

LETTER OF INTENT
FINAL SUBMITTAL

DATE: January 4, 2024
TO: Town of Palm Beach, Planning, Zoning & Building Dept.
RE: COA-23-050 100 Four Arts Plaza

On behalf of the Society of the Four Arts, Inc. (“**Applicant**”), Shutts & Bowen LLP (“**Agent**”) submits this request for a Certificate of Appropriateness (“**COA**”) to replace the beams and rafters in two pergolas in the Hulitar Garden at 100 Four Arts Plaza (“**Site**”).

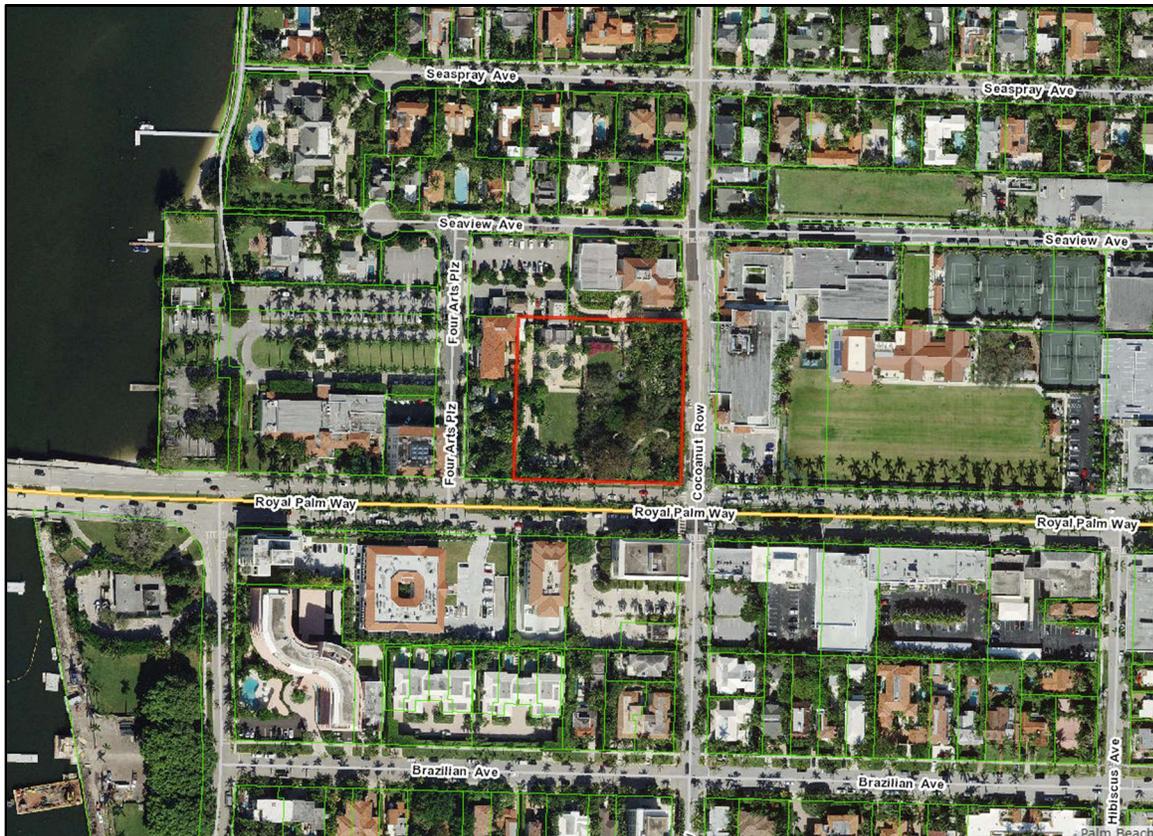


FIGURE 1 – Location map

Location:	100 Four Arts Plaza (<i>Figure 1</i>)
Property Control Number(s):	50434323050210050
Zoning:	R-B Low Density Residential District (“ R-B ”)

