



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

WEDNESDAY, MARCH 27, 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 (8:59:27 a.m.)

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

II. ROLL CALL (8:59:31 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	ABSENT (excused)
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:07 a.m.)
Michael B. Small, Alternate Member	PRESENT

Staff Members present: John S. Page, Director of Planning, Zoning and Building, Paul W. Castro, Zoning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. John Lindgren, Planning Administrator and John C. Randolph, Town Attorney, were absent.

III. PLEDGE OF ALLEGIANCE: (8:59:52 a.m.)

IV. ADMINISTRATION OF THE OATH OF OFFICE TO NEW MEMBER(S): (9:00:11 a.m.)

Mrs. Delp administered the Oath of Office to Mr. Small.

V. **ELECTION OF OFFICERS: (9:02:02 a.m.)**

MRS. VANNECK NOMINATED MR. VILA AS CHAIRMAN.
NOMINATION SECONDED BY MR. KARAKUL.
NOMINATION CARRIED UNANIMOUSLY.

MR. KARAKUL NOMINATED MR. ZUKOV AS VICE CHAIRMAN.
NOMINATION SECONDED BY MR. GRUSS.
NOMINATION CARRIED UNANIMOUSLY.

VI. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 27, 2013 MEETING: (9:02:45 a.m.)**

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

VII. **APPROVAL OF THE AGENDA : (9:03:01 a.m.)**

MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

VIII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:03:10 a.m.)**

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

IX. **OTHER BUSINESS: (9:03:36 a.m.)** None

X. **PROJECT REVIEW (9:03:38 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS (9:03:41 a.m.)** None

B. **MAJOR PROJECTS-NEW BUSINESS (9:03:51 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 the architect has requested deferral to the April meeting.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 012 - 2013 New Guest House, Landscape & Hardscape

Address: 4 La Costa Way

Applicant: LCW Trust; Geoffrey and Maureen Squibb

Architect: Thomas M. Kirchhoff, AIA, P.A.

Project Description: New one-story guest house. Replace existing windows on North (Street) elevation with impact units of same design. Replace front door with impact unit and refine associated classical details with ones that are more correct. Landscape and hardscape modifications.

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above. He explained that the property owner has a large family which is not accommodated by the existing home and guest house, so another guest house is planned. The new guest house, symmetrical in design, will have two bedrooms and a living space with details to match the main house. In addition to the fenestration changes presented, the entire house will be re-roofed, including removal of the dog house behind the gable, and reducing the pitch of the roof. The front door will be replaced with a more attractive door.

Under commission comments: Front appearance improved; it is wrong to copy the illiterate detailing of the main house onto the new guest house; the proposed south elevation of the guesthouse overuses the Palladian motif...a bit much for a secondary building; preference for simplicity; possibly eliminate the keystones over the windows to simplify the guest house; this needs to go back to the drawing board for work on the details; repeating mistakes is not what we should be doing; the house was approved and built and is being enjoyed...they just want to add a guest house...it's not offensive.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. SAMMONS AND MR. VILA OPPOSED.

B - 014 - 2013 New Residence

Address: 301 Maddock Way

Applicant: Paul L. Maddock as Trustee

Architect: Roger P. Janssen

Project Description: Construct a new two-story residence, pool and hardscape with a total of 9,139 sq. ft. of air-conditioned space. Building: White; Roof: Grey; Trim: White; Shutters: Dark Blue

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

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

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Janssen presented the project in accordance with the submitted plans and as described above. He described the house as: an L-shaped, two-story home with three-car garage which attempts to

create a quiet, private courtyard to the northwest; very formal entrance to the south on Maddock Way; smooth stucco finish; grey, smooth cement tile roof; and, black/blue Colonial shutters.

Under commission comments: Your presentation does not show this house within the context of the neighboring historic properties; column spacing differs front to back; problem with detailing of eaves, mouldings, and sima and width of fenestration above front door; massing is nice; inconsistency with front and rear columns; front entry is heavy; question the square columns and the round columns; style of house is not considerate of two neighboring historical houses; doors and shutters better as shown on landscape drawings, Sheet 3/4.; elevations in architectural plans differ from elevations in landscape plan; very visible, strategic parcel; and, concern with east elevation....the least attractive of all the elevations.

Frank Meroney, Environment Design Group, presented the landscape/hardscape in accordance with the submitted plans. The design scheme includes: Maintenance/relocation of 3 beautiful specimen trees; hedges for landscape buffering; formal forecourt; front is simple and green; rear simple pool area with palms on each corner; walls with benches and fountains; Ficus hedges, Coconut Palms, Clusia, etc.; and, small fountain on center with front door.

Under commission comments: 12 ft. Ficus...do not want to travel through a Ficus tunnel, 12 ft. on either side; why add more Ficus when the Ficus of neighboring properties is in dismal condition; would like to see some (landscape) movement on North Lake Way; need taller planting around base of house; very opposed to fountain in front of house; need many more Coconuts or other palms along North Lake Way to make it more interesting; you are missing an opportunity to contribute to the feeling of a private botanical garden that has always existed there...you're trying to create a formal landscape and are missing an opportunity to celebrate old Palm Beach.

MOTION BY MR. KARAKUL TO DEFER FOR RE-STUDY, BOTH THE ARCHITECTURE AND THE LANDSCAPE.

MOTION SECONDED BY MRS. VANNECK AND MR. SAMMONS SIMULTANEOUSLY.

MOTION CARRIED UNANIMOUSLY.

B - 015 - 2013 Demolition

Address: 318 N. Woods Road

Applicant: Anne Fisher

Architect: Michael J. Johnson

Project Description: Demolition of single family residence and accessory structures, hardscape, interiors and landscaping

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

ARCHITECTURAL PRESENTATION BY: Michael J. Johnson, Architect and Daniel Menard, La Berge and Menard, Inc.

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Menard provided the demolition report for this 1974 Bungalow and pool. He stated that the house has not been maintained, and showed a series of interior and exterior photos of the house. Mario Nievera stated that there are some significant plant materials on site which will be retained, and the property will be sodded and irrigated.

**MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 016 - 2013 Demolition

Address: 317 S. Woods Road

Applicant: Anne Fisher

Architect: Michael J. Johnson

Project Description: Demolition of single family residence, hardscape, interiors and landscaping

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

ARCHITECTURAL PRESENTATION BY: Michael J. Johnson, Architect and Daniel Menard,
La Berge and Menard, Inc.

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

OTHERS WHO TESTIFIED: Robert L. Moore, on behalf of the applicant; Anne Fisher, property
owner

Mr. Menard provided the demolition report for this 1938 cottage in the British Colonial style. He
stated that the architect is unknown, and that the house has been neglected over the years and is
not in good condition. Mario Nievera stated that there are some significant plant materials on site
which will be retained, and the property will be sodded and irrigated.

Under commission comments: This is one of the more charming houses on the island...to tear it
down just to have a sodded lot doesn't seem like it's in the public interest; the detailing and
massing is nice; this is a 1938 house...if we don't preserve some of them, at some point, we don't
have much inventory at all left of the older patina of the town.

Robert Moore, 420 Santa Fe Road, West Palm Beach, speaking on behalf of the Fishers, offered
some historical comments regarding this property. He noted that the Fishers now want to create a
garden on this parcel and are entitled by right to the demolition.

Mrs. Fisher stated that there is nothing beautiful about this home, and it has never been
maintained. It is her desire to create a beautiful enhancement to the Town at this property.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE DEMOLITION WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING.
MOTION SECONDED BY MR. ZUKOV.**

Prior to the vote, Mrs. Vanneck requested, because it is an easement and people use that route to
the Lake Trail, that the Fishers consider giving something back to the Town so there is just not a
wall or a big hedge there. The owner was also advised that the landscape plans for both properties
(318 N. Woods and 317 S. Woods) will have to be brought to ARCOM in the future for approval.

MOTION CARRIED UNANIMOUSLY.

Mr. Knowles encouraged the Landmarks Preservation Commission to save more structures like
this one.

B - 018 - 2013 Demolition and New Residence

Address: 332 Eden Road

Applicant: Greg and Mardi Hayt

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

Project Description: Demolition of existing two-story residence with pool. Construction of new two-story Georgian styled home with pool. Building: Light Beige; Roof: White Flat Concrete Tile; Trim: White; Shutters: White. Final landscape and hardscape.

