.m.)
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA: (9:01:06 a.m.)

MOTION BY MR. VANNECK TO APPROVE THE AGENDA WITH THE DEFERRAL OF ITEMS B-025-2013, B-036-2013, AND B-041-2013.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:01:10 a.m.)

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

VII. OTHER BUSINESS: (9:01:13 a.m.)

Mr. Page made reference to the Voting Conflict form completed by Mr. Karakul at the April meeting.

VIII. PROJECT REVIEW (9:01:35 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS (9:01:38 a.m.)

B - 011 - 2013 New Residence and Extend Demo Approval

Address: 1570 North Ocean Boulevard

Applicant: Arthur George Kallop and Elizabeth Kallop

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

Project Description: New two-story Classic Greek Revival style home inspired by Oak Alley Plantation in Vacherie, Louisiana. Home will be approximately 8,885 square feet including covered loggias, covered balconies and storage building. Main house will consist of living room, dining room, library, kitchen, family room, laundry room, four bedrooms, five bathrooms, two half bathrooms and a two-car garage with office above. Building color: White; Roof: Grey Brown Concrete; Trim: white; Shutters: Dark Green. Final landscape and hardscape design will also be included. Extension of demolition previously approved at April 2012 ARCOM meeting.

Please be advised that this project had been deferred to the April meeting at the request of the architect. Then at the April meeting, a motion carried for approval to extend the demolition approval, and a second motion carried "to approve the project (architecture) in principal and you will submit to us next month: 1) Revised dormers; 2) Revised railing; 3) Pilasters; and, 4) South elevation...then, also returning with 5) the entablature and column alignment; 6) exterior detail package, cornice, etc. and, 7) 2nd floor door (above front door)."

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

ARCHITECTURAL PRESENTATION BY: Patrick Segraves, SKA Architect + Planner

Mr. Segraves presented the revised plans in accordance with the submitted plans and pursuant to the motion made last month. He listed the changes made since last month and added an additional change which involves changing the previously planned 6 over 9 windows to 9 over 9 windows (plan shown on Elmo).

Under commission comments, Mr. Sammons provided a list of details which might still be improved upon. It was generally agreed that the architect would be trusted to review these details and correct them as needed to arrive at a true representation of the chosen architectural style.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 019 - 2013 New residence

Address: 1695 North Ocean Way

Applicant: 1695 NOW, LLC

Architect: Carlos Martin Architects, Inc.

Project Description: New single family residence with appurtenances. Preliminary landscape plans. Building: White; Roof: Flat Concrete Terracotta Red; Trim: White; Shutters: Green

Please note that the project was heard at the March meeting, and a motion carried "for deferral (to the April meeting) to clear this up and present one (1) presentation" to ARCOM. At the April meeting, a motion carried "to approve the project with the following changes: East elevation of the guesthouse: change columns; west elevation of the main house: second floor window and door proportion; east & west elevation main house: second floor windows-come in a little bit on the two sides; matching columns; simplify the windows in the staircase, and to add significant mystery in the landscaping at the guesthouse." It was clarified that the applicant is to return next month with the changes.

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

ARCHITECTURAL PRESENTATION BY: Carlos Martin

ATTORNEY PRESENT: Frank Lynch for the applicant

LANDSCAPE PRESENTATION BY: Joe Peterson

Let the record show that a model of the home was presented. Mr. Lynch made some introductory remarks briefly listing the changes made since last month. After that, Mr. Martin discussed these changes in much more detail pursuant to the revised plans. Mr. Peterson provided a revised landscape/hardscape plan in response to the request for more "mystery" at the guesthouse.

Under commission comments: (To Mr. Peterson) You haven't blocked the guest house enough; add another large Seagrape for a better canopy; the design has been much improved; will vote against the project..."it's a big box no matter how good the wrapper is"...no light and air on the inside..."the interior is a non-habitable space for most jurisdictions".

Mr. Lindgren noted that this is only a preliminary landscape review at this point. The project will come back to ARCOM at a future date for final landscape and hardscape.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

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

B - 025 - 2013 Modifications to windows

Address: 389 South Lake Drive

Applicant: 389 Corporation Cooperative

Architect: James C. Paine Jr.

Project Description; Removal of precast concrete screens which extend vertically from bottom to top of existing 6 story structure. Replace master bedroom windows, previously behind screens, with new horizontal sliding impact windows to match white finish. Provide window guardrail protection at 42" A.F.F.

