



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**ARCHITECTURAL COMMISSION
355 SOUTH COUNTY ROAD
FIRE STATION, THIRD FLOOR, E.O.C.**

MARCH 24, 2010

9:00 A.M.

WELCOME!

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" under the "Your Government" tab. 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**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ADMINISTRATION OF OATH OF SERVICE TO ARCHITECTURAL COMMISSION MEMBERS**
- V. **ELECTION OF OFFICERS**
- VI. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 24, 2010 MEETING**
- VIII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
- IX. **OTHER BUSINESS**

X. PROJECT REVIEW

A. MAJOR PROJECTS - OLD BUSINESS

B81/09 New Residence, Landscape & Hardscape

Address: 264 Country Club Road

Applicant: JDM Investments, LLC

Architect: Rustem Kupa Architect

Project Description: Construct a new two-story single-family residence with two-car garage, pool and pool area trellis structures, including hardscape and landscape.

This project was deferred from the October meeting to the November meeting for restudy, and was deferred from the November meeting to the December meeting at the request of the property owner. At the December meeting, the project was deferred to the January meeting at the request of the property owner. At the January meeting, the commission deferred the project for re-study. At the February meeting, the project was deferred to the March meeting at the owner's request.

Call for disclosure of ex parte communication.

B91/09 Addition

Address: 615 Crest Road

Applicant: Richard Richman

Architect: Bridges, Marsh & Associates

Project Description: Addition of new second story over existing eastern garage wing, in same style as existing structure

Please note that at the December meeting, this project was deferred to the January 27, 2010 meeting at the request of the attorney, Maura Ziska. At the January meeting, after review, the commission deferred the project to the February meeting. At the February meeting, there was a motion for deferral to the March meeting, with the understanding that the architect should study a hip roof and changes to the south facing window, and try to lower the beam.

Call for disclosure of ex parte communication

B2/10 Addition and Demolition

Address: 1342 North Lake Way

Applicant: Joseph Sambuco

Architect: Roger P. Janssen, Dailey Janssen Architects, P.A.

Project Description: Demolition of existing one-story library and loggia; new two-story addition at same location; enclosure of existing second floor balcony; new one-story awning; and, replacement of existing railings and other architectural features

Call for disclosure of ex parte communication

Please note that at the January meeting, there was a motion for approval of the front facade as presented, to include replacement of all cast stone balustrade with metal Chippendale railings, skim-coat the existing cast stone columns with plaster and

paint them while, replace the entry door assembly, and add shutters to flank the French doors and the garage window. There was also a second motion for deferral of the west facade. At the February meeting, the project was deferred to the March meeting at the architect's request.

PLEASE NOTE THAT THE ARCHITECT HAS SUBMITTED A LETTER REQUESTING DEFERRAL TO THE APRIL MEETING.

B6/10 Addition

Address: 1100 North Ocean Boulevard

Applicant: 1100 North Ocean Boulevard Trust

Architect: The Lawrence Group Architects

Project Description: A two-story addition with garage space in the basement on the south side of the main house in similar architectural elements as the existing main house.

Call for disclosure of ex parte communication

Please note that at the February meeting, the project was heard and deferred to the March meeting.

PLEASE NOTE THAT THE ARCHITECT HAS SUBMITTED A LETTER REQUESTING DEFERRAL TO THE APRIL MEETING.

B. MAJOR PROJECTS - NEW BUSINESS

B10/10 Elevator Enclosure

Address: 146 Dunbar Road

Applicant: Michael & Gayle Kalisman

Architect: The Pandula Architects Inc.

Project Description: Elevator enclosure structure at east building facade.

Materials, finishes, colors, textures and details to match existing structure

In association with Variance #3-2010: A variance to allow construction of a 144 square foot one and two story addition for an elevator and equipment room with: (i) a east side yard setback of 13.66 feet in lieu of the 15 foot minimum required for the two story portion of the addition, and (ii) a cubic content ratio ("CCR") of 4.56 in lieu of the 4.4 existing and the 3.9 maximum allowed in the R-B Zoning District.

