



October 7, 2024

Town of Palm Beach  
Planning, Zoning & Building Department  
360 S. County Road  
Palm Beach, Florida 33480

**Re: 218 PHIPPS PLAZA – COA 24-0023-- LETTER OF INTENT**

To Whom It May Concern:

The applicant respectfully submits a formal application for a Landmarks Preservation Commission Certificate of Appropriateness for the property located at 218 Phipps Plaza, Palm Beach, Florida in the R-C zoning district.

Please note the following as it relates to this application:

- A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
- a. The applicant submits a Certificate of Appropriateness proposal for the property at 218 Phipps Plaza. This proposal seeks to modify the rear façade to bring continuity to the residence.
  - b. The proposal includes a request to add brick inlays at the rear facade around key windows and doors to match the rear of the house to the front of the house. The brick inlays would match the existing brick in the front of the house in size, color, and texture.
  - c. While the Town has stated the exposed concrete block is a character-defining feature of the structure, we believe there are several important cons that support our request:
    - i. Historical context and intent: The original architect in 1947 incorporated brick features around the doors and windows on the front façade. Which suggests a design intent to use brick as a decorative element. Given the numerous alterations to the rear façade over the years, it is plausible the original architect would have included brick, or similar features had budget allowed for it at the time.
    - ii. Consistency in design: The proposed brick inlays are designed to match in size, shape and color of the existing brick features on the front façade. This consistency in design will enhance the overall aesthetic coherence of the house, ensuring that the rear façade complements the front façade while respecting the original architectural vision.
    - iii. Reversibility: The addition of brick inlays is a reversible modification that can be removed in the future, if necessary, without causing permanent damage to the underlying structure. This approach allows for the preservation of the original concrete block while accommodating the current owners' desire to enhance the visual appeal of their home.
    - iv. Alterations over time: The rear façade has undergone multiple alterations and additions that have already impacted its historical integrity. Adding brick inlays that are sympathetic to the original design will not further obscure the historical character but rather restore a sense of architectural harmony.
- B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
- a. Not applicable.



- C. Special Exception in accordance with Section 134-893(c) is not required for this project.
  - a. Not applicable.
- D. Site Plan Review Approval in accordance with Section 134-329.
  - a. Not applicable.
- E. Variance(s) in accordance with Section 134-893.
  - a. Not applicable.

In conclusion, the applicant seeks reasonable modifications to a landmarked property and feels the application has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Patrick Ryan O'Connell, AIA