



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

FEBRUARY 27, 2008

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

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 (tape or CD) of the meeting by contacting Gretchen Dayton, Secretary to the Architectural Commission at (561) 227-6409. 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

Vice Chairman Feldkamp called the meeting to order at 9:02 a.m.

II. ROLL CALL

PRESENT:

William P. Feldkamp, Vice-Chairman
Nikita Zukov, Member
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Kenn Karakul, Alternate Member
John C. Randolph, Town Attorney
John Page, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Morgan Dix Wheelock, Chairman, excused absence
Jeffery Smith, Member, unexcused absence
Samuel M. Boykin, Alternate Member, unexcused absence

Revised 3/11/08

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III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chairman Feldkamp.

IV. APPROVAL OF THE MINUTES FROM THE JANUARY 23, 2008 MEETING.

Mr. Youchak noted two changes to be made to the minutes as follows:

Page 4, item number B100-07, the motion for project denial carried 4-3 rather than 5-2. Page 13, item number A8-07, the motion for deferral should be February rather than January.

MOTION BY MR. YOUCHAK TO APPROVE THE MINUTES AS REVISED.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN PERSONS TESTIFYING.

Persons testifying were sworn in at this time and periodically throughout the meeting.

VI. PROJECT DEFERRALS/REMOVAL

B3-08 Addition

Address: 355 North Lake Way
Applicant: Arthur Levine
Architect: Thomas M. Kirchhoff
Project Description: Addition of a second story to an existing one-story residence.

This project was deferred from the January meeting for restudy.

The Architect requests deferral to the March meeting.

B7-08 Building Modifications

Address: 340 Royal Palm Way
Applicant: SCM Royal Palm Investors, LLC
Architect: Keith Spina
Project Description: Paint exterior, add decorative trim, add fenestration (grillwork) to existing windows.

This project was deferred from the January meeting for restudy.

The Architect requests deferral to the March meeting.

MOTION BY MR. ZUKOV TO DEFER PROJECTS B3-08 AND B7-08 TO THE MARCH MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VII. PROJECT REVIEW

A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS DEFERRALS

Formal action may be taken relative to these projects pending Town Council approval.

B100-07/SE14-07 New Residence (01)

Address: 476 South Ocean Blvd.
Applicant: Janina Radtke Revocable Trust
Architect: Randall Stofft
Project Description: Demolition of existing one-story residence and construction of a new single family home containing 8,556 square feet under air-conditioning.

This project was deferred from the October meeting to the December meeting at the attorney's request and it was deferred from the December meeting for restudy. Demolition was approved and the new building was denied at the January meeting. The Town Council requested that ARCOM reconsider this project. (The variances requested are for lot coverage and height plane setback).

Mr. Zukov said he met with the property owner.

Planning Administrator Timothy Frank noted that the Town Council felt that this project should come back to the Commission for review of architectural matters.

Architect Randall Stofft stated that the project was revised by replacing the parapet with a roof. He presented a revision to the rear facade which altered the floor plan on the second floor. However, this change will increase the lot coverage by 1% as the patio will be larger.

On the first floor of the front facade, it was suggested to square off the middle window, eliminate the pilasters and reduce the elements around the windows.

Mr. Frank read a letter from Robert K. Wood, 116 Gulfstream Road, requesting relocation of the

air-conditioning units from the west side of the house.

Robert K. Wood discussed zoning districts and remarked that this is a big house on a small lot.

Attorney Ron Kolins stated that design changes have been made to accommodate Mr. and Mrs. Wood.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE ALTERNATE DRAWING AND TO REMOVE THE PILASTERS, SQUARE OFF THE WINDOWS AND REDUCE THE AMOUNT OF SURROUNDS ON THE WINDOWS TO THE RIGHT OF THE FIRST FLOOR, FRONT ELEVATION.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

Note: The revised plans were not submitted to staff, therefore they are not on file with the town.

