

ARCHITECTURAL COMMISSION

WEDNESDAY, JUNE 24, 2015, 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:

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

Maisie Grace, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE MAY 27, 2015 MEETING:

V. APPROVAL OF THE AGENDA:

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

VII. OTHER BUSINESS:

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

Address: 488 Island Drive

B - 022 - 2015 New Residence

Applicant: Gertrud Turkclitz 482 Island Dr AG by Achim Turkclitz Attorney-in-Fact

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: New two story residence, pool, hardscape and landscape. Roof-white cement tile; Building and Trim Color-White; Shutter Color-Blue

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting. At the April meeting, a motion carried to defer the architecture to the next meeting and come back with Elevation B (the alternate design) as a part of the house, and re-study the west elevation, and add porches per Mr. Karakul's suggestion, and re-study the garage dormers. A second motion carried to defer the landscape to May. At the May meeting, a motion carried to approve the architecture and the changes as presented. A second motion carried to defer the landscape to June.

Call for disclosure of ex parte communication

B - 041 - 2015 New Residence

Address: 257 Sandpiper Drive

Applicant: G.W. Purucker Homes J.V

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of new one-story residence including new hardscape, landscape and pool. Building Color-Off White; Trim Color-White; Roof-White Cement Tile

At the May meeting, after review of the project, a motion carried to defer the architecture and the landscaping to the June meeting for further study.

Call for disclosure of ex parte communication

B - 053 - 2015 Demolition and New Construction

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 444 Chilean Avenue

Applicant: Walde Trust, LLC

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing two-story home. Construction of new two-story Mediterranean Revival style home to be approximately 3,600 sq. ft. including a two-car garage with guest suite above. Final landscaping will also be included. Building Color-Off White; Trim-Cast stone; Roof-Terra Cotta Barrel Tile

At the May meeting, after review of the project, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30

days. A second motion carried to defer to June for re-study of the architecture and the landscaping, and the need for variances.

Call for disclosure of ex parte communication

[B - 056 - 2015 Demolition and New Residence](#)

Address: 250 Palmo Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence. New two-story residence, pool, landscape and hardscape

At the May meeting, after review of the project, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30

days. A second motion carried to defer to the June meeting and come in with the inspiration, and the accurate colors and details.

Call for disclosure of ex parte communication

[B - 010 - 2015 Gate](#)

REMANDED BACK TO ARCOM FROM TOWN COUNCIL

Address: 475 N. County Road

Applicant: Christopher and Vicki Kellogg

Architect: Ralph Cantin

Project Description: New black anodized aluminum gate on service driveway

Call for disclosure of ex parte communication

B. [MAJOR PROJECTS-NEW BUSINESS:](#)

[B - 054 - 2015 Landscape/Hardscape](#)

Address: 300 S. Ocean Boulevard

Applicant: 300 South Ocean Boulevard Apartments Inc.

Architect: Paradelo & Fleck Design

Project Description: Reconfiguration of pedestrian entry to south building entrance; addition of new parking lot column features; and renovation of landscaping for affected area.

Call for disclosure of ex parte communication

[B - 058 - 2015 New Residence](#)

Address: 304 Garden Road

Applicant: Palm Beach Housing Investment, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool, landscape and hardscape. Building and Trim Color-White; Shutters-Dark Blue; Roof-Flat Grey concrete tile

Call for disclosure of ex parte communication

[B - 059 - 2015 New Residence](#)

Address: 216 Sandpiper Drive

Applicant: LC Homes of South Florida, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of new one-story residence, pool, landscape and hardscape. Building Color-Off White; Trim-White; Shutters-Blue/Black; Roof-Off White Cement Tile

Call for disclosure of ex parte communication

[B - 061 - 2015 New Residence](#)

Address: 619 Island Drive

Applicant: Mr. and Mrs. Ray Celedinas

Architect: Roger P. Jansen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, one-story garage, pool, landscape and hardscape. Building Color-Off White; Trim Color-White; Shutters-Blue; Roof-White concrete tile

Call for disclosure of ex parte communication

[B - 062 - 2015 New Residence](#)

Address: 200 S. Ocean Boulevard

Applicant: 200 South Ocean Blvd. 2014 LLC

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

Project Description: The proposed project includes a new 5817 sq. ft. two-story residence, pool and landscaping. No improvements to the beach parcel at this time. The Bermuda style lends itself to localized symmetries, both formal and informal, to address its corner location at South Ocean Boulevard and Seabreeze Avenue. Walls are pale pink stucco, white slurry over concrete roof tile, Essex Green wood shutters, white trim and brick hardscapes.

Call for disclosure of ex parte communication

[B - 064 - 2015 Tent](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2842 S. Ocean Boulevard

Applicant: 2842 South Ocean Blvd., Edward Leevan, Mgr.

Architect: Slattery & Associates Architects/Planners

Project Description: A special event open-air temporary tent

Call for disclosure of ex parte communication

[B - 065 - 2015 Demolition](#)

Address: 245 Jamaica Lane

Applicant: Roman and Helena Martinez

Architect: SKA Architect + Planner, Jacqueline Albarran, Architect P.A.

