



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

WEDNESDAY, MAY 23, 2012, 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 (8:59:22 a.m.)

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

II. ROLL CALL (8:59:26 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	PRESENT
Alexander C. Ives, Alternate Member	PRESENT
Dr. Martin Phillips, Alternate Member	PRESENT

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

III. PLEDGE OF ALLEGIANCE: (9:00:06 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE APRIL 25, 2012 MEETING: (9:00:09 a.m.)

Mr. Page noted a correction to the minutes relative to the item for 445 Antigua Lane. Under “Others who testified”, the names of two additional speakers were inadvertently omitted, though their names and comments were included later in the record.

**MOTION BY MR. HOMES FOR APPROVAL WITH THE ADDITION OF THE TWO NAMES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

V. APPROVAL OF THE AGENDA : (9:00:50 a.m.)

(Handled slightly later in the meeting.)

**MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:01:07 a.m.)

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

Mr. Page mentioned Mr. Karakul's voting conflict for the project at 657 Island Drive from the previous meeting, as required by State law.

VII. OTHER BUSINESS: (9:01:41 a.m.)

At the request of the commission, Paul Brazil, Director of Public Works, offered comments relative to easements, specifically encroachments into easements such as utility easements and ingress/egress easements. He explained that easement encroachments are reviewed on a case by case basis by the Town and the utility owners.

VIII. PROJECT REVIEW (9:11:11 a.m.)

A. MAJOR PROJECTS - OLD BUSINESS (9:11:13 a.m.)

B - 011 - 2012 Addition, Landscape/Hardscape

Address: 273 Tangier Avenue

Applicant: Judith and Ronald Berk

Architect: Jerome Baumohl, AIA

Project Description: Partial renovation of existing perimeter walls, removal of entire roof structure to accommodate the construction of a new second floor. Pool, hardscape and landscape

Please note that after hearing the project at the February meeting, it was deferred to the March meeting for re-study. At the March meeting, the project was deferred to the April meeting. At the April meeting, the project was deferred again, to the May meeting. After filing an appeal to the Town Council, the project was remanded back to the Architectural Commission.

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

ARCHITECTURAL PRESENTATION BY: Jerome Baumohl, AIA

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Baumohl concentrated on his computer generated renderings, both front and rear, which clearly illustrate the proposed design, as revised, for this residence. Mr. Meroney stated that trees have been added between the two Royals on each side.

**MOTION BY MR. ZUKOV FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 5-2, WITH MESSRS. SAMMONS AND HOMES OPPOSED.**

B - 007 - 2012 Demolition and New Residence

Address: 1191 N. Ocean Way

Applicant: Valley Property Management LLC

Architect: Dailey Janssen Architects, P.A.

Project Description: Demolition of existing two-story residence and hardscape. Construction of new two-story Island Colonial residence with 5,352 square feet, pool, hardscape and landscape.

Building, roof and trim: white

Please note that after hearing this project at the March meeting, there was a motion for approval of the demolition with the typical conditions for sodding and irrigating. There was a second motion for deferral of the architecture to the April meeting. At the April meeting, there was a motion approving the architecture as presented, with the single dormer, the attic provision (agreement), and the roof line adjustment; and, to defer the landscape for further study.

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

LANDSCAPE PRESENTATION BY: Stephanie Portus, Krent-Wieland Design

Ms. Portus reviewed the updated landscape plan which was described as a formal, green on green landscape plan with hints of color. The plan had been revised as a response to commission comments from previous meetings. All Royals were changed to Coconut Palms. Some Bougainvillea and Medjool Date Palms were removed from the plan. Ms. Portus noted that there are 4-5 Adonidea Palms which exist in the utility easement and those will remain, but other landscape material will be removed from the easement.

Mr. Homes remarked that the property appears to be abandoned. He encouraged the applicant to clean up the property for the good of the neighborhood.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE
CAVEAT THAT IT IS OK WITH THE DEPARTMENT OF PUBLIC WORKS.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

B - 029 - 2012 Gate

Address: 300 Dunbar Road

Applicant: Dean O'Hare

Architect: Jim Lucas, ACI Architectural Consultants, Inc.

Project Description: Addition of gate arms to existing gate posts and wall. Gate arms to be 20'-0" in length and will be dark green to match the decorative aluminum used on the front door and main gate of the residence.

After hearing this project at the April meeting, the project was deferred to May for re-study.

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

**MOTION BY MR. HOMES FOR DEFERRAL TO THE JUNE MEETING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

[B - 035 - 2012 Addition](#)

Address: 148 Peruvian Avenue

Applicant: Marc and Elise Lefkowitz

Architect: Smith and Moore Architects Inc., Peter Papadopoulos

Project Description: New two-story addition to existing one-story Bermuda styled home

At the April meeting, without hearing the project, the project was deferred at the architect's request. ***Please be advised that the architect has requested that this project be removed from the agenda.***

MOTION BY MRS. VANNECK FOR REMOVAL FROM THE AGENDA.

