

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION WORKSHOP MEETING
WEDNESDAY, AUGUST 28, 1996
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 8:06 a.m.

II. ROLL CALL

PRESENT: Leighton A. Rosenthal, Chairman
Laurel Baker, Vice Chairman
John H. Schuler, Member
Robert E. Deziel, Alternate Member (arrived at 9:00 a.m.)
Floyd Wideman, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT:

Sally Gingras, Member
Ethel Kinsella, Member
Lowry M. Bell Jr., Member
Marvin Rosenberg, Alternate Member

III. DISCUSSION

DESIGN GUIDELINES/FRONT LOADING GARAGES

Mr. Frank stated that Mrs. Baker has developed a cubic content comparison chart which will help analyze lot sizes of adjacent properties. He suggested that the chart be added to the ARCOM application package.

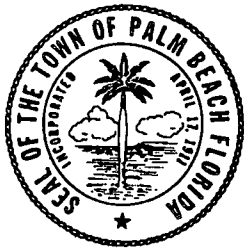
Mr. Dan Swanson of Addison Development spoke in favor of front loading garages for the Phipps Estates. He stated that many houses are taking on an "L" shape with the garages located on the side. Mr. Swanson said if garages were allowed on the front, the houses could be placed farther away from the street and screened with a wall and hedge. Mr. Swanson presented two alternative plans, one showing the garage located on the front of the house and the other with the garage on the side of the house. The Commission felt the site plan showing a front loading garage may be appropriate, but that each project has to be considered individually.

IV. ADJOURNMENT

MOTION BY MR. SCHULER TO ADJOURN THE WORKSHOP MEETING AT 8:55 A.M.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.



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**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY, AUGUST 28, 1996
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 9:10 a.m.

II. APPROVAL OF THE MINUTES FROM THE JULY 24, 1996 MEETING.

MOTION BY MR. DEZIEL TO APPROVE THE MINUTES OF THE JULY 24, 1996 MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SCHULER TO THANK MR. HELANDER FOR HIS TENURE ON THE ARCHITECTURAL COMMISSION AND ASKED STAFF TO FOLLOW-UP WITH A LETTER TO MR. HELANDER.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

III. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B43-95 Previously Approved Project

Applicant:	Mr. & Mrs. Paul Pellitieri
Address:	180 Atlantic Avenue
Architect:	Jeff Gapstur
Project Description:	Previously approved new single family residence

This project was approved at the November 1995 meeting. The architect presented sketches on legal size paper showing different alternatives to the rear elevation and did not leave plans for the ARCOM approval. When the working drawings came in for review, there were no ARCOM approved drawings available for comparison. This project is on the agenda to determine which sketch was approved at the November meeting.

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After much discussion it was felt that this issue could not be resolved at this time. It was decided to come back to this project, listen to the tape and review the sketches that are in the file.

Mr. Gapstur agreed to submit a full set of drawings for ARCOM approval.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT UNTIL LATER IN THE MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Mr. Pellitieri addressed the commission.

B51-96 New Residence

Applicant:	Jan Kemper
Address:	Lot B, Boca Ratone Company's Inlet Sub Division
Architects:	Kunik & Associates and Lang Design Group
Project Description:	New single family residence and preliminary landscape/hardscape

This project was deferred from the June and July meetings.

Mr. Rosenthal, Mrs. Baker, Mr. Schuler and Mr. Deziel declared ex-parte communications.

Architect Aaron Ware stated the total square footage of the house is 5,348 feet. The windows were simplified and are consistent in size. The dining room and library windows are the same size as well as the master bathroom and garage windows. The second floor foyer area windows were changed to a single window. All of the windows on the front elevation will have Palladian arches and some of the french doors will have straight tops on the rear elevation. All of the balconies were made smaller. Mr. Ware stated that the style of the home is a "Palm Beach" Mediterranean.

It was felt the house does not look Mediterranean and it was suggested to change the clay barrel tile roof to a flat tile and not describe it as a Mediterranean. The two large windows (10'x5') on the front elevation were discussed and it was felt that they are out of proportion.

Architect Mitch Kunik spoke in favor of the style of the house and Mrs. Kemper addressed the Commission.

MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

MR. SCHULER	YES
MR. WIDEMAN	YES
MRS. BAKER	NO
MR. DEZIEL	NO
MR. ROSENTHAL	YES

MOTION FAILED 3-2.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Laurie Simmons of Simmons Building Corporation addressed the Commission and stated they have redesigned this house and are not willing to redesign the floor plan and the whole scheme again.

