TOWN OF PALM BEACH



Planning, Zoning & Building Department 360 South County Road Palm Beach, FL 33480

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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP

Director PZ&B

SUBJECT: ARC-24-0075 110 ATLANTIC AVE WB

MEETING: OCTOBER 23, 2024, ARCOM

ARC-24-0075 110 ATLANTIC AVE. The applicant, MP Design & Architecture, Inc. on behalf of Twin Hearts Palm Beach Realty Trust, has filed an application requesting Architectural Commission review and approval for exterior architectural modifications including two new canvas awnings on front elevation

Applicant: Twin Hearts Palm Beach Realty Trust Architecture: MP Design & Architecture, Inc.

HISTORY: The existing two-story structure was built in 1982.

THE PROJECT:

The applicant has submitted plans, entitled "Exterior Renovation to Existing 2-Story Residence at 110 Atlantic Avenue Palm Beach, FL 33480" as prepared by MP Design & Architecture, Inc., uploaded October 7, 2024.

The following scope of work is proposed:

- Remove stucco "icicles" at gable ends, add cast stone/metal detail at gable ends.
- Remove all window shutters.
- Modify door surround and stucco banding.
- Replace columns, piers and railings.
- Modify sills.
- Add two (2) canvas awnings on front elevation.

Site Data			
Zoning District	R-B	Future Land Use	Residential
Surrounding Properties / Zoning			
North	109 Atlantic Ave Residence / R-B		
South	109 Everglade Ave Residence / R-B		
East	230 N Ocean Blvd Residence / R-B		
West	120 Atlantic Ave Residence / R-B		

STAFF ANALYSIS

The subject property is located on the south side of Atlantic Avenue one lot in from North Ocean Boulevard. It also contains a small beachfront parcel, but the modifications are just for the main house. The structure has odd roof lines, which includes a mix of a hip roof surfaced with an S-tile and very prominent projecting double gables facing the street which obscure the sloped tile roof behind them. However, it is very much in scale with the surrounding properties.



The applicant is proposing modifications to a two-story residence built in the 1980's that evokes a combination of a linear ranch home with Mediterranean Revival elements. The most prominent changes that have been submitted include removing stucco details, adding gable details, modifying the railing pattern and pier design and adding awnings to two street facing windows.





The refreshed look that is being proposed demonstartes cleaner lines and the addition of the two blue/gray fabric spear awnings provide a pop of color. The only areas of additional embellisment can be found in the two front facing gabels and one at the rear where a cast stone medallion with metal work is beign introduced and in the additional flourish added to the second floor railing design in front of the paired glass doors. All suggested modifications appear to be in compliance with the zoning code.



CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with <u>Sec. 18-205</u> criteria, subject to any imposed conditions, and

WRB: JGM: FHM