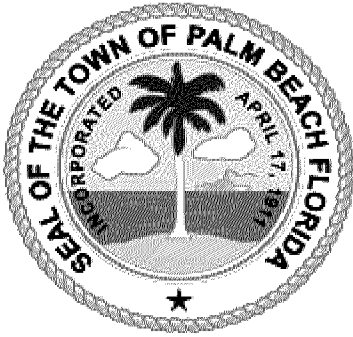




TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS**

JULY 23, 2014

09:00 A.M.

The progress of this meeting may be monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. CALL TO ORDER:

II. ROLL CALL:

Robert J. Vila, Chairman
Ann L. Vanneck, Vice Chairman
Kenn Karakul, Member
Richard Sammons, Member
Peter I. C. Knowles II, Member
Martin D. Gruss, Member
Robert N. Garrison, Member
Alexander C. Ives, Alternate Member
Michael B. Small, Alternate Member
Alicia "Maisie" Grace, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. ADMINISTRATION OF THE OATH OF OFFICE TO NEW MEMBERS:

V. APPROVAL OF THE MINUTES FROM THE JUNE 25, 2014 MEETING:

VI. APPROVAL OF THE AGENDA:

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

VIII. OTHER BUSINESS:

IX. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 022 - 2014 Demolition and New Construction

Address: 426 Australian Avenue

Applicant: 426 Australian Ave. LLC

Architect: Bridges, Marsh & Associates

Project Description: Demolish existing two-story residence/garage. Proposal to construct new two-story residence/garage with landscaping, hardscape and pool.

This project had been on the March agenda. At that meeting, Mr. Lindgren explained that the project was amended from that which was approved by Town Council. Since the applicant had to return to the Town Council for approval of the amended project, staff recommended deferral of the ARCOM project to the June 25, 2014 ARCOM meeting. At the June meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating. A second motion carried for approval as presented with studying the fenestration relationships at the tops of the windows, and to also include the espalier, and to return with the fenestration details, and to study the four trees, and change the shape. (of the conical ones.)

Call for disclosure of ex parte communication

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Eugene Pandula, The Pandula Architects

Project Description: Construction of a new single family residence with landscape and hardscape approval requested. Two-story; Building Color - Beige; Roof - Tan Cement Tile; Trim - White

At the March meeting, the project was heard, and a motion carried to defer the project to the April meeting for further study. At the April meeting, the project was not heard and was deferred to the May meeting at the applicant's request. At the May meeting, a motion carried for approval, as presented, with the caveat that further detailing and landscaping is to return to the commission for approval. At the June meeting, a motion carried for approval as presented and defer the landscape to the July meeting.

Call for disclosure of ex parte communication.

B - 058 -2014 New Garage/Guest House

Address: 1400 North Lake Way

Applicant: Sterling Kenan

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

Project Description: New two-story garage and guest house to be approximately 2,600 square feet. Structure will consist of two car garage, living room, kitchenette and loggia on main floor and two bedrooms, two bathrooms and balcony on second floor. Materials and colors of new structure shall match existing house. Final landscape and hardscape will also be included.

At the May meeting, the project was not heard, and was deferred to the June meeting at the request of the architect. At the June meeting, a motion carried to defer (to July) for re-study.

Call for disclosure of ex parte communication

B - 069 - 2014 New Residence

Address: 300 Indian Road

Applicant: Mr. and Mrs. David Ferguson

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence with preliminary pool, landscape and hardscape. Roof-Red Flat Clay Tile; Building and Trim Color-White

At the June meeting, a motion carried to defer (to July) for re-study the butterfly pavilion, the windows, and the butterfly windows.

Call for disclosure of ex parte communication

B - 070 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 542 N. County Road

Applicant: Mr. and Mrs. N. Peltz

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Proposed new construction of 5,035 sq. ft. second story addition over portion of existing one-story residence. New mansard roof to match proportion and style of existing residence.

At the June meeting, a motion carried to defer (to July) the roof for further study.

