



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *URB*
Director PZ&B

SUBJECT: ARC-24-0059 568 ISLAND DRIVE

MEETING: SEPTEMBER 25, 2024, ARCOM

ARC-24-0059 568 ISLAND DR. The applicants, Sonja and Martin Brand owners of 568 ISLAND DRIVE LLC, have filed an application requesting Architectural Commission review and approval for roof replacement from flat tile to flat glass and solar tile.

Applicants: Sonja and Martin Brand

HISTORY:

The two-story residence was designed by John Volk in 1956 in a Colonial Revival architectural style.

In October 2023, an administrative application was approved for roof replacement, window and door replacement, and siding replacement.

THE PROJECT:

The applicant has submitted plans, entitled “RENOVATIONS TO THE PROPERTY AT 568 ISLAND DRIVE PALM BEACH, FLORIDA 33480”, uploaded on August 5, 2024.

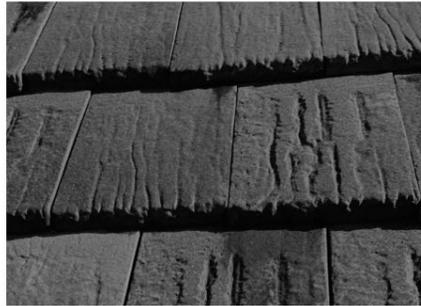
The following scope of work is proposed:

- Roof replacement with flat glass and flat solar tiles.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Architect/Builder:	John Volk	Year of Construction	1956
Surrounding Properties / Zoning			
North	560 Island Drive / R-B		
South	576 Island Drove / R-B		
East	Waterway & Everglades Club golf course		
West	569 Island Drive / R-B		

STAFF ANALYSIS

The permitting documentation indicates the original roofing material was tile. The existing roof is a flat dark gray concrete tile that features grooves to simulate the appearance of shingles. The replacement roof tiles are manufactured by Tesla to capture photovoltaic energy. The tiles are flat glass in a dark gray color. Although not all tiles serve to capture energy, their appearance is uniform.



Existing concrete tile



Proposed Tesla roof tile

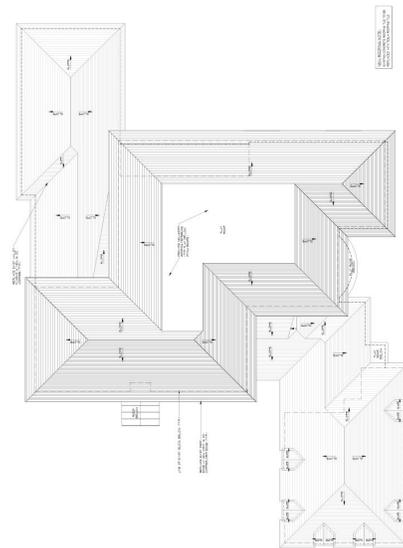


Rendering

The most notable differences between flat concrete tiles and flat glass tiles are the increased size of each tile, reduced depth, and increased reflectiveness. This is a steeply sloped roof that is visible from the public right of way. The roof has a considerable surface area.



Proposed West Elevation



Front/West elevation



Existing Property - Entry

Proposed location of solar tile

ARCOM will need to determine whether the new flat glass tiles are compatible with the architectural style of the residence.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB: JGM: FHM