Project Description: Demolition of existing main house, guest house, pool, patios, and driveway. Existing perimeter landscaping remains. New irrigated lawn as per code.

Call for disclosure of ex parte communication

[B - 066 - 2015 Demolition and New Residence](#)

Address: 110 Indian Road

Applicant: G.W. Purucker Homes JV

Architect: MP Design & Architecture

Project Description: Demolition of existing residence; New two-story residence, pool, landscape and hardscape. Building Color-Beige; Trim and Shutters-White; Roof-White Cement Tile

Call for disclosure of ex parte communication

[B - 067 - 2015 Railing Replacement](#)

Address: 2560 S. Ocean Boulevard

Applicant: 2560 S. Ocean Blvd. Condominium Association, Inc.

Architect: Douglas Root Architect, Inc.

Project Description: Replacement of the existing vertical picket railing with lightly tinted glass railing. Addition with attached porte cochere projection (for sheltered entrance) to identify entrance of building; additional 240 sq. ft. office 15 x 16 for management use; landscape, hardscape and existing pool; and embellish existing monument.

Call for disclosure of ex parte communication

[B - 068 - 2015 Pump Station](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1060 N. Lake Way

Applicant: Town of Palm Beach

Architect: Kimley-Horn and Associates, Inc.

Project Description: Re-design the D-10 storm water pump station by raising the height of a portion of the existing building.

Call for disclosure of ex parte communication

C. [MINOR PROJECTS - OLD BUSINESS:](#)

[A - 018 - 2015 Gates and Columns](#)

Address: 219 Chilean Avenue

Applicant: C. Dean Metropoulos

Contractor: Glenn Simmons

Project Description: Raise existing columns 16"; fabricate and install new drive gates, replacing previous drive gates

At the April meeting, the project was not heard, and a motion carried to defer the project to the May meeting at the request of the applicant. At the May meeting, after review of the project, a motion carried to defer to the June meeting.

[A - 025 - 2015 Alterations/Landscape/Hardscape](#)

Address: 742 Slope Trail

Applicant: Mr. and Mrs. Marcelo Dorea

Architect: MP Design & Architecture

Project Description: Alterations to facade of existing one-story house to include new windows, front door, railing and other associated changes as presented. New hardscape and landscape.

At the May meeting, after review of the project, a motion carried to defer to the June meeting for re-study.

Call for disclosure of ex parte communication

[A - 029 - 2015 Fenestration](#)

Address: 304 Atlantic Avenue

Applicant: James Ireland

Architect: H. John Griffin II, P.E.

Project Description: Remove existing window (second floor, above front door) and install a new door in its place

Since no one was present at the May meeting for this project, a motion carried to defer to June.

Call for disclosure of ex parte communication

D. [MINOR PROJECTS-NEW BUSINESS:](#)

[A - 032 - 2015 Roof Replacement](#)

Address: 40 Cocoanut Row

Applicant: Breakers Palm Beach Inc.

Architect: Steve Pollio, Peacock and Lewis

Project Description: Replacement of existing roof with new roofing system incorporating a change in color from white to grey slate-like material.

Call for disclosure of ex parte communication

[A - 034 - 2015 Landscaping](#)

Address: 1045 S. Ocean Boulevard

Applicant: Michele Borislow

Architect: Paradelo & Fleck Design

Project Description: Addition of landscaping to existing landscape driveway island along road

Call for disclosure of ex parte communication

[A - 035 - 2015 Awning and Sign](#)

Address: 296 S. County Road

Applicant: Bennett Uomo/Milton Partnership Ltd.

Contractors: Capitol Signs Inc/American Made Awnings of Hollywood

Project Description: New navy blue awning and sign (business identification) for Bennett Uomo.

Call for disclosure of ex parte communication

[A - 037 - 2015 Facade Renovation](#)

Address: 300 Dunbar Road

Applicant: Mr. Peter May c/o Kochman and Ziska

Architect: Mark Ferguson, Ferguson & Shamamian Architects

Project Description: Minor facade renovation of existing one-story 1960 Regency style residence consisting of replacement of work executed in the latest 2010 renovation including replacement of entry portico, solid stucco panel infill in lieu of balustrade elements at roof parapet, removal of sculptural elements above parapet piers, removal of string course element across each facade allowing for the completion of corner quoining decoration up to the underside of the existing entablature. All new work is in keeping with the style of the residence and will be finished in colored stucco to match the current facade and contrasting ornament colors and texture.

Call for disclosure of ex parte communication

[A - 038 - 2015 Modifications](#)

Address: 230 S. Ocean Blvd.

Applicant: John Ceriale

Architect: Jose A. Gonzalez, Gonzalez Architects

Project Description: Approval for decorative applied art panels composed of laminated glass, evocative of turtle glass windows used on the main residence

Call for disclosure of ex parte communication

[B - 067 - 2015 Railing Replacement](#)

- IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):
- X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:
- XI. ADJOURNMENT: