



MINUTES
ARCHITECTURAL COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
360 SOUTH COUNTY ROAD, PALM BEACH
FRIDAY, DECEMBER 17, 2010, 9:00 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town’s website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER (9:00:32 a.m.)

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

II. ROLL CALL:

PRESENT: Jeffery W. Smith, Chairman
William J. Strawbridge, Jr., Vice Chairman
Leslie C. Diver, Member
Kenn Karakul, Member
Nikita Zukov, Member
Robert J. Vila, Member
Ann L. Vanneck, Alternate Member
Martin D. Gruss, Alternate Member
Peter I. C. Knowles II, Alternate Member

ABSENT: Samuel M. Boykin, Member (Excused)

Staff members present: John S. Page, Director of Planning, Zoning & Building,
John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission

III. PLEDGE OF ALLEGIANCE (9:01:09 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 19, 2010 MEETING:

MOTION BY MS. DIVER FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA : (9:01:45 a.m.)

MOTION BY MS. DIVER FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

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

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

VII. OTHER BUSINESS:

None

VIII. PROJECT REVIEW (9:02:16 a.m.)

A. MAJOR PROJECTS - OLD BUSINESS (9:02:21 a.m.)

B - 049 - 2010 Facade

Address: 225 Worth Avenue

Applicant: Retail Brand Alliance Inc.

Architect: Mark Dillenberg, NCARB

Project Description: Interior remodeling with Worth Avenue facade modifications

This project was heard at the October meeting, was deferred to the November meeting, and then deferred again at the November meeting to the December meeting at the request of the applicant.

Call for disclosure of ex parte communication : Mr. Vila made an ex parte declaration.

Architect Mark Dillenberg returned to ARCOM subsequent to the previous deferrals. He explained the changes made since the last meeting: Revised to be an all stone facade (unfilled Dominican coral stone to match existing); clay tile roof; reduced size of building signage (shiny brass block letters) ; added Brooks Brothers, in script, at bottom of six windows; abandoned backlit signage; added 12" stone edge where building meets sidewalk; and, retain awnings over windows.

Members were adamant that the stone (which they said was Florida keystone, not Dominican coral stone) must match on both the east and west facades of the building. The architect was advised to contact Eugene Lawrence, the original architect, to determine the exact stone type. Members did not like the proposed block lettering, preferring script instead.

MOTION BY MS. DIVER FOR APPROVAL OF THE PROJECT WITH THE USE OF MATCHING THE CURRENT MATERIALS USING THE

FLORIDA KEYSTONE, AND THAT THE (BUILDING) SIGNAGE BE RETAINED IN THE SAME SCRIPT FONT, BUT ALSO NOTING THAT SHINY BRASS IS ACCEPTABLE FOR THAT SIGNAGE.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

[B - 035 - 2010 New Commercial Building](#)

Address: 2880 South Ocean Boulevard

Applicant: HOJO Partners, LLC

Architect: The Lawrence Group Architects

Project Description: A one-story office building with a combination of flat and pitched roofs and the demolition of the existing one-story building

At the September meeting, there was a motion for approval of the demolition with the typical provisions for sodding and irrigating. There was a second motion for deferral of the project to the October meeting for re-study. (It was clarified, for the applicant, that the commission would like to see a hint of Phase II and Phase III.) At the October meeting, the project was deferred for re-study (and the architect is to return with materials). At the November meeting, the project was deferred to the December meeting at the request of the architect. **Please be advised that the architect has withdrawn the project.**

**MOTION BY MS. DIVER TO WITHDRAW B-035-2010.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

[B - 053 - 2010 New Single Family Residence](#)

Address: 108 El Mirasol, Lot 7 & 8, El Mirasol

Applicant: Neeta and Anand Khubani

Architect: Roger Hansrote

Project Description: New two-story single family residence with 3 garages, 8 bedrooms, 9 baths, 2 half baths, breezeway, porte cochere and pool (13,869 square ft. air conditioned) Roof Material: Terra Cotta Barrel tile; CBS construction; Color-beige; Trim-cast stone; Shutters-beige (Rolladen)

After hearing the project at the October meeting, the project was deferred to the November meeting. At the November meeting, the project was deferred to December at the request of the attorney for the applicant.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Roger Hansrote, Architect of Record, Jeff Beer, Consulting Architect, and Adam Mills or Morgan Wheelock Inc., Landscape Architect, presented this project. It should be noted that a model was presented during the presentation. The design concept includes: Three buildings which are all connected (main house, guest house, and garage); hardscape using Olympic stone pearl and Chicago brick in a herringbone pattern; and, landscape screening of entire property using existing and new plant material.

Commission comments: Royal Palms cannot go in at full size; front door is too plain; west elevation – prefers previous presentation; prefer previous design of window in staircase, but with no balcony; east elevation – small balcony does not line up with anything – no reason for it, so eliminate it; do not like window in tower feature (prefers previous design); east elevation – inappropriate use of 3 over 3 windows; problem with proportion of arches – east elevation; west elevation – do not treat garage fenestration the same as main house fenestration; wrong proportion for stair tower window; east elevation – second floor bay window looks Colonial and out of place; you're pulling from too many styles; replace double balcony with single; north elevation – window proportions off; clay tile roof of porte cochere seems to float; chimneys are unusual – study for proportion; and, rhythm of fenestration is off.

MOTION BY MR. ZUKOV FOR DEFERRAL BASED UPON COMMENTS MADE TODAY.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

[B - 060 - 2010 Aviary](#)

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE

Address: 309 Worth Avenue

Applicant: Trillion Inc., Tatiana Van Zandt

Architect: The Lawrence Group

Project Description: Addition of 65.72 sq. ft. aviary to existing Trillion store

Variance: Variance for rear setback 0 ft. instead of 4.75 ft. existing and 10 ft. required and variance for lot coverage of 76.67% instead of 76.07% existing and 75% permitted

Please note that at the November meeting, there was a motion that implementation of the proposed variance will not cause negative architectural impacts to the subject property. That motion carried 4-3. There was a second motion for deferral of the architecture to the December meeting.

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

MOTION BY MS. DIVER FOR DEFERRAL TO JANUARY.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

[B - 061 - 2010 Addition](#)

Address: 1170 North Ocean Boulevard

Applicant: Jan and Tom Moloney

Architect: SKA Architects/Patrick W. Segraves

Project Description: Addition of sunroom at existing west terrace, new pool, new site walls, new roof over existing east terrace

Please note that after reviewing the project at the November meeting, the project was deferred to the December meeting. Please be advised that the architect has requested deferral to the January 2011 meeting.

**MOTION BY MS. DIVER FOR DEFERRAL TO JANUARY.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B. [MAJOR PROJECTS - NEW BUSINESS: \(9:42:26 a.m.\)](#)

[B - 062- 2010 Renovations and new construction](#)

Address: 656 North County Road

Applicant: Villa Artemis, LLC

Architect: Ferguson & Shamamian Architects, LLP

Project Description: Renovations and alterations of the existing 2 story single family residence, including raising the roof and parapet walls of the Northwest wing to match the height of the main block and reconfiguring a portion of the west facade and the adjacent exterior staircase. Renovations and alterations to the existing pool house. Construction of a new 1 story guesthouse. Renovations and alterations to the landscape and hardscape.

Call for disclosure of ex parte communication: Mr. Karakul and Mrs. Vanneck made ex parte declarations.

Attorney Maura Ziska reported that this project had received Town Council approval of two variances to allow the rebuilding of the pool house and to allow an additional guest house.

Architect Mark Ferguson presented this project, along with Mario Nievera, Landscape Architect. He explained that this will be a top to bottom modernization and restoration of a 1920 home since the house basically needs everything. In addition, the project includes some alterations to the existing structure and some new construction. Mr. Ferguson reviewed the site as well as existing and proposed elevations of all structures. As for landscape/hardscape, the gates will be restored; much of the existing plant material will be maintained; the hedge that follows North County Road will remain intact; the driveway will be lined with Cocoanut Palms in staggering heights; and, new plant material, new gardens, pathways, and terraces are proposed. The building exterior is stucco along with molded plaster. The building color will remain white with turquoise trim to match existing. Impact glass will be used in the restoration.

Commission comments: Impressed beyond words; samples are lacking; west elevation staircase too austere for the house; great presentation; very sensitive to history of house; very authentic; commend the property owners for this undertaking; great project, but front door and ocean side of guesthouse a bit disappointing; and, this is the best pool in Palm Beach – magical; amazing that this is being preserved; the Landmarks Commission should look at this as a possible landmark after the restoration is completed.