Please note that this project was heard at the April meeting, but was deferred to the May meeting. *Please be advised that the applicant requests an additional deferral to the August meeting.*

PROJECT DEFERRED TO THE AUGUST MEETING. SEE MOTION UNDER APPROVAL OF THE AGENDA.

B - 028 - 2013 New Residence

Address: 390 North Lake Way

Applicant: 390 North Lake Way LLC

Architect: Carlos Martin

Project Description: Proposed new two-story residence. Building Color: Lt. Cream; Trim Color: White; Shutter Color: Eggplant; Roof: Flat Concrete Dark Roof

Please note that this project was heard at the April meeting, but was deferred to the May meeting for further study.

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

ARCHITECTURAL PRESENTATION BY: Carlos Martin

ATTORNEY PRESENT: Frank Lynch for the applicant

LANDSCAPE ARCHITECT PRESENT: Joe Peterson

Let the record show that a model of the original design of the residence was presented. Mr. Lynch made some introductory remarks listing the changes made to respond to commission comments made at the last meeting, and also listed changes to the plans which were done to satisfy the neighbors. Mr. Martin elaborated on multiple changes pursuant to the submitted plans and presented a new color palette for the residence.

Under commission comments: Some things are better; on A7, the moldings are unacceptable; on A4, front elevation, front porch details are wrong; pedestal above column is too wide for the pedestal below; column spread is too wide; issue with cornice on the over-door; details need to be re-visited; issue with lite widths of window over the door-proportion off; problem with computer renderings not matching the plans; main entrance portico is top heavy; stick to the rules of the style; west facade looks like "a sale on windows"...mix of rectangles and squares...different sizes; nothing is cohesive, nothing seems to relate from one end of the house to the other; needs to be totally re-examined; and, too many pergolas...re-study.

MOTION BY MR. ZUKOV TO DEFER FOR FURTHER STUDY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS (9:48:00 a.m.)

B - 035 - 2013 Addition

Address: 2800 South Ocean Boulevard

Applicant: JV Associates

Architect: Alan Strassler Architects Inc.

Project Description: Expansion of existing Gift Shop over existing electrical room.

Approximately 1,020 square feet located in building service area

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

ARCHITECTURAL PRESENTATION BY: Guy Pelletier, Alan Strassler Architects

Mr. Pelletier presented the project in accordance with the submitted plans and as described above.

Under commission comments: You've missed an opportunity to open it up to the east; add some windows to get some light in there; you have an opportunity to do something special: unusual to have a huge blank wall; we're not happy with the east elevation; look for a way to give an ocean view to someone inside the space, and a gift shop view to someone outside the space, and, issue with plans as presented.

MOTION BY MR. ZUKOV FOR DEFERRAL REQUESTING ADDITIONAL CROSS SECTIONS SO WE CAN UNDERSTAND IT AND MAKE SUGGESTIONS.

MOTION CLARIFIED BY MR. VILA: DEFER AND ASK FOR A BETTER PRESENTATION WITH CROSS SECTIONS, WHICH WOULD ILLUSTRATE WHERE A POTENTIAL SHOPPER STANDING IN THIS SPACE IS LOCATED IN THIS SPACE. WE ARE CONCERNED ABOUT THE LOOK OF AN UGLY BLANK WALL, AND MISSING THE OPPORTUNITY TO GIVE AN OCEAN VIEW TO WHOEVER IS INSIDE THE SPACE AND TO GIVE A HINT OF GIFT SHOPPING OPPORTUNITIES TO WHOEVER IS OUTSIDE THE SPACE.

MOTION SECONDED BY MR. HOMES, WITH THE COMMENT THAT THIS DOES NOTHING AESTHETICALLY TO THE RESORT.

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

B - 036 - 2013 New Residence

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

Please note that the applicant requested deferral of this project to the June meeting.

PROJECT DEFERRED TO THE JUNE MEETING. SEE MOTION UNDER APPROVAL OF THE AGENDA.

B - 037 - 2013 New Cabana/Main House Elevation Changes/Landscape & Hardscape

Address: 1480 North Lake Way

Applicant: Lawrence Moens

Architect: Smith and Moore Architects, Inc.

Project Description: Construction of one-story cabana; elevation changes to existing main residence under construction; final hardscape and landscape.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith & Moore Architects, Inc.

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Smith presented the project pursuant to the submitted plans and as described above. He explained that the property owner of 1480 North Lake Way had purchased a tract of vacant land to the south of the main residence (which is under construction) to construct a new 1100 square foot cabana/party pavilion close to the water, together with a large landscaped area. Mr. Smith replaced A-2 and the colored rendering with new versions for the record. The cabana will be white on white with a light grey roof, and a pergola on the east side. It is highlighted by the same Bermuda Dutch gables as are found on the main house. Mr. Lang continued with the landscape/hardscape pursuant to the submitted plans which include: long meandering driveway, gate and fence, gentleman's fruit garden, new and existing Banyans at the entrance; and, simple landscape plan.

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

Let the record show that there was a short recess from 10:20 a.m. to 10:30 a.m.

B - 038 - 2013 Addition

Address: 485 S. County Road

Applicant: Mr. and Mrs. Ramsey Frank

Architect: MP Design & Architecture Inc.

Project Description: Second floor master bedroom addition of 385 sq. ft. Exterior finishes to match existing

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Perry presented the project in accordance with the submitted plans and as described above. He explained that the Town Council had just granted a side yard setback for this project.

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

B - 039 - 2013 Renovate main house & cabana/Landscape & hardscape

Address: 1214 N. Ocean Boulevard

Applicant: Mr. and Mrs. David Fiszal

Architect: MP Design & Architecture, Inc.

Project Description: Renovation of existing two-story residence consisting of new windows & doors, new wood shake roof, new roof to cover existing terrace, relocate garage doors to north side, relocate exterior stair to west side, new roof at entry porch, new landscape & hardscape, renovate existing cabana.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Perry presented the project in accordance with the submitted plans and as described above. He reviewed the elevation changes to the main house and cabana including the new wood shake roofs on both buildings. Mr. Williams continued with the landscape/hardscape with design elements including: Remove existing main driveway and service driveway; remove some rear landscaping (Australian and Norfolk Pines); landscape pushed further to west to open up garden area; keep and relocate some existing landscape material, add new landscape material; entrance off North Ocean Boulevard; coral brick driveway into grass and coral parking area; existing pool remains; decrease in hardscape at cabana; and, clean design with tropical feeling.

Under commission comments: Nice improvement; BBQ bump out spoils the line; questioning cedar shakes in Florida; shutters will need to be applied over the impact windows so glass does not become etched; change out one of Bismarckia Palms as it will be "nailed by salt"; proliferation of palm trees at cabana...the two northernmost palms are extraneous...just too many...be sensitive to views.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED EXCEPT FOR THE BBQ BUMP OUT AND MRS. VANNECK'S COMMENTS ON THE TWO PALMS.
MOTION SECONDED BY MR. ZUKOV.
MOTION AMENDED BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITH THE CLARIFICATION THAT THE ISSUE OF THE TWO PALMS BE RE-STUDIED.
MOTION CARRIED UNANIMOUSLY.**

B - 040 - 2013 Addition

Address: 261 El Bravo Way

Applicant: Mr. and Mrs. Dale Precoda

Architect: MP Design & Architecture Inc.

Project Description: Second floor staff living room addition of 304 square feet with new stair.

Exterior finishes to match existing.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Perry presented the project in accordance with the submitted plans and as described above for this small second story addition. He indicated that one palm will be relocated for better screening of the second floor, and additional screening landscape material is being considered as well.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, NOTING APPROVAL OF THE ADDITIONAL SCREENING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 041 - 2013 Additions

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Address: 1260 N. Lake Way

Applicant: Robert S. Cuillo

Architect: David E. Miller, A.I.A.

Project Description: The project includes enlarging the existing garage, adding a second floor mother-in-law suite above the reconfigured garage, adding a screened emergency generator, and other associated site improvements.

Please note that the applicant requested deferral of this project to the June meeting.

PROJECT DEFERRED TO THE JUNE MEETING. SEE MOTION UNDER APPROVAL OF THE AGENDA.

B - 042 - 2013 New Residence

Address: 264 Country Club Road

Applicant: JDM Investments LLC

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

Project Description: New two-story British West Indies style home. Home will consist of four bedrooms, five baths and one half-bath, living room, dining room, family room, kitchen, library, laundry room and a two-car garage. Final landscape and hardscape will also be included.

Call for disclosure of ex parte communication: Disclosures by Messrs. Karakul, Zukov and Knowles.

ARCHITECTURAL PRESENTATION BY: Patrick Segraves, SKA Architect + Planner

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

OTHERS WHO TESTIFIED: Ralph Del Deo, 265 Fairview Road, and Karen Robinson, 755 North Lake Way

Mr. Segraves presented the project in accordance with the submitted plans and as described above for the proposed one and two story British West Indies style home. It will be a white structure with a copper roof over the bay window, grey concrete tile roof, and white trim. Mr. Segraves presented a revised detail of the front elevation on the Elmo projector.

Mr. Zukov noted that this is the third home that ARCOM has been asked to approve at this address. Mr. Segraves responded that the property has a new owner and this house will be built.

Under commission comments: In general, not up to Palm Beach standards...looks and feels like a spec house more befitting a gated community somewhere else; problem at arcade at front entry; issue with big plinths at bottom of piers; thickness and spacing of outriggers; window shapes and sizes "all over the map"; bay window is "suburban"; issue with oval windows; garage is facing front; not to Palm Beach standard; try for a side loaded garage; full of stylistic mistakes; elements not harmonious; and, biggest offense is front loading garage.

Neighbor Ralph Del Deo expressed his concerns relative to: Views into his property from this property's balcony; problem with brick wall and fountain in easement behind property; and, would like the hedges to be taller. Karen Robinson, neighbor, was very concerned about water run off because she currently experiences flooding (2 ft.) in her garage from run off from the construction at 272 Country Club Road. Mr. Lindgren noted that a preliminary drainage plan had been submitted, and it has been determined that it meets current drainage code requirements. He also commented that the wall and fountain currently located in the easement will have to be moved out of the easement.

MOTION BY MR. HOMES FOR DEFERRAL.

MOTION FAILED FOR LACK OF A SECOND, SINCE THE LANDSCAPE HAD NOT YET BEEN PRESENTED.

Frank Meroney of Environment Design Group presented the final landscape/hardscape pursuant to the submitted plans. He indicated that there is sufficient landscape buffering at the rear of the property due to the dense mass of vegetation (16 ft. tall) which exists there. He acknowledged that the wall and fountain will be moved out of the easement, and the hedge can be installed taller than the proposed five (5) feet. The pool has a swimming area of 35 ft. x 15 ft. There is a very simple garden plan in the rear. Ligustrum trees and Coconuts are planned for the front yard to help to obscure the front loading garage.

**MOTION BY MR. HOMES FOR DEFERRAL (TO THE JUNE MEETING).
MOTION SECONDED BY MR. KARAKUL.**

Mrs. Vanneck offered her comments: That it is not acceptable to borrow landscape from your neighbors...you must provide ample buffering on your own property...and, 5 ft. Clusia is not enough buffering. Mr. Zukov noted that it would be difficult for a car to negotiate a side loading garage at this site.

MOTION CARRIED UNANIMOUSLY.

B - 033 - 2013 Landscape/Hardscape

Address: 334 N. Woods Road

Applicant: Jerome or Anne Fisher

Architect: Nievera Williams Design, Mario Nievera

Project Description: Landscape plan to tie 318 N. Woods and 317 S. Woods properties to 334 N. Woods property. New entrance gates at N. Woods Road to match existing entrance gate west end of N. Woods Road; new driveway; proposed plan materials, topography, and re-use of existing plant material.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Nievera presented the project in accordance with the submitted plans and as described above for the combined properties to be known as 334 N. Woods Road. Design elements include: Located a new formal front gate (details to match other gates) entrance at the northeast corner, pre-cast concrete random interlocking pavers on meandering driveway, relocate existing Date Palms and add another at entrance of driveway; adding fill and grass steps, add series of Royal Palms and specimen Oaks, and, large expanse of lawn. He noted that with the three properties combined, there will be 75% open green space.

Mrs. Vanneck encouraged the retention of the under planting along North Woods Ficus hedge and asked Mr. Nievera to try to discourage the chemical practice of dwarfing the White Hibiscus.

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

C. **MINOR PROJECTS - OLD BUSINESS:** None

D. MINOR PROJECTS - NEW BUSINESS (11:29:36 a.m.)

A - 017 - 2013 Alterations

Address: 304 Indian Road

Applicant: Anna Miller

Architect: Roger Janssen

Project Description: Alterations to facades, landscape and hardscape

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Janssen presented the project in accordance with the submitted plans and as described above. He explained that ARCOM had seen this project previously for some minor changes, and these changes are in addition to those original approvals. He listed the changes to the elevations involving the front door and window above it, the garage doors, dropping sills on the first floor casements, addition of pergola, and changing Bahama shutters to Colonial shutters.

Mr. Lindgren reviewed a previous staff approval for this property.

Let the record show that Mr. Zukov left the meeting at 11:50 a.m.

Mr. Lang continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: removal of front circular driveway in favor of a Chattahoochee driveway and a small garden walkway; garden gate at the street; change configuration of pool; simple landscape plan; site lighting consisting of 15-16 up lights under 75 watts.

