

David Miller and Associates, P.A.

AA-26000963
David R. Miller, A.I.A., NCARB
AR - 9417
May 16, 2023

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Project: Winthrop House – Proposed Exterior Renovation – Final Submittal / Drop Off
ARCOM #: ARC-23-074
Town Council#: ZON-23-061

To Whom It May Concern:

We are pleased to submit our final submittal materials and drawings for the review of the proposed project at 100 Worth Avenue.

The proposed work includes a full exterior renovation. The required renovations include full removal of the brick veneer facade, wall and waterproofing repairs under the brick, concrete repairs, stucco repairs, balcony guardrail replacement, porte cochere slab removal and waterproofing replacement, and structural repairs to the existing roof cornice.

The proposed building improvements include new stucco and paint finishes, new decorative balcony guardrails, new decorative roof cornice, new decorative treatments at the porte cochere, and new metal grilles at the garage openings. Proposed site improvements will include new landscape, infill site walls, decorative piers at entries, new pedestrian gates along both Hammon Avenue and Worth Avenue, a new vehicular “exit only” gate along South Ocean Boulevard, and associated improvements.

Please note the following as it relates to this application:

- A. Architectural Review in accordance with Section 18-205 and/or Section 18-206.
We consider the proposed renovation to be in good taste and design and in general contributes positively to the image of the Town of Palm Beach. We feel the proposed renovation meets all the criteria outlined in Section 18-205(a) in their entirety. There are no proposed additions or accessory structures.
- B. Site Plan Review Approval in accordance with Section 134-329.
We feel the approval of the Site Plan by Town Council will not adversely affect the public interest. The proposed renovation and site improvements will not change or increase the intensity of use; ownership or control; change access or egress to the property; will not change the existing parking and loading facilities; will provide harmonious screens and buffers; address the drainage of the property; maintain, enlarge, and enhances open spaces; and will be unchanged in height, mass, visible size, and bulk.
- C. Variance Request in accordance with Section 134-2176.
We feel the granting of a variance to eliminate five exterior parking spaces and replace the paved areas with landscape will not adversely affect the public interest. The subject spaces were intended for commercial uses which were never realized, there is a full-time valet available at the property, and feel this variance if granted, would enhance the Worth Avenue South Ocean Boulevard aesthetic experiences.

Thank you for your consideration.

Sincerely,



David R. Miller, A.I.A.

CC: Eli Wilson, GM, Winthrop House
Maura A. Ziska, Esq.
Dustin Mizell, ASLA