

ARC-24-0005
260 El Pueblo
Palm Beach FL 33480

April 26, 2024

Letter of Intent – Renovation to an existing house
260 El Pueblo Palm Beach FL 33480

We are submitting this letter of intent with the accompanying drawings for consideration at The Architectural Review Commission. The existing two-story home was designed by Treanor & Fatio in 1937. The current home consists of 3,654 sq ft of enclosed space. The proposed plans reduce the first floor footprint by 21 ft. The total sq ft of the proposed project is 3,734, a difference of 80 sq ft. The house has had several alterations, enclosures, additions, and renovations over time.

We have studied the areas of proposed alteration to preserve the charm of the house and existing details. The architectural design, building and hardscape materials, and landscape selections are of the highest quality and in keeping with the character of the existing house.

The proposal includes the following alterations and modifications

- Removal of an existing car port
- Renovation and expansion of an existing garage. The intent of the improvement is to allow for off street enclosed parking. The existing garage currently provides for laundry, mechanical and plumbing services, and stair access to the second floor.
- Renovation of the second story above the garage will be modified to eliminate a back stair and allow for a new bath and closet. The second floor renovation has been studied to be compatible and in harmony with the existing design.
- There are no proposed changes to hardscape, landscape, lot fill, fences, walls, or other areas of the site.

Section 10-205

1. The plan for the proposed building is in conformity with good taste and design and contributes to the image of the town. The proposed design is considerate of the history of the existing home and maintains the charm and beauty of the street and surrounding properties.
2. The proposed work has been designed to maintain the current setbacks, building envelope, and screening. The intent is to protect against noise and undesirable factors.



3. The proposed structure and associated materials maintain the original materials and are of the highest quality to preserve the charm and value of the home.
4. The proposed structure is in harmony with the history and design of the street and surrounding properties. We maintain large setbacks, considerate design, and the existing visual history of the home.
5. The home is not excessively similar to any surrounding structure. We are maintaining the original home.
6. The home is not excessively dissimilar to any surrounding structure.
7. The proposed addition is subservient in style and massing to the principal structure. The setbacks and design allow the charm of the main structure to maintain the principal visual focus. The garage maintains its subordinate position to the main house.
8. The house is appropriate in relation to the character of the street, neighborhood, and with design features that enhance the view from the street.
9. The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
10. The project's location and design maintain the existing site characteristics.

We are submitting the proposed application on behalf of our clients, Mr. David Khoury. The design has been thoughtfully considered to be in harmony with the surrounding properties and with consideration of the existing design.

Thank you for your consideration,
Caroline Forrest