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

Mr. Gruss felt it was important to treat all applicants the same with regard to requirements for samples. Chairman Smith and other members attempted to address these concerns and noted that the architect has stated that the materials will match existing.

At this point, there was a short recess from 10:15 a.m. to 10:22 a.m.

B -065 - 2010 Addition

***ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE
REQUEST***

Address: 221 Ocean Terrace

Applicant: Robert and Hellen Ficalora

Architect: MP Design & Architecture, Inc.

A one & two story addition consisting of a master suite, guest bedroom/office with bath and enlarging the dining room and family room

Call for disclosure of ex parte communication: Several members made ex parte declarations.

A variance to allow a point of measurement of 10.97 feet National Geodetical Vertical Datum mean sea level ("NGVD") for cubic content ratio in lieu of the 8.63 feet NGVD maximum allowed to construct a 510 square foot one story addition and a 1,342 square foot second story addition. The allowable cubic content ratio ("CCR") for the lot is 3.98. If this calculation is taken from the Town's point of measurement, which is 18 inches above the road, the proposed CCR would be 4.15.

Attorney Maura Ziska, Michael Perry of MPDesign and Architecture, and Darryl McCann, Landscape Architect, were present on behalf of this project. Ms. Ziska reported that this project had been approved a year ago by ARCOM and the Town Council, for variance, but those approvals had just expired. The project is exactly the same as had been previously approved. The commission felt that they were very familiar with this project and required no further presentation. Mrs. Vanneck stated that she had voted against the project last year, so she voted similarly today.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

**MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE
PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE
ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY, NOTING
THAT THE TOWN COUNCIL HAD PREVIOUSLY APPROVED THE
VARIANCE.**

**MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

[B - 066 - 2010 Demolition and New Residence](#)

Address: 1240 North Ocean Boulevard

Applicant: Mr. and Mrs. Matt Smith

Architect: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence; New two story shingle style residence, pool, hardscape and landscape; exterior renovation to existing cabana.

Let the record show that Mr. Smith declared a Conflict of Interest with regard to this project. Voting Conflict form on file. He passed the gavel to Mr. Strawbridge.

Please note that the applicant submitted a request for deferral yesterday.

MOTION BY MS. DIVER FOR DEFERRAL TO JANUARY.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

[B - 067 - 2010 New residence](#)

Address 212 Nightingale Trail

Applicant: Robmar Realty, LLC

Architect: MP Design & Architecture, Inc.

Project Description: New one and two story residence, pool, landscape & hardscape

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Mr. Perry explained that the two one-story portions of the home are on the east and west sides with the two story portion in the center. It will be a Bermuda style white stucco home with hunter green shutters, white flat tile roof, double hung windows, Chippendale railings, and a single 18 ft. garage door designed to look like two doors. Keith Williams with Mario Nievera Design Inc. outlined the plant material which will be retained, as well as new material to be added. He described the landscape design as a loose, tropical, informal landscape with a 35' x 14' pool bordered in coral. The driveway will have a salvaged brick border with random coral inlay. A garden gate is planned on axis with the front door, but it has not been designed yet.

Commission comments: Object to 18 ft. wide garage door, especially in the front of the house – make it two doors, or do something else; rear of home – second story addition is supported by columns which are too spindly; make windows match in width; do not like all glass front door with sidelights; likes the garage door as presented to encourage parking cars in the garage; issues with fenestration on north and south elevations; object to shutters on second floor window, front elevation; likes the shutters on the second floor window; do a natural wood door or painted plank door; looking for uniformity in shutters; odd to see double set of columns under balcony on south elevation; decorative water table feature might be nice; second floor gable end seems thin.

**MOTION BY MR. STRAWBRIDGE FOR DEFERRAL TO JANUARY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 068 - 2010 Landscape/Hardscape

Address: 225 Nightingale Trail

Applicant: Michael Lospinuso

Architect: Mario Nievera

Project Description: Proposed final hardscape and landscape designs

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Keith Williams of Mario Nievera Design Inc. explained that this is the third time the commission has seen this plan, as a result of advertising requirements, etc. Mr. Williams gave a brief review of the plan outlining the landscape material, including high ficus hedges around the perimeter, a palm alley lining the driveway; a brick driveway with brick border and a grass border inlay; a central entrance on axis with the front door; a pool with brick coping, a Dominican coral terrace, and brick walkways.