The Commission comments are as follows:

The front elevation needs to be restudied to bring the windows into scale relative to the walls.
The porte cochere and the two secondary elements which protrude through the flat elevation need to be restudied.

The size of the balustrades on the balconies are too large.

The barrel tile roof does not match the style of the house.

Mr. Randolph stated the applicant is entitled to an action on the application within 30 days if the applicant does not wish to accept a deferral and cited Section 5-388, Appeals and review. (The appeal shall take the form of a letter addressed to the town clerk within 10 days.)

B57-96 New Two-Story Duplex

Applicant: Euro-Homes, Inc.
Address: 242/246 Everglade Ave.
Architect: Randall Stofft
Project Description: New two-story duplex

This project was deferred from the July meeting.

There were no ex-parte communications.

Architect Randall Stofft stated the plans have been redesigned and presented new plans.

It was determined that the plans have not been reviewed by staff for code compliance.

MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE SEPTEMBER MEETING FOR PROPER REVIEW OF THE PLANS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B60-96 New Single Family Residence

Applicant: Mrs. Arnold Miller
Address: 1415 South Ocean Blvd.
Architect: John B. Gosman
Project Description: New two-story single family residence

This project was deferred from the July meeting

Staff recommends deferral until the project meets code.

MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECT

B62-96 Facade Renovation

Applicant: Rolsan Holdings, Inc.
Address: 237 (A) Worth Avenue
Architect: The Lawrence Group
Project Description: Facade Renovation

There were no ex-parte communications.

Architect David Lawrence presented elevation drawings and a material sample board. The storefront will be wood with a cream color awning and brass lettering.

**MOTION BY MR. SCHULER TO APPROVE THE STOREFRONT, AWNING AND SIGNAGE WITH THE PROVISION THE SIGN CONFORMS TO THE ZONING CODE.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B63-96 Roof and Facade Changes

Applicant: Don Wilson
Address: 241 Bradley Place
Architect: The Lawrence Group
Project Description: Addition of an entrance arch, change window treatments and add a new clay barrel tile roof.

There were no ex-parte communications.

Architect Eugene Lawrence presented photographs of the existing building. The project will include new window treatments, a clay barrel tile roof and an entrance arch will be added on the front of the building.

It was suggested to use a hip roof to blend in with the existing roof line at the entrance and use a flat tile on the roof.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH A FLAT CLAY TILE ROOF AND A HIP ROOF OVER THE ENTRY FEATURE.
MRS. BAKER VOTING NEGATIVELY.
MOTION CARRIED 4-1.**

B64-96 Two-Story Addition

Applicant: Mr. and Mrs. Harrison Robertson
Address: 134 Seagate Road
Architect: H. Gilbert
Project Description: Two-story addition over existing garage

There were no ex-parte communications announced.

Architect Harry Gilbert presented photographs of the existing residence. The addition will be at the rear of the property. Mr. Gilbert stated the owners wanted to remove one window on the west elevation. It was agreed to leave both windows on the west elevation as shown on the plans.

MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

B65-96 New Two-Story Residence

Applicant: Stanley Franks
Address: 219 Clarke Avenue
Architect: Smith & Moore
Projects Description: New two-story single family residence with pool.

Mrs. Baker and Mr. Schuler announced ex-parte communications.

Architect Harold Smith and Landscape Architect Dave Bodker presented the project. Mr. Smith presented a street scape line drawing and CCR calculations of the neighboring homes. He said the CCR of this project is 4.45 which is average for this neighborhood. The two story Mediterranean style home will be 7,980 square feet and will exceed all of the set back requirements. Many of the windows will have cast stone surrounds and all of the windows will have true divided lites. The front doors will be wrought iron and glass. There will be three arched windows which step up with the rounded stairway. Cypress out lookers will be used around most of the house and a cast stone fascia will be used at the stair tower element. Mr. Smith stated they will come back to ARCOM if something other than the decorative pineapples shown on the drawings will be used at the front entrance. The landscaping will be reviewed at a later date.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Architect Harold Smith asked to have a project heard at this time. Mr. Frank stated this is a request for demolition and it is almost an emergency situation as there is evidence of rodents on the site. There was not enough time for proper legal advertising. Therefore, Mr. Frank suggested that Mr. Smith present the demolition request and if approved, staff would advertise with a notification to respond within 10 days if there are any objections to the demolition.