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects, Inc.

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Kahan provided the demolition report for the existing 1953 residence which is good condition, is well-maintained, but has no historical significance. Mr. Williams indicated that two (2) Ficus trees will be re-used in the new plan, along with some other trees/plant material. The majority of plant material will be removed.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE DEMOLITION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Kahan presented the project for the new house in accordance to the submitted plans and as described above. He described the new house as a Volk-styled Georgian with a two-story mass with symmetrical two-story wings and a centered entry, and a one-story wing and one-story garage. There is usable garden space on all sides of the house. Mr. Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: pedestrian entrance off Eden Road; two (2) Banyans flanking the main entrance; motor court off Eden Road; rear pool (13 ft. wide x 38 ft. long); and, Date Palms at corners of pool.

Under commission comments: Conflict between rendering and elevation; a static quality to the design; problem with proportion vs. size of windows; all columns are equal; rear elevation – clash between balcony and column below; rear elevation windows are so small; detailing at entablature of front porch needs work; needs more work proportionally; needs more inflection; no need for quoins; bump outs popping out at various places; shutters are to be white per the application, but are shown as black; front elevation very busy; problems with columns and quoin courses and the band across the whole house; railings are busy; massing is good.

MOTION BY MR. ZUKOV FOR DEFERRAL (TO THE APRIL MEETING).

Mr. Castro noted that the supplemental parking shown off of Eden Road must be screened by a 6 ft. hedge, and a landscape trash area must be provided on the site.

MOTION SECONDED BY MRS. VANNECK.

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

Let the record show that there was a short recess from 10:30 a.m. to 10:40 a.m.

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

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

ARCHITECTURAL PRESENTATION BY: Carlos Martin, Carlos Martin Architects, Inc.

Let the record show that the architect brought a model to the meeting. Mr. Martin started his presentation of the project (a two-story residence with a two-story guest house), but early in the presentation, Mr. Martin noticed that the Presentation (on-screen) did not match the most current version of the plans. He passed different colored renderings to the members for reference, and the same was projected on the Elmo projector.

Mr. Castro called attention to the height of the house. "The plans reflect that the measurement is to the tie beam, and actually, the architect needs to be aware that we take the height from the finished floor to the bottom of the top chord of the roof framing member, where it intersects that outside wall." If the architect is not meeting that requirement, he will have to modify the plans.

**MOTION BY MR. ZUKOV FOR DEFERRAL (TO THE APRIL MEETING) TO CLEAR THIS UP AND PRESENT ONE (1) PRESENTATION TO US.
MOTION SECONDED BY MRS. VANNECK.**

Mr. Zukov suggested that the architect meet with the members prior to the next meeting. Chairman Vila explained that the architect must provide one complete presentation for review by the commission, with all plans updated with the most recent revisions, and that the project is deferred for further clarification.

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

B - 021 - 2013 Demolition

Address: 390 North Lake Way

Applicant: 390 North Lake Way, LLC

Architect: Peterson Design Professionals

Project Description: Demolition of existing single family residence, outbuildings and appurtenances, and landscaping removal

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

ARCHITECTURAL PRESENTATION BY: Attorney Frank Lynch

Mr. Lynch provided the demolition report relative to this Howard Chilton designed residence. Early during that report, the commission noted that there were no photos of the existing residence within the members' mini-sets.

**MOTION BY MR. GRUSS FOR DEFERRAL (TO THE APRIL MEETING).
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Lynch was reminded to include photos of the existing residence in the mini-sets submitted to the Town.