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

B - 069 - 2010 Covered Parking

***ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE
REQUEST***

Address: 240 North County Road

Applicant: French Villas Association, Inc.

Architect: Michael J. Miller, Miller Land Surveying

Project Description: Add 200 sq. ft. of covered parking area in a pre-existing parking lot

A variance to add 360 square feet of covered parking with a rear setback of 2.4 feet in lieu of 10.4 existing which is less than the 15 ft. required; A variance to add 200 sq. ft. of covered parking which would increase lot coverage from 32.13% existing to 32.75% in lieu of 30% required.

Call for disclosure of ex parte communication: None

Attorney Peter Broberg explained that this project, requiring variances for lot coverage and setback, would allow all residents at the French Villas to have covered parking. The spaces would be covered with the same green vinyl covering to match existing. Mr. Lindgren read an e-mail dated December 14, 2010 from Alvin Fertel, 220 Atlantic Avenue, Apt. 1, in which he registered his opposition to this project.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

**MOTION SECONDED BY MS. DIVER.
MOTION CARRIED 6-1, WITH MR. STRAWBRIDGE OPPOSED.**

MOTION BY MR. ZUKOV TO APPROVE THE ARCHITECTURE WITH THE PROVISIO THAT THE HEDGE BE MAINTAINED AT LEAST AT 10 FEET.

**MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

[B - 070 - 2010 Exterior modifications](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Address: 150 Worth Avenue

Architect: Jerome Baumohl, AIA, NCARB

Project Description: Ground level exterior modifications shall include the addition of individual retail tenant signage to be mounted along the existing covered walkway's North facade. All new signage will be pin mounted, matte black finish metal lettering with font/copy to be provided by existing retail tenants. For Suite 107 (Louis Vuitton), we propose to modify the center arched opening to accommodate the proposed new signage, incorporating existing architectural reveals with finish to match existing. For Suite 109 (Pucci), Suite 111 (Christofle) and Suite 113 (Vilebrequin), we propose lowering the existing openings approximately 20" to align with existing architectural reveal with finish to match existing. For Suites 115A (Lacoste), Suite 125 (Tory Burch), and Suite 131 (Gucci), we propose to mount the signage to the existing building and with no modifications. Second level exterior modifications shall be for Suite 235 (Vacant) and include the replacement of three (3) existing faux French doors with new casement windows with finish to match existing. We are proposing the addition of two (2) new casement windows centered on existing empty arched openings at existing veranda to balance and match existing adjacent casement windows.

A variance is requested to allow signs to be erected within the right-of-way of Worth Avenue which is not permitted by Code; A variance is requested to allow an exceedence of allowable sign area for Gucci. All of Gucci's signs will total 28.92 square feet, while the Code allows a maximum of 20 square feet

Call for disclosure of ex parte communication: None

Architect Jerome Baumohl corrected the signage for Gucci to be 23.03 square feet rather than the 28.92 square feet stated above.

He explained that this proposal is in conjunction with the improvements which have been done to Worth Avenue. He reviewed the project as outlined in detail above. It should be noted that the tenant signage, as proposed for the building facade, will be 10" in height in each case.

Members who voiced an opinion were unanimous in their dislike of the proposed signage: The building is going in the wrong direction by adding that signage on the facade; it is not an enhancement; it detracts and hides building details; the Esplanade should be in keeping with Palm Beach; completely opposed.

MOTION BY MR. VILA TO DENY THE SIGNAGE AND APPROVE THE FRENCH DOORS OR CASEMENTS TO LOOK LIKE FRENCH DOORS.

**MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

MOTION BY MR. VILA THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

[B - 071 - 2010 Gates](#)

Address: 770 South County Road
Applicant: 770 South County Road, L.P.
Architect: John Lang, Lang Design Group
Project Description: Refinements to previously approved gates

Call for disclosure of ex parte communication: Mrs. Vanneck made an ex parte declaration.