MOTION SECONDED. (INAUDIBLE)

MOTION CARRIED UNANIMOUSLY.

B. [MAJOR PROJECTS - NEW BUSINESS \(9:23:47 a.m.\)](#)

[B - 027 -2012 Generator Building](#)

Address: 110 - 120 Sunset Avenue

Applicant: Leverett House Condominium Association Inc.

Architect: Ralph Cantin AIA

Project Description: Leverett House - Construct a new generator building on the south side of the west building to match the architectural style, alignment and materials of the existing cabanas

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin AIA

LANDSCAPE PRESENTATION BY: Dustin Mizell

OTHERS WHO TESTIFIED: John Petreikis, Four Jays Consulting

Mr. Cantin testified that the new generator building received variance approval from the Town Council on May 9, 2012. The new generator building will match the architecture of the existing cabanas. Commission members inquired about exhaust and noise relative to the generator. Mr. Petreikis testified that the generator will be exercised once per week for approximately ½ hour. Mr. Mizell testified that the applicant is required, per the Town Council, to maintain the existing 12 ft. Ficus hedge, and to allow the existing second lower hedge to grow beyond its existing 7 ft. height. The applicant plans to have the second hedge grow to the 12 ft. height to match the other hedge. He noted that five (5) trees will be removed to facilitate construction.

Mr. Lindgren read a letter into the record from neighbors, Mr. and Mrs. Shouky Shaheen, residing at Breakers Row, objecting to the project. Mr. Lindgren reiterated that the Town Council has placed a condition that the hedge must be maintained at least at a 9 ft. height.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, SUBJECT TO THE REQUESTS OF TOWN COUNCIL.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 037 - 2012 Time Extension

Address: 1570 North Ocean Boulevard

Applicant: Mr. and Mrs. Arthur and Elizabeth Kallop

Architect: SKA Architect & Planner/Patrick W. Segraves, AIA.

Project Description: Time extension of previously approved demolition

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, AIA

MOTION BY MRS. VANNECK FOR APPROVAL OF A ONE YEAR EXTENSION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B - 038 - 2012 New Residence

Address: 123 Via Fontana

Applicant: JBPB Holdings, Inc.

Architect: Ralph Cantin, AIA

Project Description: New 2-story residence in Classical Revival style; preliminary landscape and hardscape. Building Color: White; Roof Color: Dark Red Cement Tiles; Trim: Stone

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin, AIA, and Joe Brennan, Brennan Custom Homes Inc.

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Let the record show that the architect presented a model of the proposed residence. Messrs. Cantin and Brennan presented the proposed new residence in accordance with the submitted plans and as described above. The project includes a symmetrical, new two-story main house, a new two-story guesthouse (presented as “a folly”), and a new cabana.

Under commission comments, while the design received mixed reviews, most comments were positive. Most concerns expressed were regarding the glass railings in the rear, and the height and proportion of the cottage garage (the folly).

Mr. Lang presented a preliminary landscape/hardscape plan showing an allée at the folly, at the front door, and at the pool, an infinity edge pool, and an entry feature with fountain. He noted that there are easement issues at this site and the applicant is working to resolve those.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, SUBJECT TO FINAL HARDSCAPE AND LANDSCAPE APPROVAL.

MOTION SECONDED BY MR. KNOWLES.

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

[B - 039 - 2012 New Residence](#)

Address: 102 Seaview Avenue

Applicant: Mr. and Mrs. Mark & Lisa Saur

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story single family residence with 6,459 sq. ft. of air conditioned space with pool, spa, landscape and hardscape on the lot west of Ocean Boulevard

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Adam Mills, Morgan Wheelock Inc.

Mr. Janssen presented this request for a new two-story residence in the Colonial Classical style with Dutch West Indies influences. The main entrance is off Seaview Avenue. The design includes a white stucco exterior, white cement tile roof, dark blue Colonial shutters, French doors, double hung sash windows, and a set of dormer windows on the garage wing. Mr. Mills explained that the landscape was very simple on the ocean side with Coconuts to keep views open to the ocean. He reviewed the landscape/hardscape in accordance with the submitted plans.

Under commission comments, the project received mixed reviews. Most concern expressed was relative to lack of consistency, especially with regard to fenestration, proportion, the garage dormers, the columns, second floor balustrade, the front door, and easement issues.

MOTION BY MR. HOMES FOR DEFERRAL TO THE JUNE MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

It was clarified that the architect should re-study the garage dormers, the column sizes, and should review the fenestration/proportion to eliminate inconsistency.

Let the record show that there was a short recess from 10:40 a.m. to 10:50 a.m.

