

**CLEMENS BRUNS SCHAUB**  
**ARCHITECT**  
AR8336



**The Associates Studio, LLC**

5 February 2024

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

Re: **Letter of Intent (LOI)**  
Address: **1150 N. Ocean Way, Palm Beach, FL 33480**  
Project Name: **Burns Residence**  
ARCOM Project Number: **ARC-23-166**

Dear Architectural Review Committee Members:

Please accept this as our Letter of Intent for the above-described property. The property is an existing combined two lots: 24 and 25, El Encanto.

There was an existing house which has been demolished.

**NOTE:**

**Based upon comments and concerns of the Committee regarding privacy concerns for the affected northerly neighbors, we have made the following outlined design changes:**

- The entire house has been moved 4 feet to the south to create a 19-foot northern side yard.
- The two-story wings have been lowered from 22 feet to 19'-6".
- A window on the west wing was eliminated.
- "Blinder" shutters were added to the balconies.
- The northern landscape buffer has been significantly fortified.
- Various architectural details have been adjusted in the revision process.

The home is designed as a British West Indies style.

It is a corner lot at the intersection of N. Ocean Way and El Pueblo.

The majority of the home is one-story with two smaller two-story portions at the northwest and northeast corners of the buildable area.

The front yard was chosen to be along N. Ocean Way. This is the shorter of the two orientations.

It is designed as a true courtyard tropical home. All major wings are just one room deep for cross ventilation and maximum light penetration.

There is a pool in the southern side yard flanked by two one-story wings and a single-story living room and kitchen to the north.

There are two driveway entrances: one on the front of N. Ocean Way and one on the southwest corner on El Pueblo. These were intended to disperse parking and general automobile impact on each street.

In true Palm Beach fashion, there is a strong use of open-air loggias, galleries, and porches. The use of predominantly one-story along both N. Ocean Way and El Pueblo ties it proportionally to the fabric and scale of the neighborhood.

The materials are simple stucco walls with "hand of the craftsman" trowel texture, cedar shingle roof with profiled cedar rafter tails.

We have complied with all angles of vision, setbacks, and height conditions. We are seeking no variances.

We believe the proposal is in accordance with Section 18-205 and 18-206.

The proposed design is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.

Please, if you have any questions, contact us at the number and email listed above.

Sincerely,

A handwritten signature in black ink, reading "Clemens Bruns Schaub". The signature is fluid and cursive, with a long horizontal line extending from the end.

Clemens Bruns Schaub  
Architect

CBS/bjc