B111-07/SP23-07 Demolition & New Building (2:11.59)

Address: 333 Peruvian Avenue
Applicant: L.G. Lima, LLC
Architect: Bruh/Gilbert Architectural, Inc.
Project Description: Demolition of existing building and construction of approximately 10,607 square feet mixed use building. Architectural theme to be Venetian, Mediterranean Revival. (~~Ten~~ six variances are requested for: 1. height of 28.67 ft. in lieu of 25 ft max. 2. ~~backing isle for parking with a width of 21.5 ft min. required for a ninety-degree parking.~~ 3. parking spaces with a width of 8.5 ft. in lieu of 9 ft. min. 4. ~~Five~~ eight valet, stacked parking spaces. 5. ~~Front setback of 11 ft. in lieu of 13 ft. min.~~ 6. Third floor use as a fountain, open deck and open pergolas in lieu of the two-story max. 7. Total floor area of ~~22,230~~ 20,514 sq. ft. in lieu of 15,000 sq. ft. max. 8. ~~Side yard setback on both side yards of 5 ft. in lieu of 6.84 ft.~~ 9. ~~Balconies on the west and east sides with a setback of 1 ft. in lieu of 2.84 ft.~~ 10. To permit ~~no~~ commercial loading zone ~~in lieu of one required 18 feet deep in lieu of the 25 foot min. and 10 feet of clearance in lieu of the 14 feet min.~~);

This project was deferred from the November, December and January meetings at the attorney's request.

Mr. Feldkamp said he met with the architect.

Attorney Tim Hanlon reviewed the variances as stated in the above project description. He

commented that they propose a roof-top garden with a fountain and trellis which will not be habitable space.

As the applicant did not have 11" x 17" size plans for the Commission Members to review, it was agreed to defer this project to later in the meeting.

MOTION BY MR. ZUKOV TO DEFER THIS PROJECT TO SECTION C. DEFERRALS AND CONTINUATIONS PORTION OF THE AGENDA.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

This project was called to the table after item number B11-08.

Attorney Tim Hanlon noted that the building will contain 1,000 sq. ft. of retail space on the first floor combined with the parking, and the second floor will be a combination of offices and residential use.

Building Contractor/Designer Harry Gilbert presented a model of the proposed project and building materials which included coquina, precast stone and impact windows. He stated that the proposed landscaping along the east, west and north property lines will be sufficient screening for the neighbors.

Mr. Gilbert reported that the existing house was built in 1948. Many additions have been added over the years and many different types of businesses have occupied the building. He stated that there was no indication in the town records of who was the original architect.

MOTION BY MR. ZUKOV TO APPROVE DEMOLITION

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

Vice Chairman Feldkamp noted the variances; four requested for parking and unloading, two requested for the roof-top courtyard and a point of measurement for the height of the roofs.

Mr. Gilbert stated that the roofs could be removed leaving the balustrade to wrap around the top of the building. By doing so, would eliminate the point of measurement variance. He also indicated that the roof will be utilized as a garden.

Mr. Frank read letters from Walter F. Ballinger, M.D., 354 Chilean Avenue, William H. Pope, 354 B Chilean Avenue, Clive Stuart-Findlay, 326 Chilean Avenue, Daniel E. Drennen, II, 328 Chilean Avenue and Attorney Maura Ziska, representing Lawrence Moens, 341 Peruvian Avenue. All of these letters are from surrounding property owners who expressed concern with the many variances that are being requested and the total height of the building.

The Commissioners were not in favor of the roof-top garden and the indication that there was no landscape screening for the neighbors. The architecture was thought to be heavy handed and that it needs to be restudied, possibly without variances.

Attorney Maura Ziska, representing the property owner to the west, stated that she met with Mr. Gilbert, Mr. Hanlon and her client several times since she wrote the above referenced letter. She indicated that they have been very accommodating by eliminating the side setback variances and providing adequate landscape screening up to the roof line and that they will record a landscape agreement.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MR. YOUCHAK.**

Attorney Hanlon offered to defer the project from the Town Council meeting as well.