**MOTION BY MR. SCHULER TO HEAR THE REQUEST FOR DEMOLITION.
MOTION SECONDED BY MR. DEZIEL.
MOTION CARRIED UNANIMOUSLY.**

Architect Harold Smith stated he is representing Mr. and Mrs. John Beard. They recently purchased the property at 410 Chilian Avenue and they own the adjacent vacant lot at 418 Chilian Avenue. They would like to demolish the four unit building and build a single family residence on both lots. The existing building was built in 1950 and not much work has been done to it.

**MOTION BY MR. DEZIEL TO APPROVE DEMOLITION SUBJECT TO NOTIFICATION
OF THE NEIGHBORS AND WITH THE USUAL CONDITIONS.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B66-96 Addition

Applicant:	Mr. and Mrs. Owen Williams
Address:	232 Seabreeze Avenue
Architect:	Ralph Cantin
Project Description:	Kitchen renovation, breakfast room and master bedroom addition

No ex-parte communications were disclosed.

Architect Ralph Canitn stated the addition is 85' away from the road. The 1,000 foot addition will add a breakfast room, master bedroom and laundry room.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B67-96 New Driveway

Applicant: Robert Malesardi
Address: 255 Southland Road
Architect: Gerhard Selzer
Project Description: A new circular driveway

There were no ex-parte communications.

Architect Gerhard Selzer stated the property now has a straight concrete driveway and the owners want a circular driveway for easy access to the street. The driveway material will be an open block with grass in between the blocks.

MOTION BY MRS. BAKER TO APPROVE THE OPEN DRIVEWAY WITH GRASS EXPOSURE AND HAVE THE LANDSCAPE PLAN TO BE PRESENTED AT A LATER DATE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B68-96 New Two-Story Duplex

Applicant: Zack Ciomek, Euro Homes
Address: 232 Everglade Avenue
Architect: Randall Stofft
Project Description: New two-story duplex

The applicant requested removal of this item from the agenda.

MOTION BY MR. SCHULER TO REMOVE THIS ITEM FROM THE AGENDA.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B43-95 Previously Approved Project

Applicant: Mr. & Mrs. Paul Pellitieri
Address: 180 Atlantic Avenue
Architect: Jeff Gapstur
Project Description: Previously approved new single family residence

This project was called again at this time and contractor Paul Whittman was present to represent Mr. and Mrs. Pellitieri. The Commission listened to the tape of the November 29, 1995 meeting

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and reviewed the legal size drawings in the file.

The Commission felt, that prior to the November 1995 meeting, it was agreed to square off the Palladian windows as they were against having a lot of glass on the rear elevation from the beginning of the project.

After further discussion, Mr. Whittman stated that Mr. Pellitieri has said he would agree to square off the Palladian windows on the second floor, rear elevation.

Mr. Moore asked that the architect submit a full set of drawings to be stamped with the ARCOM approval.

Mr. Whittman asked to have the elliptical window on the front elevation changed to a square window.

MOTION BY MR. DEZIEL TO APPROVE THE REAR ELEVATION WITH THREE SQUARE WINDOWS ON THE SECOND FLOOR AND CHANGE THE ROUND WINDOW ON THE FRONT ELEVATION TO A SQUARE WINDOW.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A57-96 New Exterior Fixtures

Applicant:	Stephen Myers
Address:	460 Worth Avenue
Project Description:	New exterior fixtures

This project was deferred from the July meeting.

No one was present to represent the project.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A59-96 Landscape

Applicant: Janina Radtke
Address: 254 Atlantic Ave.
Architect: Roy-Fisher Associates
Project Description: Landscape

This project was deferred from the July meeting.

There were no ex-parte communications.

Landscape Architect Connie Fisher stated that the changes from last month's plan include more trees which will help conceal the citrus trees in the front, the amount of paving has been reduced and a potted tree will be placed between the garage doors.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A61-96 Pergola

Applicant: Mr. and Mrs. James Cleary
Address: 369 South Lake Drive
Architect: Sanchez and Maddux
Project Description: Replace awnings with pergola

This project was deferred from the July meeting.

Mr. Moore stated this project requires variances and it was deferred by the Town Council until September.

**MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE SEPTEMBER MEETING.
MOTION SECONDED BY DEZIEL.
MOTION CARRIED UNANIMOUSLY.**

D. NEW BUSINESS - MINOR PROJECTS

A67-96 Landscape, Entry Gates and Columns

Applicant: Mr. and Mrs. Stephen Norris
Address: 9 Lagomar Road
Architect: Newlands Design Group
Project Description: Landscape, stairways, entry gates and columns

There were no ex-parte communication disclosures.

Landscape Architect Ray Wall presented photographs of the existing residence. A spa will be added with a waterfall flowing into the spa and a water fall flowing out of the spa. The water will appear to flow under the paving into an existing lap pool which will have another waterfall at the north end. Another water feature with bubblers will be surrounded by the entrance stairs which lead from the driveway. Mr. Wall stated the permit for the water features will be applied for by a pool contractor. Accent plants and small shrubs will be planted under an existing shaving brush tree at the corner of the property. Some of the existing foliage will be relocated. The existing ficus hedge will be replenished with some new ficus plantings. The entrance gates will be wrought iron with medallions and accents. The columns on either side of the entry gages will have the same tile as the pool deck with gas lights on top. The same gas lights will be used at the top of the entrance stairs. Mr. Wall stated that the lights will have an on/off switch.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AT PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

A68-96 Hurricane Shutters

Applicant: Euro Homes
Address: 250 Everglade Avenue
Contractor: Solaroll Shade & Shutter
Project Description: 15 custom white roll shutters

The applicant requests removal of this item from the agenda.

A69-96 Hardscape & Pool

Applicant: Jon Rapport
Address: 1557 North Ocean Blvd.
Architect: Lang Design
Project Description: Hardscape and pool

There were no ex-parte communications.

John Lang presented the project and stated the circular driveway will be on North Ocean Boulevard which will be made of brick pavers. The pool will have a fountain water feature and a raised spa. A new privacy wall 8' from the property line will be installed. There will be a walkway leading from the pool patio to Caribbean Road for beach access. There will be a gate at Caribbean Road on the walkway with an outdoor shower and foot wash. The landscape plans will be presented at a later date.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A70-96 Landscape/Hardscape

Applicant: Mr. and Mrs. Bilotti
Address: 196 Via del Mar
Architect: Lang Design
Project Description: Landscape and hardscape

There were no ex-parte communication disclosures.

Landscape Architect John Lang stated there is very little existing landscaping. A small fountain was added to the existing pool and new walkways will be installed. The owners prefer a crisp hedge look rather than tropical landscaping. Mr. and Mrs. Bilotti own the property to the south and will come back to ARCOM if they plan to landscape this property.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED WITH THE
PROVISION TO SOD OR SEED THE PROPERTY TO THE SOUTH .
MOTION SECONDED BY MR. DEZIEL.
MOTION CARRIED UNANIMOUSLY.**

A71-96 Decorative Building Paint

Applicant: Peabey Associates
Address: 249/251 Royal Palm Way
Architect: Gordon Mock
Project Description: Repaint building with a keystone effect

Mr. Frank suggested deferral to the September meeting.

A72-96 Fenestration and Roof Changes

Applicant: Mr. and Mrs. Satter
Address: 140 Seagate Road
Architect: Gordon Mock
Project Description: Fenestration changes and roof change from shingle to clay barrel tile.

Mr. Frank suggested deferral to the September meeting.

A73-96 Facade Renovations

Applicant: Arij Gasiunasen
Address: 415 Hibiscus Avenue
Architect: Ralph Cantin
Project Description: Changes to previously approved facade renovation

Mr. Frank stated this project has received staff approval.

A74-96 Solar Pool Heater Panels

Applicant: Judith Bea
Address: 1336 North Ocean Way
Contractor: David Burrows
Project Description: Solar pool heater panels mounted on the south facing roof

There were no ex-parte communications.

Mr. Frank stated that Ms. Bea sent a letter regarding this project to the Commission members and Mr. Frank has sent her a letter in response.

Contractor David Burrows stated that approximately 460 square feet of solar panels will be mounted on the one story portion of the south facing roof. He presented photographs of the roof and views

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from the neighboring properties. Mr. Burrows stated the neighbors will not be able to see the solar panels.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

A75-96 Hurricane Shutters

Applicant:	Patricia Supper
Address:	260 Via Bellaria
Contractor:	Mastercare Shutter Corporation
Project Description:	Install roll shutters and accordion shutters

There were no ex-parte communications.