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

D. **MINOR PROJECTS - NEW BUSINESS:** (10:48:18 a.m.)

A - 008 - 2013 Alterations, Landscape and Hardscape

Address: 304 Indian Road

Applicant: Mrs. Anna Miller

Architect: Roger Janssen

Project Description: Alterations to existing facades, landscape and hardscape

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen stated that this residence was recently purchased, and the owner would like to make some minor immediate changes much ahead of her long range plan for changes to the house. Currently requested changes include: Square the quoins; remove the stucco arch heads in favor of a flat stucco head; place Bahama shutters on the ground floor and Colonial shutters on the second floor. Mr. Janssen passed an Alternative North Elevation – Detail and an Alternative (B) North Elevation, which were projected on the Elmo projector. The balance of the work is removing at least 50% of the existing hardscape of the driveway and the rear pool deck, and revising some landscaping. (He noted that the landscape changes will be staff approved.) The commission approved of the Alternate B design as presented, but without the quoins as noted below.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, BUT WITHOUT THE QUOINS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A - 009 - 2013 Remodel

Address: 1045 South Ocean Boulevard

Applicant: Dan Borislow

Architect: Jeffrey D. Brasseur, R.A.

Project Description: A facade and landscape/hardscape remodel

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

ARCHITECTURAL PRESENTATION BY: Jeffrey D. Brasseur, Architect

OTHERS WHO TESTIFIED: Dan Borislow, Property Owner

Mr. Page stated that this house has been under construction for many years. As such, the Town's Building Official has advised the owner, in writing, that work needs to be completed at the property by April 22, 2013.

Jeffrey Brasseur, of Brasseur and Drobot Architects, provided the presentation in accordance with the submitted plans and as described above. He outlined the project as follows: To apply a painted, smooth stucco system to smooth out the existing imperfections in the building's existing stucco finish and remodel the existing driveway and front landscape. The colors will be a light grey for the body of the house and a darker grey for accents. A sample of the stucco system was passed. Two pairs of Foxtail Palms will be added flanking the main entry. Some of the existing concrete driveway will be removed on the sides in favor of grass, and grass "windows" will be inserted into the driveway at other places. The driveway is proposed in porcelain tiles in varying shades of grey. A new wood veneer is to be applied to the existing garage doors. Mr. Borislow, the property owner, testified relative to the proposal and to the history of work at the site.

Under commission comments: Not in favor of a two-tone house; this is a gigantic curb cut; problem with removing the existing grass area at South Ocean Boulevard; strong recommendation against the product chosen for the smooth stucco finish because of moisture problems; two-tone house, four-tone driveway...it's a disaster; more screening is needed to screen the house from the road, along with a smaller curb cut; it would be wonderful if there were trees around the house; it would be wonderful if the house tried to recede a bit, rather than be so blatant; two-toning the paint will call more attention to it; a porcelain tile driveway, as proposed, will not improve the situation; would like to see a central section of landscape screening.

Mr. Page re-stated that the Building Official has advised the property owner, in writing that the building permits will expire on April 22, 2013. Mr. Castro stated that under the code, a public access drive onto the street shall not exceed 30 feet. So, to effect the proposal, as submitted, (removing the grass area at the street), would require a variance which would not likely be granted.

Upon hearing the commission and staff comments, Mr. Borislow stated that he will abandon this project and revert to former staff approvals.

**MOTION BY MRS. VANNECK TO DENY THE PROJECT.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.**

Chairman Vila clarified that staff approvals will have to take the curb cuts and landscaping into consideration. He strongly urged the property owner to make efforts to landscape the property at the road as was suggested.

A - 010 - 2013 Color changes

Address: 226 Kenlyn Road

Applicant: DBS Holdings LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Requesting a change in color for: roof tile, shutters, gates and awning.

Building: Light green; Roof: Flat white cement tile; Shutters: White

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

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

Mr. Janssen presented two colored renderings: one with the original color palette and one with the new color palette as listed above.

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

A - 011 - 2013 Change of Roof Material

Address: 231 Kenlyn Road

Applicant: Robert Andrew Roddy

Architect: None

Project Description: Change of roofing material from asphalt shingles to a synthetic coating.

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

ARCHITECTURAL PRESENTATION BY: Robert Andrew Roddy, Property Owner

Mr. Roddy stated his opinion that asphalt shingle roofs and tile roofs are too prone to hurricane damage. As such, he proposed removal of the existing asphalt shingles from his home; replacement of the existing roof sheathing as needed, and then the application of a synthetic white silicon-based coating (GACO ROOF) to be applied in layers directly onto the sheathing. He showed samples of the coating and testified that it has a 50 year warranty.