Call for disclosure of ex parte communication

B - 071 – 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE (S)

Address: 149 Root Trail

Applicant: Robb R. Maass and David R. Maass

Architect: Bridges Marsh & Associates

Project Description: New facade addition and cypress trellis with new landscaping

At the June meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried for approval as presented, but deleting the blind windows and re-study for something else. A third motion carried for approval of the landscape architecture as presented, with Confederate Jasmine on the front and re-select something for the Madagascar Olive.

Call for disclosure of ex parte communication

B - 076 - 2014 Landscape, Hardscape and Lighting

Address: 101 Indian Road

Applicant: 101 Indian Road LLC

Architect: John Lang, Lang Design Group

Project Description: Final landscape, hardscape and landscape lighting

At the June meeting, a motion carried for approval of all, except for a deferral to the July meeting of the new gate design and a re-design of the landscaping along the northern wall.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 068 - 2014 Demolition and New Residence

Address: 225 Plantation Road

Applicant: Palm Beach Plantation LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: 1) Demolition of a two-story residence construction in 1954; and 2)

Construction of new two-story 4,611 sq. ft. residence with its associated landscape and hardscape.

Roof-White Flat Concrete Tile; Building Color-Light Blue; Trim Color-White

Call for disclosure of ex parte communication

B - 077 - 2014 New Residence

Address: 151 Chilean Avenue

Applicant: Mr. Adrian Tauro

Architect: Ralph Cantin AIA

Project Description: New two-story residence with white exterior stucco, coral base course, coral window and door surrounds, grey cedar roof shingles, dark grey windows and doors, with final landscape and hardscape.

Call for disclosure of ex parte communication

B - 078 - 2014 New Residence and Guest House

Address: 241 Jungle Road

Applicant: 241 Jungle Road Trust

Architect: Smith and Moore Architects, Inc., Daniel Kahan

Project Description: New two-story residence and one-story guest house in a classical modern style. Further described as: A predominantly one-story main house with roof deck and roof gardens; and a one-story guest house with green roof. Final landscape, hardscape and pool.

Call for disclosure of ex parte communication

B - 079 -2014 New Residence

Address: 340 Garden Road

Applicant: 340 Garden Road Ventures, LLC

Architect: Smith and Moore Architects, Daniel Kahan

Project Description: New two-story residence in a modern Anglo-Caribbean style. Final landscape, hardscape and pool. Building and Trim Color-White; Shutters-Dark Blue; Roof-Wood Shingle

Call for disclosure of ex parte communication

B - 080 - 2014 Demolition and New Residence

Address: 176 Kings Road

Applicant: Mr. and Mrs. James Engel

Architect: Smith and Moore Architects, Daniel Kahan

Project Description: Demolition of existing residence. New two-story French style residence. Final landscape, hardscape and pool. Building Color-Cream with rose tint; Trim-Cast stone; Shutters-Blue; Roof-Grey concrete tile

Call for disclosure of ex parte communication

B - 081 -2014 Addition and Renovation

Address: 226 Via Linda

Applicant: Andrew Thomka-Gazdik

Architect: Rafael Rodriguez

Project Description: Addition and renovation to the existing residence located at 226 Via Linda. Work includes 681 sq. ft. of additions, new roof, doors and windows. Site development includes new driveway and walks, new pool deck and landscaping.

Call for disclosure of ex parte communication

B - 082 -2014 Demolition

Address: 540 S. Ocean Boulevard

Applicant: 540 South Ocean Boulevard LLC

Architect: Smith and Moore Architects, Inc., Harold Smith

Project Description: Demolition of an existing two-story residence and accessory structures

Call for disclosure of ex parte communication

B - 083 - 2014 Demolition

Address: 249 Orange Grove Road

Applicant: Orange Coin Holdings LLC

Architect: John M. Melhorn Architect, AIA

Project Description: Demolition of existing single story residence

Call for disclosure of ex parte communication

B - 084 - 2014 Storefront modifications

Address: 150 Worth Avenue, Ste. 113A

Applicant: Wilson 150 Worth LLC

Architect: Jerome Baumohl, AIA, NCARB

Project Description: Minimal modification to existing storefront plan, change door/finish of storefront and transom panel and new signage to match existing signage in size and location

Call for disclosure of ex parte communication

B - 085 - 2014 Stair Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 191 Bradley Place

Applicant: Mr. Nelson Fox

Architect: Smith and Moore Architects, Harold Smith

Project Description: A stair addition to the south side of an existing restaurant building with second floor dwelling unit.