[B - 040 - 2012 New Cabana](#)

Address: 1300 N. Ocean Boulevard

Applicant: J. Timothy Gannon

Architect: M. Mark Marsh

Project Description: New 500 sq. ft. beach cabana on the east parcel of N. Ocean Boulevard, in Regency style and finishes to match existing.

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

ARCHITECTURAL PRESENTATION BY: M. Mark Marsh, Bridges Marsh & Associates

ATTORNEY PRESENT: Maura Ziska

OTHERS WHO TESTIFIED: Robert Moore, as former Director of Planning, Zoning & Building

Mr. Marsh reported that this project has already received variance approval for front setback with the condition that the seawall must be raised. The cabana, 20 ft. x 25 ft., will match the main house in style, color and detail.

Mrs. Vanneck recalled that under a previous ownership, the owner had removed some Sea Oats, which was a violation, and as such, that owner was prevented from building on the site. She wondered if that penalty transferred to the new owner as a deed restriction. Mr. Moore testified to his recollection of the past violation, but Attorney Maura Ziska testified that there is no deed restriction on the property.

Under commission comments, there was concern with over-decoration, size of the quoins and details, landscape screening along the road, and, number of Coconut Palms on the beach parcel.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED 5-2, WITH MR. KARAKUL AND MRS. VANNECK OPPOSED.

B - 041 - 2012 Addition and Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 425 Worth Avenue, Apt. P-A

Applicant: John O. and Robin R. Pickett

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

Project Description: Replacement of existing canvas awning; extension of existing canvas awning at southwest corner of terrace; new 26 sq. ft. glass enclosed addition under existing awning. *Site Plan Modification and Special Exception requested; variances requested for height, for location on seventh floor of a seven story building, for front yard setback, for west side yard setback, and for north street side yard setback.*

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

ATTORNEY PRESENT: Maura Ziska

Ms. Ziska provided a brief introduction to this project and discussed the variances requested. Mr. Papadopoulos presented the project pursuant to the submitted plans and as described above. He noted that the glass enclosed addition, 42" wide by 7 ft. long, will provide space for exercise equipment.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

NO VOTE ON THIS MOTION BECAUSE VARIANCE ADDRESSED FIRST, (BELOW).

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

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[B - 042 - 2012 Additions and Renovations](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 300 Regents Park

Applicant: Mary M. Ourisman

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

Project Description: Addition to existing residence of new attached loggia. Two new freestanding pavilions. Renovation of existing house including new balustrade and pediment. New landscape, hardscape and pool. *Variances requested for rear yard setback, front yard setback, building height plane, rear north yard setback, south side yard setback, south front yard setback/building height plane, front yard setback/building height plane, landscaped open space, and lot coverage.*

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, AIA

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Kirchhoff stated that the new owner wishes to save this Clarence Mack designed home and make several improvements. He presented the project in accordance with the submitted plans and as described above. The project includes a re-do of the front, lightening up the facade, a loggia addition on the west façade with a center pediment, and the addition of two free-standing pavilions flanking a very long pool. Mr. Kirchhoff discussed the variances required for the project.

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

MOTION SECONDED BY MESSRS. HOMES AND ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Williams presented the landscape/hardscape in accordance with the submitted plans. Some plan elements: remove existing motor court and replace with garden area; retain existing Ficus hedges; new paving at garage; fountain and spa on either side of west loggia; 14 ft. x 60 ft. pool; and, two new pavilions on either side of pool.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[B - 043 -2012 Additions](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2250 Ibis Isle Road East

Applicant: Terry & Beth Levine

Architect: The Pandula Architects, Inc.

Project Description: One story sitting room addition to the master bedroom, located at the southwest corner of the existing residence; replace existing one car garage with new two-car garage/laundry room addition at the northeast corner of the existing residence. The new construction finished will match adjacent existing materials: float finish stucco walls, light yellow; windows, shutters and trim painted white; and, hipped roof form with white flat cement tile. Variances requested for north side yard setback and angle of vision.

Please be advised that the applicant's attorney has requested deferral to the June meeting.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

C. [MINOR PROJECTS - OLD BUSINESS \(11:25:51 a.m.\)](#)

[A - 009 - 2012 Awning and signage](#)

Address: 238 Worth Avenue

Applicant: Burton Handelsman, Owner, for MacKenzie-Childs (Store Manager: Renee Bakarian)

Architect: Jason P. Drobot, R.A.

Project Description: Addition of a fabric awning and signage

After hearing the project at the March meeting, the project was deferred to the April meeting. At the April meeting the project was deferred again, at the architect's request.

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

Mr. Lindgren noted that he had staff approved a white awning at this location.