REQUEST

- Approval of a COA for a material change from wood to a composite product as part of the replacement of the overhead beams and rafters in two of the four pergolas on the Site.
 - There are four pergolas located within the Hulitar Garden. The beams and rafters of the pergolas are all constructed of wood.
 - The beams and rafters of the pergolas have significant rotting after being exposed to the harsh Florida sun and rain through the years. Additionally, the intertwining growth of the bougainvillea around the beams and rafters has made it impossible to maintain the wood. The intertwining growth added to the retention of moisture around the beams and rafters which actually sped up the deterioration of the wood.
 - The Applicant would like to replace the wood beams and rafters in the pergolas with a product that can withstand the harsh Florida sun and rain and also allow for the growth and flourishing of the bougainvillea. Moreover, the Applicant would like to repair the pergolas before they become a danger to the visitors of the Hulitar Garden.
 - The requested material change is from the existing Ipe wood to a composite product made from pvc material with an aluminum core added for strength and rigidity.
 - In an effort to improve the outdoor area and create a more sustainable pergola that can withstand the elements, the Applicant requests to replace the wood product with a composite product made from pvc material designed and manufactured by The Azek Company (“Azek”).
 - Azek is the manufacturer that creates premium-branded, outdoor living products that are stylish, long-lasting, low-maintenance and sustainable.