Call for disclosure of ex parte communication

B - 086 - 2014 Storefront Renovation

Address: 251 Worth Avenue

Applicant: Pierluigi Bonvicini, AIA

Architect: David A. Udkow

Project Description: Storefront renovation of an existing "Brioni" retail store. New facade and awning.

Call for disclosure of ex parte communication

B - 088 - 2014 Demolition and New Residence

Address: 221 Atlantic Avenue

Applicant: Peter R. Hostyn Trust

New Property Owner: Raphael Grossman, Trustee of the An-ro-da Trust u/d May 1, 2014

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing home. Construction of new two-story Bermuda style home to be approximately 5,500 square feet. Home will consist of 4 bedrooms, 5 baths, 2 half baths, living room, dining room, loggia and two-car garage. Final landscaping will also be included. Building and Trim Color-White; Shutter Color-Brown; Roof-White concrete tile

Call for disclosure of ex parte communication

B - 089 - 2014 Addition

Address: 217 Via Linda

Applicant: Edwin and Linda Phelps

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Second story addition of approximately 1,000 square feet to existing one-story home

Call for disclosure of ex parte communication

B - 090 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Seaview Avenue

Applicant: Coral Beach Corporation

Architect: Ralph Cantin AIA

Project Description: New 2-story residence with white exterior stucco, white flat concrete roof tiles, dark grey windows and doors, with final landscape and hardscape.

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS:**

A - 031 - 2014 Landscape/Hardscape

Address: 264 Country Club Drive

Applicant: Bruce Malasky, Malasky Homes

Architect: Patrick W. Segraves, SKA Architect + Planner

Project Description: Re-design of front yard to replace east portion of driveway motor court with garden/landscaped open space. This requires realignment of driveway into garage.

At the June meeting, a motion carried to defer to July for re-study.

Call for disclosure of ex parte communication

D. **MINOR PROJECTS - NEW BUSINESS:**

A - 038 - 2014 Revisions to Previous Approval

Address: 980 North Lake Way

Applicant: Abe and Giovanna Haruvi

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Revisions to project previously approved at July 25, 2012 ARCOM meeting. Changes include leaving garage doors in existing locations, revisions to windows on the north side, and new addition at rear of home on north side

Call for disclosure of ex parte communication

A - 039 - 2014 Exterior modifications

Address: 231 Via Las Brisas

Applicant: Mel and Nancy Goodes

Architect: Peter Moor, Moor & Associates, Architects, P.A.

Project Description: Primarily interior renovation of an existing one-story residence that includes replacing the barrel tile roof and windows, painting exterior stucco, adding operable shutters, and updating the eave details. These exterior improvements maintain the existing building footprint with a minimal rearrangement of window openings and a reduction of arbitrary exterior decorative swag to create a simpler, more refined Mediterranean vernacular.

Call for disclosure of ex parte communication

A - 040 - 2014 Change of roof material

Address: 201 Angler Avenue

Applicant: Matthew Maggio

Contractor: All Phase Roofing

Project Description: Complete re-roof including underlayment and wall flashings (Copper). Improve from clips to new straps. All existing tile will be removed. Roof will be same color (Ralph Lauren white) using Davinci Bellaforte slate material. Roof will look the same as existing, however, the material will be superior to concrete tile with the highest possible test ratings for fire, wind and impact. It is also "green", safer, has a longer life and better appearance given anti-mold/fungus qualities. It is Miami-Dade County approved. Additional confidential testing results, product approvals, as well as a sample are provided.

Call for disclosure of ex parte communication

A - 041 - 2014 Renovation of Pool Area

Address: 184 Bradley Place

Applicant: Parc Regent Condo Association

Architect: Mario Nievera

Project Description: Renovation of condominium pool area landscape and hardscape

Call for disclosure of ex parte communication

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

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

XII. ADJOURNMENT:

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: A disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.