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

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

D. [MINOR PROJECTS - NEW BUSINESS \(11:27:06 a.m.\)](#)

[A - 014 - 2012 Renovation](#)

Address: 232 Angler Avenue

Applicant: Palm Beach Angler LLC

Architect: Affiniti Architects

Project Description: Renovation of existing residence; Minor project.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier presented the renovation project in accordance with the submitted plans. He explained that the project includes removal of three (3) portions of the home, actually reducing the square footage and lot coverage. The project adds a balcony over the garage, changes fenestration on all elevations, and eliminates a circular drive.

Under commission comments: issue with portico proportion, the scalloped edge, all of the small lites; restudy the entablature; oval accent windows too large; mix of details; the point of the shutters?; different styles on front facade; and, problem with columns and oval windows.

MOTION BY MR. HOMES TO DEFER THE ARCHITECTURE, AND ADVISING THE APPLICANT TO RETURN WITH LANDSCAPING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[A - 015 - 2012 Renovation](#)

Address: 233 List Road

Applicant: Palm Beach List LLC

Architect: Affiniti Architects

Project Description; Renovation of existing two-story residence; minor project

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier presented the renovation project in accordance with the submitted plans. The project includes: no change in massing; reconfiguration of interior; and, fenestration changes on all elevations.

Under commission comments: work toward uniformity; details needed for front entryway; and, order and symmetry needed. Commission members offered suggestions for improvement.

MOTION BY MR. HOMES FOR DEFERRAL TO THE JUNE MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[A - 016 -2012 Windows and railing](#)

Address: 1030 N. Lake Way

Applicant: Mr. and Mrs. Fischer

Architect: Glidden Spina & Partners

Project Description: Enlarge the existing windows on the east and west elevations by lowering the sill heights on the second floor; replace existing terrace balustrade on west second floor with glass railing.

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

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina & Partners

Mr. Spina presented this design change in accordance with the submitted plans. Commission members expressed their reservations regarding this proposal, especially in light of the previously approved changes to the west elevation. Members were strongly opposed to the proposed glass railing.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, LEAVING THE EXISTING HANDRAIL.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MR. HOMES OPPOSED.

[A - 017 -2012 Revisions to previous approval](#)

Address: 160 Dunbar Road

Applicant: Mr. and Mrs. Robert and Lucia Harvey

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

Project Description: Revisions to previously approved front door and entry wall/gate presented at October 2009 ARCOM meeting (B-073-2009); Clusia hedge to be used in lieu of Ficus hedge as previously presented and approved.

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

LANDSCAPE PRESENTATION BY: Don Skowron

Mr. Segraves presented the proposed revisions in accordance with the submitted plans and as described above. There was some confusion over what was actually approved in 2009. Mr. Lindgren retrieved a copy of those meeting minutes and read the commission's 2009 motion into the record. Mr. Segraves presented an ornate gate and a single iron/glass front door with sidelites, but no detail of the door was available. Some members preferred a landscape solution, with an embedded black chain link fence, rather than the picket fence shown. Don Skowron stated that the landscape had been approved, but because of the effects of White Fly, a change from 10'-12' Ficus to 8' Clusia hedge is proposed. Members commented that the proposed gate design was grandiose and overdone for the style of the house.

MOTION BY MR. HOMES FOR APPROVAL OF THE CHANGES IN LANDSCAPE MATERIAL (JUST THE HEDGE); TO DEFER THE TWO SIDELITES AND THE FRONT DOOR, WORKING WITH STAFF AND THE CHAIRMAN, AND TO DEFER THE GATES AND FENCE, LOOKING FOR CONSISTENCY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[A - 018 - 2012 Roof modification](#)

Address: 272 List Road

Applicant: Joseph W. & Valerie A. Brown

Architect: James C. Paine Jr.

Project Description: Simplify existing roof configuration to reduce flat roof area. No change to material (white cement tile) slope or maximum height

Call for disclosure of ex parte communication: Disclosures by Mr. Homes and Dr. Phillips

ARCHITECTURAL PRESENTATION BY: James C. Paine Jr., Architect

Mr. Paine explained that a project for this residence was approved at the March meeting, but a change is proposed for the ridge line of the main roof for an overall roof improvement.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:30:20 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:30:22 a.m.)

Mr. Page announced that Mr. Randolph will hold a member orientation session on Wednesday, May 30, 2012 at 2:00 p.m. Attendance is encouraged, but not mandatory.

Mr. Page asked whether 3-D renderings of a proposed design, such as what was shown today for the 273 Tangier Avenue project, should be a requirement for presentations. After discussion, it was determined that 3-D renderings should not be required, but should be strongly encouraged. Members agreed that renderings should always be done in full color.

XI. ADJOURNMENT:

MOTION BY MR. HOMES TO ADJOURN AT 12:47 P.M.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, June 27, 2012 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,

Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

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