 - Their products are used throughout the country by Walpole Outdoors, a company that specializes in this type of historic restoration and a licensed distributor for Azek products.
 - Walpole Outdoors is the distributor providing Seaside Exteriors, the contractor that will be installing the product on the Site.
 - The existing pergolas were approved to be constructed of Ipe with a smooth finish and very limited grain. The Azek product will have the look and feel of the Ipe, and painted to a wood color. Proposed are two finishes, one dark to replicate the current wood and one in a weathered wood finish, both will be faux finished. Samples will be presented to the Landmarks Preservation Committee for a final decision.
 - There are no other changes proposed other than the replacement of the beams and rafters with the Azek product. (See **Figure 2** depicting the existing versus the proposed and demonstrating no changes)
 - There are no changes to any dimensions for the beams and rafters. All dimensions for the beams and rafters remain the same as the approved/existing. (See **Figure 2**)
 - There are no changes proposed to any of the existing columns, thus no changes to the height. (See **Figure 2**)
 - There are no changes to the footprint of the pergolas. (See **Figure 2**)
 - On July 31, 2023, the Applicant applied for staff approval of the request. On September 19, 2023, the Applicant received notification from Town staff that the request must obtain COA approval by the Landmarks Preservation Commission.

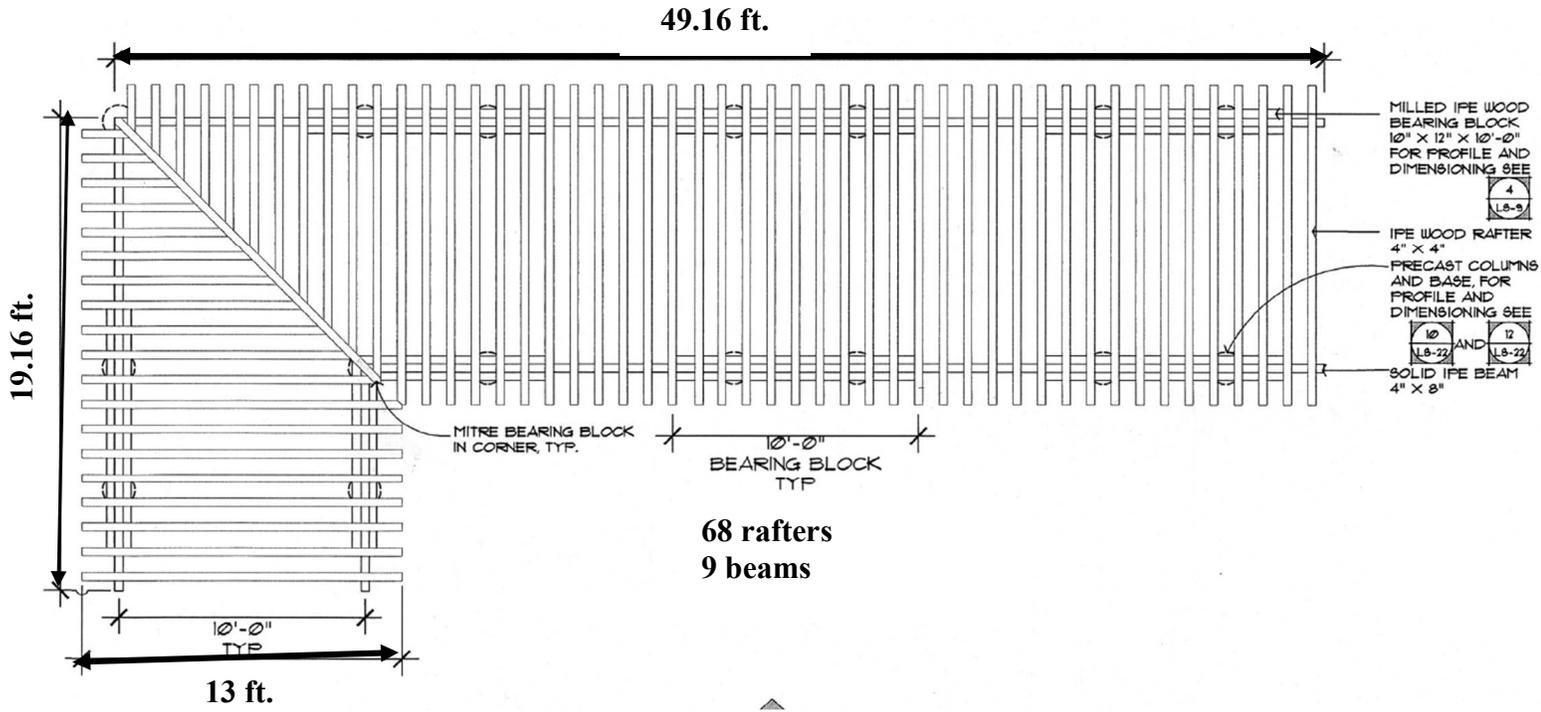
SUPPLEMENTAL APPLICATION REQUIREMENTS PER CHECKLIST