Under commission comments: Aesthetically, every joint is going to show; being a monolithic material on a pitched roof that is visible, is not what we're after; this is not gas-pervious, so rot issues will be created.

Mr. Page stated that any permit for this work will have to satisfy Florida building code requirements. Plans Examiner and Acting Building Official (today), Bill Bucklew, testified that he had spoken with the Building Official, Mr. Taylor, regarding this product. The material is an elastomeric coating which is typically used on flat roofs. Any material which is applied to the roof must meet the Florida building code.

It was noted that the original roof on the house was done in asphalt shingles.

MOTION BY MRS. VANNECK TO DENY THE PROJECT BECAUSE IT IS NOT UP TO PALM BEACH STANDARDS, NOR WILL IT BE ATTRACTIVE, AND NOR WILL IT BE AN IMPROVEMENT TO THE HOUSE ITSELF.

MOTION SECONDED BY MR. SAMMAONS.

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

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (11:35:36 a.m.) None

XII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (11:35:43 a.m.)

Mr. Zukov called attention to the change in the square columns at the hotel on Royal Palm Way. He stated that they appear small and asked staff to check on it.

Mr. Ives stated that, during the break, he had checked with the Preservation Foundation relative to the architect for the house at 317 S. Woods Road which was listed as unknown on the demolition report. According to the Preservation Foundation, the architect was Howard Major. Secondly, Mr. Ives asked staff to look into reflective signage and other signs on North Ocean Boulevard.

Mr. Knowles publically welcomed Mr. Small to the Architectural Commission.

Mr. Page reported that the Town's Ordinance Rules and Standards Commission, on April 11, 2013, will be reviewing the number of voting conflicts allowed to members of the LPC and ARCOM. Additionally, they will also review the requirement for Florida licensure for architects who serve on the two commissions.

Mr. Small announced that he will not be present at the next meeting due to travel which has been pre-planned for a year. Mrs. Vanneck advised Mr. Small to notify the Town in writing.

The commission offered comments about the two issues which will come before the Town's ORS Committee: number of allowed voting conflicts and the requirement for Florida licensure. In summary, those who commented stated a preference for increasing the number of permitted conflicts and for continuing to require Florida licensure of architects who serve as members of the commission. It was suggested that perhaps a non-resident expert might be considered for ARCOM, as is already in place for the LPC.

XIII. ADJOURNMENT: (11:44:31 a.m.)

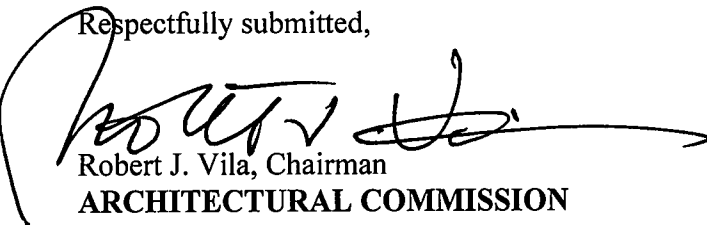
MOTION BY MR. SAMMONS TO ADJOURN THE MEETING AT 11:55 A.M.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, April 24, 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

cmd

March 27, 2013

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-009-2013

Address: 1045 S. OCEAN BLVD

Applicant: DAN BORISLOW

Architect: JEFFREY BRASSEUR

Project Description: A FACADE & LANDSCAPE/HARDSCAPE REMODEL

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).

1 (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 3/27/13

TOWN OF PALM BEACH


Chairman, Architectural Commission

March 27, 2013

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-011-2013

Address: 231 Kenley Rd

Applicant: ROBERT ANDREW RODDY

Architect: NONE

Project Description: CHANGE OF ROOFING MATERIAL FROM ASPHALT SHINGLES TO A SYNTHETIC COATING.

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)

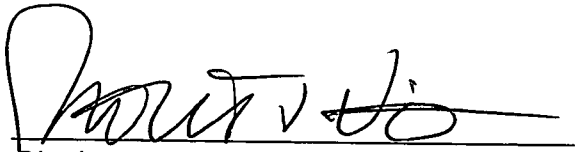
The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

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 3/27/13

TOWN OF PALM BEACH


Chairman, Architectural Commission