Alan Jenkinson with Mastercare Shutter Corporation presented the project.

After discussion, it was determined that this is a landmarked house. Therefore, this project was removed from the agenda.

IV. OTHER BUSINESS

Mr. Frank said he asked Worth Builders to come to the meeting to discuss the Ruden project at 7 La Costa Way. Mr. Frank stated that at the ARCOM meeting when this project was approved, Mr. Brennen of Brennen Design Group stated that roll down shutters would be built inside the structure with no boxes showing from the outside. Now that construction is close to complete, the shutter boxes were placed on the outside of the house contrary to what was presented to the Commission. Mr. Frank stated that staff approved one or two boxes for shutters in obscure places, but now the problem seems to be growing.

Contractor Jim Martindale stated that the project is in the final stages and will soon be ready for the final inspection and that the designer is no longer associated with the project. He said the front elevation has the built in shutters. He suggested having an agreement to maintain a hedge to conceal the shutter boxes on the other elevations. He said Mrs. Ruden wanted the shutters for security reasons as well as for protection from the weather.

The Commission felt it is not appropriate to be placed in a position to be asked for approval with last minute changes to a project in order to get a Certificate of Occupancy.

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Mr. Moore stated that two issues are being confused, one is hurricane protection and the other is security. This application is for hurricane protection and this protection can be achieved by using removal panels. The homeowners have changed their mind during the course of the construction and this Commission is not obligated to make their decision based on security reasons.

Mr. Martindale stated these roll down shutter boxes are in an area that will never be seen by anyone but the homeowner.

MOTION BY MRS. BAKER TO DENY THE APPLIED BOXES HOUSING THE MECHANISMS FOR ROLL DOWN SHUTTERS IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387, C. THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN AND APPEARANCE, INFERIOR IN QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

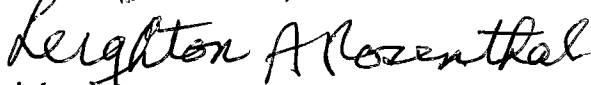
V. ADJOURNMENT

MOTION BY MRS. BAKER TO ADJOURN THE MEETING AT 3:05 P.M.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,



Leighton A. Rosenthal,
Chairman

gd

DENIAL

CERTIFICATION OF ACTION BY ARCHITECTURAL COMMISSION

The Architectural Commission has denied the following request in accordance with the criteria set forth in Article IX, ARCHITECTURAL REVIEW AND PROCEDURE, Section 5-387 (Criteria)

Application Number and Title: CONTRACTOR PRESENTED AT MTG - NOT ON AGENDA
NO ARCOM NUMBER ASSIGNED

Applicant: M/M RUDIN

Address: 7 LACOSTA WAY

Architect: DENIS LABERGE

Project Description: ROLL DOWN SHUTTERS W/ EXTERIOR
MOUNTED WINDOW BOXES

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

- ☐ a. The plan for the proposed building or structure is not in conformity with good taste, good design, and in general, does not contribute to the image of Palm Beach as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ b. 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 which may tend to make the environment more desirable.
- ☒ c. The proposed building or structure is, in its exterior design and appearance, inferior in quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ d. The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for Palm Beach, or with any precise plans adopted pursuant to the Comprehensive Plan.

- e. The proposed building or structure is excessively similar to other structures existing or for which a permit has been issued or to other structures included in the same permit application, facing upon the same or intersecting public or private way (alleys not included) and within two hundred (200) feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

 - (1) Apparently visibly identical front or side elevations.
 - (2) 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
 - (3) Other significant identical features of design such as but not limited to, material, roof line and height or other design elements.
- f. The proposed building or structure is visibly excessively dissimilar in relation to any other structures existing or for which a permit has been issued or to any other structures included in the same permit application, facing upon the same or intersecting public or private way (alleys not included) and within two hundred (200) feet of the proposed site in respect to one or more of the following features:

 - (1) Cubical contents,
 - (2) Gross floor area,
 - (3) Height of building or height of roof,
 - (4) Other significant design features such as materials or quality of architectural design.
- g. The proposed building or structure is not appropriate in its 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).
- h. The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as to the location and appearance of the building and structures which are involved.
- i. 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 IX, Section 5-388 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Commission at their meeting on 8/28/94.
(date)

TOWN OF PALM BEACH

L A Rosenthal

Chairman, Architectural Commission