- **Exhibit A:** Standards for new construction for Landmarks Preservation in accordance with Section 54-122.
- **Exhibit B:** Existing pergola photos
- **Exhibit C:** Property Info sheet with the Location Map and Legal Description
- **Exhibit D:** Azek Brochure.
- **Exhibit E:** Walpole Brochure.

PARKING STATEMENT

There are no changes proposed to the on-site parking.

FIGURE 2 – Existing Pergolas vs. Proposed Pergolas



EXISTING APPROVED

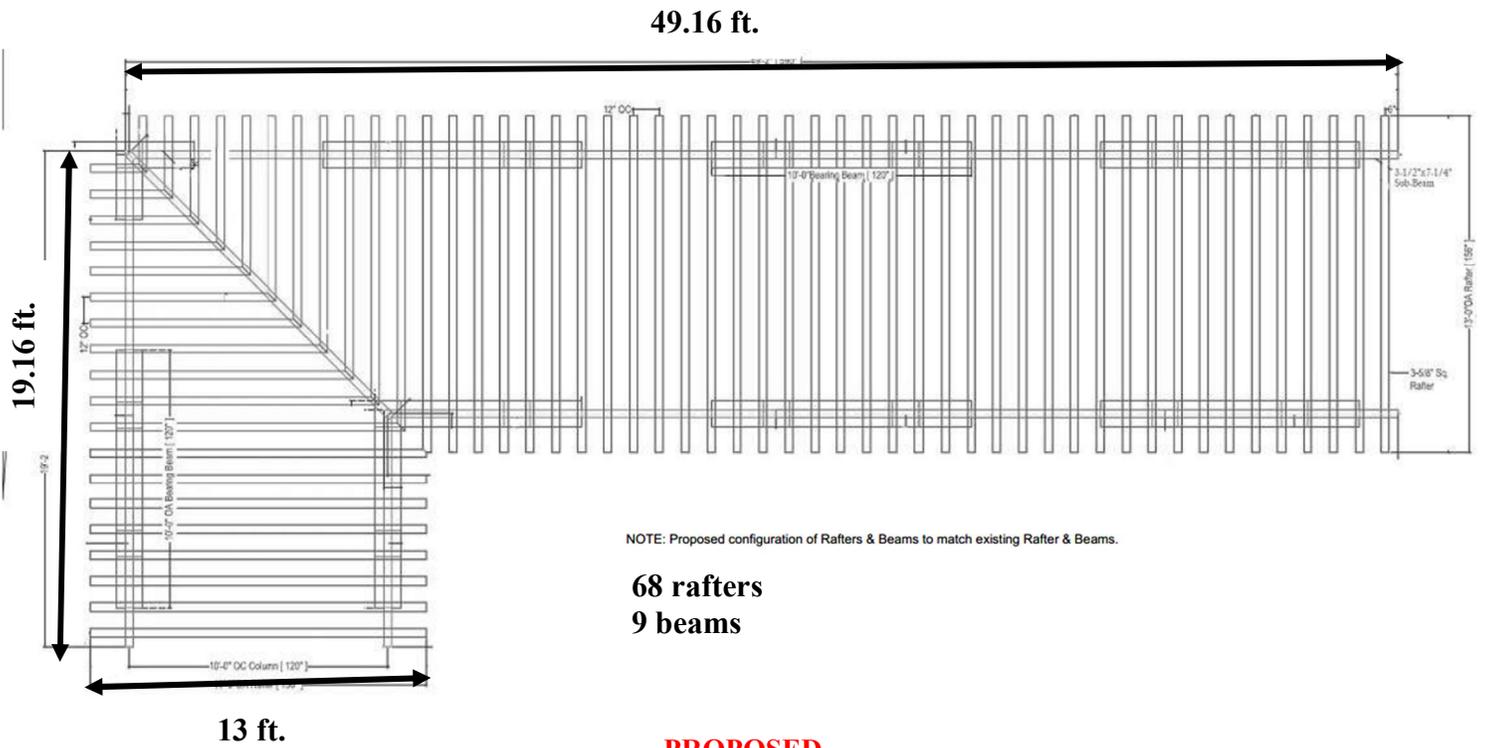


EXHIBIT A

Sec. 54-122. New construction.

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

- (1) The height, the gross volume, and the proportion between width and height of the facade;
- (2) The proportions and relationships between doors and windows;
- (3) The rhythm of solids to voids created by openings in the facade;
- (4) The materials used in the facade;
- (5) The texture inherent in the facade;
- (6) The colors, pattern and trim used in the facade; and
- (7) The design of the roof.

RESPONSE: *The request is for a COA to replace the rotting beams and rafters in the two eastern pergolas in the Hulitar Garden before they become a danger to the public welfare. This is an effort to improve the outdoor area and create a more sustainable pergola. The existing pergolas were approved to be constructed of Ipe with a smooth finish and very limited grain. The Azek product will have the look and feel of the Ipe, and painted to a wood color. Proposed are two finishes, one dark to replicate the current wood and one in a weathered wood finish, both will be faux finished. Samples will be presented to the Landmarks Preservation Committee for a final decision.*

There are no changes to the height, gross volume, or the proportion between width and height of the pergola. Being a pergola, there are no facades and thus no changes to doors, windows, rhythm of solids created by opening in facades.

(b) Existing rhythm created by existing building masses and space between them should be preserved.

RESPONSE: *See response to standard (a) above.*

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

RESPONSE: *See response to standard (a) above. There are no changes proposed to the landscaping.*

(d) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

RESPONSE: *See response to standard (a) above. There are no changes affecting any street facades.*