Landscape Architect John Lang presented this request. He explained that when the project was originally approved, it was approved with generic gates. Today, he brought forth new gate designs for the main entrance and the service entrances. The main gate is sited 60 feet back from the road. The service gates are not visible from the street. The main gate design mimics some of the metalwork at the main entrance of the house. It is a wrought aluminum gate with an open design using small pieces of Venetian glass. The three service gates are cypress stained and tinted simple wood gates. There are a total of four gates using two gate designs.

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

[B - 072 - 2010 Additions](#)

Address: 333 Pendleton Lane
Applicant: Alison Beimler
Architect: SKA Architect & Planner, Patrick W. Segraves, AIA
Project Description: Addition of breakfast room in rear of home, two story addition at northeast corner of home to include Florida room on first floor and sitting room and master bath on second floor

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Architect Pat Segraves presented this project. He explained that all of the perimeter landscaping at the site will remain, and described the additions as listed above. New windows and doors will be painted mahogany. The home will be re-painted and re-roofed. Wooden shutters will be cleaned and painted. A change in roof tiles is proposed from white concrete tiles to grey concrete tiles. Shutters, window trim and rafter tails will be antique white, while the body of the house will be taupe. Items such as unsightly conduits and window air conditioning units will be cleaned up. In the rear, at the new addition, three pairs of French doors, with horizontal mullions are proposed with a glass panel between them, and with casement windows above.

Commission comments: Concern about roof drainage; try to recreate an old sleeping porch at the rear second story by adding a railing or columns; changes are fine as seen from the streetview.

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

C. **MINOR PROJECTS - OLD BUSINESS**

[A - 009 - 2010 Balustrade & site wall](#)

Address: 300 Dunbar Road

Applicant: Dean O'Hare c/o M.Timothy Hanlon

Architect: T & L Architecture Inc.

Project Description: Addition of ornamental balustrade on top of existing parapet. Also, addition of new site wall at entry points of driveway, replace existing site wall at pool and related landscaping

Please note that at the July meeting, there was a motion for approval of the project, with the proviso that the two piers be added as recommended, that there is a solid wall by the swimming pool area, and, that the applicant returns with details of the design of the front door. Please note that at the August meeting, the architect requested deferral of the front door design to the September meeting, and a motion was made to that effect. At the September meeting, there was a motion for deferral to the October meeting at the request of the applicant. At the October meeting, after hearing the project, the project was deferred to the November meeting. At the November meeting, the project was deferred to December at the request of the architect.

Call for disclosure of ex parte communication: None

Architect Steve Tresize returned to the commission with a simplified front door design.

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

(Let the record show that Ms. Diver had left the meeting, so Mr. Gruss voted in her stead for this project and for the remainder of the meeting.)

D. MINOR PROJECTS - NEW BUSINESS (11:31:51 a.m.)

A - 010 - 2010 Roof Change

Address: 410 North Lake Way

Applicant: Bray Childrens Trust

Architect: MP Design & Architecture, Inc.

Project Description: Change existing roof material from asphalt shingle to standing seam metal. Change existing covered loggia roof to open pergola.

Call for disclosure of ex parte communication: Several members made ex parte declarations

Michael Perry of MP Design & Architecture, Inc. presented this project as described above. He presented a sample of the roof material proposed, a grey standing seam metal. A color change for the home is proposed, changing it to pale yellow or white. The project includes some fenestration changes as described by Mr. Perry.

Commission comments: From the road, you can't see the house, and from the Lake Trail, you can only see the roof; look at a different roof material...the standing seam grey metal will not enhance the house, especially if the house is yellow; shingle or shake roof would be better; standing seam metal roofs are not appropriate for Palm Beach; the roof is fine...innovative and a bit different.

MOTION BY MR. VILA TO DEFER THE PROJECT AND URGE THE APPLICANT TO CONSIDER A WOOD SHAKE AS A ROOF MATERIAL.

MOTION SECONDED BY MR. STRAWBRIDGE.

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

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (11:40:27 a.m.) None

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

Mr. Page reported that there is a conflict with the November 2011 ARCOM meeting date. The November ARCOM meeting is typically the 3rd Friday of the month. Staff will work this out with the Town Manager's Office and report to the commission next month.

XI. ADJOURNMENT:

MOTION BY MR. STRAWBRIDGE TO ADJOURN AT 11:50 A.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, January 26, 2011 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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