Under commission comments: OK to lower windows; do something across the top of the garage doors to help screen them; front loading garage door needs more "mystery" perhaps by adding another tree at the east end; issue with 51 dwarf Hibiscus; and decrease the curb cut to help screen the garage.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED WITH THE ADDITION OF A SEAGRAPE OR ANOTHER SPECIMEN TREE, AND REDUCE THE CURB CUT BY 2 FEET.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A - 018 - 2013 Revision to elevation

Address: 232 Angler Avenue

Applicant: Frank Sciamé

Architect: Affiniti Architects

Project Description: Revision of front elevation

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier presented the project in accordance with the submitted plans and as described above. It was noted that the proposed changes have already been done: Gutters and downspouts added; trim above French doors changed; shutters changed from panels to louvers; change at balcony, and change to shape of garage door openings and style of garage doors.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED (CORRECTED TO) "AS BUILT".

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A - 019 - 2013 Alterations

Address: 231 El Dorado Lane

Applicant: Peter Dictenberg

Architect: SKA Architect + Planner, Jacqueline Albarran, P.A.

Project Description: Replace existing windows with single lite casement windows, addition of chimney, removal of awning over garage door, replace existing garage doors with louvered doors, removal of select shutters, stucco over existing brick veneer

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, SKA Architect + Planner

Mrs. Albarran presented the project in accordance with the submitted plans and as described above. In addition, she noted that windows will be changed to clear impact windows, and the brick veneer will either be removed or stuccoed over.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A - 020 - 2013 Gates

Address: 1495 N. Ocean Way

Applicant: Howard Sontag/RH Trust

Architect: Copper Stone Construction & Design Corp.

Project Description: Replacing existing swing gates

Call for disclosure of ex parte communication: There was no call for ex parte communication relative to this item.

ARCHITECTURAL PRESENTATION BY: Ray Lopez, Copper Stone Construction & Design

Chairman Vila noted that this work has been done without permits or ARCOM approval.

Mr. Lopez stated that the property manager had lifted off the existing wrought iron gates and replaced them with a solid gate for privacy concerns. Mr. Lindgren noted that this matter had come before the Code Enforcement Board, and the property owner was cited for no permit or ARCOM approval for the new gates.

Under commission comments: Go back to the previous gates; this is an ugly pair of gates that was put in there; an unfriendly gesture to North Ocean Way; the new gates are forbidding; and, they have no grace, are higher and more massive.

MOTION MY MR. SAMMONS TO REJECT THE NEW GATES AND COME BACK WITH ANOTHER GATE AND LOOK INTO THE APPLICABLE PUNITIVE RECOURSE.

MOTION SECONDED BY MR. HOMES.

MOTION RE-STATED BY MR. SAMMONS TO DENY THE CURRENT GATE DESIGN THAT WAS INSTALLED WITHOUT APPROVAL.

MOTION SECONDED BY MR. HOMES.

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: (12:04:22 a.m.)

Mr. Page reported that Mr. Andrew Roddy had appeared before ARCOM a few months ago seeking approval for a new roof on his residence. ARCOM denied his request, and Mr. Roddy appealed that decision to the Town Council. Since that time, Mr. Roddy has withdrawn his appeal.

Mr. Page reported that the subject of the allowable number of conflicts for members has been discussed at the ORS and the Town Council. It has been proposed that 4 conflicts should be allowed, but the fifth conflict would result in the removal of the member from the commission. This proposal will be placed in ordinance form for first and second reading.

There has also been discussion relative to the requirement for Florida licensure for architects who serve as members of ARCOM and the LPC. The ORS is still debating this issue, and will meet again on Wednesday, July 10, 2013 at 2:00 p.m.

XI. ADJOURNMENT: (12:05:58 a.m.)

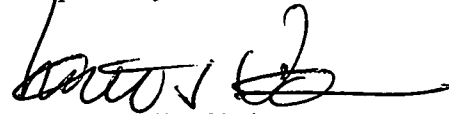
MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 12:20 P.M.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, June 26, 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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CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

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

Application Number and Title: A-020-2013

Address: 1495 N. Ocean Way

Applicant:

Architect:

Project Description:

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

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

features of exterior design and appearance:

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

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

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

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

public or private way (except alleys).

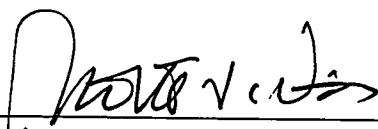
- (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

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

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on 5/22/13

TOWN OF PALM BEACH


Chairman, Architectural Commission