MOTION CARRIED UNANIMOUSLY.

**B. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
NEW BUSINESS**

Formal action may be taken relative to these projects pending Town Council approval

B9-08/SPR1-08 Building/Site Modifications (40:08)

Address: 125 Worth Avenue
Applicant: Whalou Properties III, LLC
Architect: The Lawrence Group
Project Description: Move the glass line from the existing location on the south elevation to the arches at the sidewalk line. Replace the steps and entrances with three doors entering from the sidewalk level. Infill above the new glass with stucco. Enclose the area of covered parking on the east side with arches and glass to match the south arches. Relocate the five existing parking spaces on the east side and add nine valet spaces in the sub-basement. (Variance: Site Plan Review to add square ft. and variance to relocate parking and add valet to garage).

Mr. Karakul said he received a telephone call from a tenant in the building about the project. Ms. Diver and Mr. Feldkamp said they met with the architect. Mr. Zukov said he met with the architect and the owner. Mr. Strawbridge said he received a telephone call from a tenant in the building and that he met with the architect. He then declared a Conflict of Interest as he is a real estate consultant for the project owner, and left the dias during the discussion.

Attorney Maura Ziska noted the variance requests as indicated in the above project description.

Architects Eugene Lawrence and Jim Lucas presented the project. Mr. Lawrence stated that the

glass storefronts will be moved out to the colonnade at the sidewalk.

Mr. Frank read a letter from the Worth Avenue Association, Sherry Frankel, approving of the proposed project.

The awnings, being different sizes and placed over every arch, was perceived as very busy.

Pete Phillips, director of development for Crocker Partners, responded saying that there are only two sizes of arches on the building.

John C. Dotterer, a tenant in the 125 Worth Avenue building, stated that they were not notified of this proposal until yesterday. He wanted an opportunity to review the project and give some input.

MOTION BY MR. ZUKOV TO RECOMMEND TO THE TOWN COUNCIL THAT ARCHITECTURALLY THE PROPOSED PROJECT WILL NOT CAUSE NEGATIVE IMPACT TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT SUBJECT TO DEFERRAL OF THE CANOPIES AND THE BANK EXIT DOOR TO THE MARCH MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B10-08/SE4-08New Residence (1:03.10)

Address: 1695 North Ocean Way
Applicant: Andrew Gordon & Christopher Browne
Architect: Graham Geraldts
Project Description: New two-story single family house, retaining walls, modern design.
(Variances: Site Plan Review for a lot that is 110 feet wide in lieu of 125 feet required. A rear yard setback for swimming pool of 16.8 feet and proposed residence of 30.6 feet from the town bulkhead line in lieu of the 50 feet minimum).

Mr. Karakul said he met with the architect and the owner. Ms. Diver said she met with the owner and visited the site. Mr. Zukov said he met with the architect. Mr. Feldkamp and Mr. Strawbridge said they met with the owner and architect and visited the site.

Attorney Maura Ziska, representing the property owners, Andrew Gordon and Christopher Browne, stated that Mr. Gordon has been working with the architect and would like to present

the project.

Andrew Gordon presented a curved, modern style home and a detached staff house. A blue solar film will be located on the roofs making the buildings close to being electrically self sufficient.

Landscape Architect Steve Dauber presented the preliminary landscaping. He said that all of the existing plants having the "seaside character" will be replanted after the house is completed.

Attorney Ray Royce, representing Robert Rich, the property owner to the north of this project, was concerned that the house is being placed too far east (seaward). He indicated that the applicant is asking for a variance from the 50 ft. setback to 30.6 ft. Consequently, placement of this house closer to the ocean would block Mr. Rich's view.

Attorney Frank Lynch, representing the property owner to the south of this project, questioned the appropriateness of the hardship for the placement of the house. He was concerned with the finished floor elevation being 6 ft. above his client's property, dwarfing his client's property and blocking his view of the ocean.