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

RESPONSE: *See response to standard (a) above.*

EXHIBIT B

Existing Pergola Photos















EXHIBIT C

Property Info Sheet

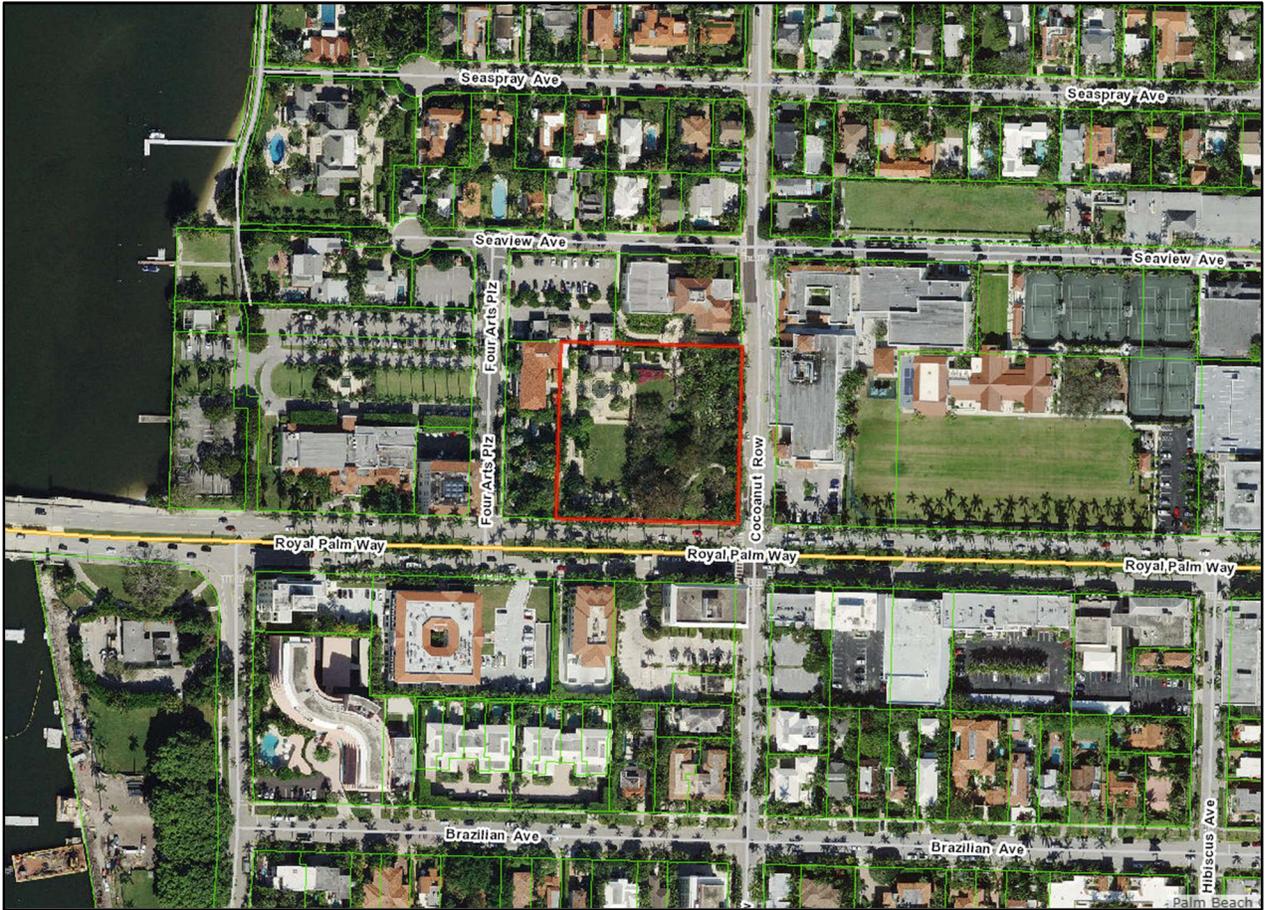


FIGURE 1 – Location map

Location:	100 Four Arts Plaza (<i>Figure 1</i>)
Property Control Number(s)	50434323050210050

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 3, LYING WITHIN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, LOTS 5, 6, A PORTION OF LOTS 4, AND 7, BLOCK "A", REVISED MAP OF ROYAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF BLOCK "A", REVISED MAP OF ROYAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, THENCE S00°00'00"W ALONG THE EAST LINE OF SAID BLOCK "A" BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF COCOANUT ROW FOR A DISTANCE OF 275.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 1909, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TO A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 23.56 FEET; THENCE N90°00'00"W ALONG THE SOUTH LINE OF SAID BLOCK "A", BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF ROYAL PALM WAY FOR A DISTANCE OF 373.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 3 FEET OF LOT 4, PLAT BOOK PAGE 1, AS DESCRIBED IN DEED BOOK 549, PAGE 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°00'00"E ALONG THE SAID EAST LINE OF THE WEST 3 FEET OF LOT 4 AND THE EXTENSION THEREOF, BEING COINCIDENT WITH EAST RIGHT OF WAY LINE OF FOUR ARTS PLAZA FOR A DISTANCE OF 437.62 FEET; THENCE N90°00'00"E ALONG THE SOUTH RIGHT OF WAY LINE OF SEA VIEW AVENUE AS SHOWN ON THE PLAT OF POINCIANA PARK 3RD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 72, FOR A DISTANCE OF 379.44 FEET; THENCE S00°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF COCOANUT ROW, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1909, PAGE 74, A DISTANCE OF 9.51 FEET TO A TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 276.17 FEET, AND CENTRAL ANGLE OF 02°08'33", FOR A DISTANCE OF 10.33 FEET; THENCE S04°08'54"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 127.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

EXHIBIT D

Azek brochure material / photos – attached separately

EXHIBIT E

Walpole Outdoors Historic Restoration – **attached separately**