ARCOM TO PROVIDE OPINION TO TOWN COUNCIL RELATIVE TO VARIANCES REQUESTED.

Call for disclosure of ex parte communication

B11/10 Demolition and New Construction

Address: 1191 North Lake Way

Applicant: Mr. and Mrs. Malcolm McCluskey

Architect: SKA Architects/Patrick W. Segraves

Project Description: Demolition of existing two-story structure. Construction of new two-story Classical style home to be approximately 8,700 square feet. Home will include living room, dining room, family room, four bedrooms, seven and one-half bathrooms, library, laundry, staff quarters and a 3-car garage.

Call for disclosure of ex parte communication

B12/10 Time Extension

Address: 476 S. Ocean Boulevard

Applicant: Janina Radtke Revocable Trust

Architect: Randall Stofft

Project Description: Time extension for construction of new single family residence together with demolition of existing house

Call for disclosure of ex parte communication

B13/10 Second One Year Extension

Address: 1071 N. Ocean Blvd.

Applicant: Janina Radtke

Architect: Randall Stofft Architects

Project Description: Second one-year time extension for new two-story CBS residence, demolition of existing home, final landscaping

Call for disclosure of ex parte communication

B14/10 Addition

Address: 151 Seagate Road

Applicant: Bradford D. and Jill E. Kaufman

Architect: Thomas M. Kirchhoff

Project Description: New one-story garage and laundry room addition to existing two-story residence

Call for disclosure of ex parte communications

B15/10 Time Extension for three-story office building

Address: 204-210 Royal Palm Way

Applicant: BNB Venture Palm Beach I, LLC

Architect: Oliver Design Group, Ed Oliver

Project Description: This proposed three-story office building incorporates traditional design elements with minor references to Mediterranean architecture. The primary building materials are painted stucco on exterior masonry walls; door & window openings feature "divided" lites with tinted gray & clear glazing & white frames; cast stone accents are used for the: horizontal accent bands, wall caps & balustrades & columns at the 1st floor main building entry and a clay barrel tile tower roof consistent with the design context of the neighboring properties. The main building entrance on Royal Palm Way is "framed" with architectural cast concrete columns. An arched beam above the recessed entry and the articulated stucco joinery on the 1st floor further define the "tower" entry. A similar arched

beam identifies the entry for vehicles to parking spaces below the building. A distinctive 3rd floor level tower element at the northeast corner has been "stepped" back from the main building wall. This tower element features an "arched" door and sidelight element similar to the main 1st floor entry. The placement of the 3rd floor level tower and building wall line enable the entire 3rd floor north wall to be "stepped" back behind the lower two floors. This creates a building mass that compliments the scale of the street and the scale of the neighboring properties. The east wall of the building has also been set back from the property line in order to create a landscaped 2nd floor level terrace. This feature combined with a 3rd floor level terrace is an amenity for the occupants of the building as well as our neighbors. Narrow balconies, at the 2nd and 3rd floor level on the south elevation, provide additional interest and scale to the building and compliment the 3rd floor level terrace on the same elevation.

Call for disclosure of ex parte communications

C. MINOR PROJECTS - OLD BUSINESS

D. MINOR PROJECTS - NEW BUSINESS

A2/10 Facade renovation

Address: 201 Seminole Avenue

Applicant: Mr. Terry (David) Collier and Mrs. Linda Collier

Architect: David J. Gengler, Architect

Project Description: Minor renovation of the South (Main) and East facades of an existing two-story residence: Adding Mediterranean Revival cast stone, balustrade, and railing ornamentation

Call for disclosure of ex parte communication

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

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

- A. Discussion regarding digital (3-D) models vs. physical models
- B. Proposed Amendment to Vacant Storefront Policy - addition of Norton Museum of Art Themes
- C. Discussion regarding "12 month waiting period for denied projects."

XIII. 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.