Lynn George, 249 Mockingbird Trail, voiced concern about coastal and reef damage by this house being placed so far past the coastal line of construction.

MOTION BY MR. ZUKOV TO RECOMMEND TO THE TOWN COUNCIL THAT THE VARIANCES REQUESTED WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT ON THE NEIGHBORHOOD.

MOTION SECONDED BY MS. DIVER.

MR. YOUCHAK OPPOSED.

MOTION CARRIED 5-1.

MOTION BY MR. ZUKOV TO APPROVE THE DESIGN OF THIS HOUSE AS PRESENTED.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B11-08/V2-08 New Residence (1:55)

Address: 1906 South Ocean Blvd.
Applicant: Laurie Silvers and Mitchell Rubenstein
Architect: Robert A.M. Stern Architects
Project Description: New two-story residence designed in a classical style.
(Variance: Point of Measurement, finished floor elevation of 12.56 feet in lieu of lieu 7.5 feet).

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Mr. Karakul and Mr. Youchak said they met with the architect and discussed the plans. Ms. Diver, Mr. Zukov and Mr. Strawbridge said they met with the architect and the lawyer. Mr. Feldkamp said he met with the architect and the lawyer and visited the site.

Attorney Maura Ziska introduced the architect and explained the variance request.

Architect Rodger Seifter presented color renderings of the front and rear facades. He described the architecture as classical with rusticated limestone at the base, window surrounds and cornice details.

**MOTION BY MR. ZUKOV TO RECOMMEND TO THE TOWN COUNCIL THAT THE ARCHITECTURE OF THE PROJECT WARRANTS THE VARIANCE REQUESTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)
None

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS
Project B111-07/SP23-07 333 Peruvian Avenue was heard at this time.

B4-08 Demolition & New Residence (2:40)

Address: 240 Kawama Lane
Applicant: Mr. And Mrs. Guy Henderson
Architect: SKA Architect + Planner
Project Description: Demolition of existing one-story home and construction of a new one-story and two-story home. The new home will be a shingle style and approximately 7,900 sq. ft.

This project was partially approved at the January meeting.

Ms. Diver and Mr. Zukov said they met with the architect.

Architect Pat Segraves presented a revised tower element.

**MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.**

**MR. STRAWBRIDGE OPPOSED.
MOTION CARRIED 5-1.**

Landscape Architect Jorge Sanchez presented the demolition landscape plan.

**MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

Landscape Architect Jorge Sanchez presented the preliminary landscape plan.

**MOTION BY MR. ZUKOV TO APPROVE THE PRELIMINARY LANDSCAPING AS
PRESENTED.**

MOTION SECONDED BY MR. YOUCHAK.

The vote was not called on this motion as it was a preliminary presentation.

B5-08 Demolition (2:54.18)

Address:	545 North Lake Way (Landmark Estates)
Applicant:	The Estate of Paul L. Maddock
Attorney:	Peter Broberg
Project Description:	Demolition of the asphalt driveway across the northern part of lots 1, 5 and 6. Demolition of the asphalt driveway across the southern part of lots 5 and 6. Demolition of the asphalt driveway across lots 3 and 4. Demolition of the pool located on lot 5. Demolition of the "Twiggs" house located partially on lot 3 and 4. Demolition of the "Tea House/Song House" located on lot 4.

This project was deferred from the January meeting for a vegetation demolition plan.

No ex parte communications were disclosed regarding this project.

Attorney Peter Broberg informed the Commission that this project is a subdivision that has been approved by the Town Council.

Landscape Architect Carol Turk stated that none of the vegetation will be removed from the site. The asphalt driveways and the two demolished structures will be replaced with sod and an irrigation system.

**MOTION BY MR. YOUCHAK TO APPROVE DEMOLITION
MOTION SECONDED BY MR. KARAKUL.**

Ms. Turk further explained that the two specimen trees, which are a live oak tree and a satin leaf tree, will remain at their present location.

MOTION CARRIED UNANIMOUSLY.

Ms. Diver left the meeting at this time. Five voting members were in attendance.

B6-08 Addition (3:00.27)

Address: 160 Reef Road
Applicant: 160 Reef Road LLC
Architect: SKA Architect (Jackie Albarran)
Project Description: Addition of a one-story entry to an existing one-story residence.

This project was deferred from the January meeting for restudy.

Mr. Zukov and Mr. Strawbridge said they met with the architect and reviewed the plans.

Architect Jackie Albarran presented the revised plans and explained that the project is better proportioned from the previous presentation.

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

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MAJOR PROJECTS

B12-08 New Pool Loggia (3:02.49)

Address: 1438 North Ocean Blvd.
Applicant: Mr. and Mrs. Michael Schultz
Architect: SKA Architect + Planner
Project Description: Construction of a new one-story pool loggia to be approximately 485 square feet to match architectural style of existing home.

There were no ex parte communications relative to this project.

Architect Pat Segraves presented plans for an open pool loggia.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

The meeting reconvened at 1:30 after a lunch break.

B13-08 Landscape, Hardscape, Site Lighting (3:12)

Address: 339 Garden Road
Applicant: Ms. Burt
Landscape Architect: Steven M. Dauber
Project Description: Landscape, hardscape, landscape lighting

There were no ex parte communications relative to this project.

Mr. Strawbridge was not in attendance at this time leaving four members present for a quorum.

Landscape Architect Steve Dauber planned a gate with two 16 in. columns entering the garden at the street. The landscape lighting will be concentrated at the front of the property with up-lights on the Alexander palms, a light on the calophyllum trees, a light on the ficus hedge and one on the royal palm trees.

**MOTION BY MR. YOUCHAK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Strawbridge was in attendance at this time.

B14-08 Demolition & New Beach House (3:18.27)

Address: 230 South Ocean Blvd.
Applicant: John and Melissa Cerialle
Architect: Jose Gonzalez/Gonzalez Architects
Project Description: Demolition of existing beach house, outdoor kitchen, walls and overgrown shrubbery. Construction of new beach house, pool, low walls and landscaping.

There were no ex parte communications disclosed relative to this project.

Architect Jose Gonzalez mentioned that the main house is one of the original cottages of 1910. The new beach house will be placed at the south side of the property giving the main house a straight view of the water. He proposed a modern style beach house/pavilion with a glass wall system.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.**

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. KARAKUL TO APPROVE DEMOLITION OF THE EXISTING BEACH HOUSE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B15-08 New Residence and Final Landscape & Hardscape (3:35.11)

Address: 208 Mockingbird Trail
Applicant: Vince A. Elhilow
Architect: Giacomelli Architecture
Project Description: New one-story British Colonial residence, in vacant lot, and final landscape and hardscape.

There were no ex parte communications disclosed relative this project.

Architect Dario Giaomelli presented the 5,059 sq. ft., single story home.

It was remarked that the front entry was too massive for the house.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B16-08 New Residence (4:00.45)

Address: 235 Via Vizcaya
Applicant: Richard D. Kurtz
Architect: Ralph Cantin
Project Description: New two-story, single family residence.

There were no ex parte communications disclosed regarding to this project.

Architect Ralph Cantin stated that two homes were demolished and that the two lots have been unified. The building materials include coral stone for the brackets, balustrade and the water course, clay roofing tiles and mahogany impact windows.

Mr. Frank read letters from Donald C. Malasky, 13 Via Vizcaya, Monnie Donnelley, 4 Via Vizcaya and Lillian T. McQue, 14 Via Vizcaya, all of whom were opposed to the proposed residence.

The round element connecting the garages to the house was thought to be awkward architecturally.

Cathy Dumler addressed the Commission and commented that there were three very large houses that were recently built on this street. Architecturally, she thought the project is very nice, but it is on a small lot.

Donald C. Malasky remarked that the home he built at 10 Via Vizcaya cannot be seen from the street. The house he is building on lot 11 is smaller than the 10 Via Vizcaya home. He was appalled by the Commission giving the architecture of this proposal high approvals. He stated that this is not a Palm Beach home.

Building Contractor Joe Brennan was available to answer questions relative to the project.

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MARCH MEETING TO REVISE THE LANDSCAPING AND PRESENT A BETTER SOLUTION FOR THE “KNUCKLE” (ROUND STAIR ELEMENT).
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B17-08 Demolition & New Residence (4:37.41)

Address: 201 La Puerta Way
Applicant: Veronica and Richard Bauer
Architect: Mesa Architecture
Project Description: Demolition and new two-story Monterey, single family home.

Mr. Feldkamp and Mr. Zukov said they met with the architect.

Architect Dale Posey read the demolition report which stated that the one-story, wood frame home was built in 1945. The house has mold problems resulting from a leaky roof.

**MOTION BY MR. KARAKUL TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

Mr. Posey proposed a two-story “Modern/Colonial” style home with flat clay roof tiles. Mr. Frank read a letter from Kerry S. Murphy, 200 La Puerta Way, stating that she was invited to review the plans and is in favor of the project.

It was remarked that the project should not have shutters at the solid wood front door, the

balcony should not hang over the bay window and that the balcony on the rear elevation should agree with the fenestration on the first floor.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MR. ZUKOV OPPOSED.
MOTION CARRIED 4-1.**

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A7-07 Fenestration Modifications (4:56.23)

Address: 1356 North Ocean Blvd.
Applicant: John Timothy Gannon
Contractor: Smith & Moore Architects
Project Description: Replace front door at the north elevation and replace windows with French doors at the east elevation.

This project was deferred from the November meeting for restudy. It was deferred from the December meeting at the owner's request and deferred from the January meeting at the architect's request.

Mr. Zukov, Mr. Feldkamp and Mr. Youchak said they met with the architect and reviewed the plans.

Architect Jon Moore presented elevation drawings of the changes to the existing house.

Responding to the comment relative to the columns and quoins around the entry door, Mr. Moore stated that it is quite common in town. He displayed photographs of homes with the same entry feature.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MR. KARAKUL OPPOSED.
MOTION CARRIED 4-1.**

A8-07 Change of Roofing Material (4:90)

Address: 120 North County Road
Applicant: Palm Beach Orthodox Synagogue
Contractor: Skyhigh Roofing
Project Description: "Re tiling mansard" (change to "S" roof tiles)

This project was deferred from the December and January meetings as no one was present to represent the project.

No one was present to represent the project.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A1-08 Roofing Material (5:02.49)

Address: 300 Clarke Avenue
Applicant: Mr. and Mrs. Desmond Heartwood
Architect: Bridges, Marsh & Associates
Project Description: Change roof tile from barrel clay tile on proposed addition to match existing clay "S" tile.

This project was deferred from the January meeting at the architect's request.

No ex parte communications were disclosed.

Architect Mark Marsh stated that the house has existing "S" tile roofing and the addition, which had been approved by ARCOM, is less than 50% of the total roof area.

MOTION BY MR. KARAKUL TO APPROVE THE "S" TILE ROOFING ON THE REMAINING 33% OF ROOF AREA.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

F. NEW BUSINESS - MINOR PROJECT

None

VIII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING ZONING AND BUILDING DEPARTMENT

Mr. Frank reported that the written policy regarding site lighting has been passed along to contractors and seems to be an improvement. Although, there are a number of bright security lights being installed on houses without permits.

IX. ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

The next meeting of the Architectural Commission will be held on Wednesday, March 26, 2008 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Wm Feldkamp." The signature is written in a cursive, slightly slanted style.

William P. Feldkamp, Vice Chairman