

Re:  
745 North Lake Way  
Palm Beach, Florida 33480

Date:  
October 3, 2024

**LETTER OF INTENT**  
**RELATED TO THE RENOVATION OF A RESIDENCE AT 745 NORTH LAKE WAY**

We are pleased to submit this project to the Town of Palm Beach Architectural Commission for the proposed renovation at 745 North Lake Way.

The following is a brief summary of the renovation scope of an existing five-bedroom house at 745 North Lake Way. The proposed scope is as follows:

- Replacement of an existing entry portico with a new design. The detail of the proposed design is more bespoke with emphasis on refined and sophisticated molding details. Please note that the cubic content ratio will increase very slightly, but remains compliant.
- Replacement of an existing window in the kitchen bay window on the North elevation with a French door for indoor/outdoor connection at eating areas.
- Replacement of an existing window in the Master Bathroom on the West elevation with a French door for indoor/outdoor connection of bathing. The detailing of the proposed door includes muntin bars in an elliptical shape to relate to a symmetrically placed oval window on the north side of the house. Please note that these openings cannot be effectively experienced visually at the same time from the road due to the shortening of the perspective.

There are no contemplated changes to the roofline or general massing.

Nievera Williams Design Landscape Architecture and Redniss & Mead Civil Engineering collaborated with Madison Worth Architecture on the Landscape and Drainage design of the sitework related to this project. The landscape scope of work includes the following:

- Removal of the existing circular driveway along North Lake Way with expansion of parking areas at driveway along Fairview Road.
- A low curb retaining site wall constructed along all street sides.
- A new front entry garden will be developed providing pedestrian access via a gate and steps along N Lake Way.
- Addition of an outdoor shower adjacent to the Primary Bathroom. (Note the shower is behind a garden wall that is set back from the property line 30'-2").
- Revisions to the south equipment courtyard to accommodate mechanical, electrical, plumbing, and swimming pool equipment.
- Updated drainage plans as coordinated with the revised planting and hardscape plans.

#### **A) ARCOM 18-205**

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations, and detailed using the principles of the classical orders of architecture and classical proportions, and to be built with the highest quality materials. Please review and consider the following items:

- We believe our project improves the proportions of the West Façade and is designed to be more in keeping with the good taste of neighboring houses on the North End. The hedges, trees and an elegant axial gate, seen from the road, will be consistent with neighboring properties. Through the gate, a new charming entry portico will be in keeping with Palm Beach's beauty ethos.
- No noisy program is proposed in the renovated areas.
- The highest quality construction materials are specified – including bespoke custom door and windows. The portico will be made of painted old-growth tidewater cypress with a copper roof. The new doors and windows will be made of painted mahogany.
- The proposed design evokes the glamour of Palm Beach as captured in Slim Aarons' photos. The detailing of the entry portico is inspired by John Volk's houses and bay windows.
- The proposed design is unique in its appearance as a half-hexagonal portico with simplified Ionic pilasters. Most houses in the immediate vicinity have rectangular or round-fronted entry porticos.
- The proposed design is in keeping with the detailing of West Indies Homes. The houses in the immediate neighborhood on the North End are predominantly West Indian island-style. We included typical Chippendale details—seen on

many nearby island houses—in the gates and in the dentilled cornice of the portico.

- There is no planned accessory structure.
- The portico and kitchen bay are correctly designed to indicate points of entry into the building and perfectly complement the island-style and bungalow homes in the immediate vicinity.
- The overall landscape master plan for the property will shield the house from the street, similar to many nearby properties on North Lake Way. Removing the drive on North Lake Way reduces hazards, as cars speed up before slowing down to turn West at the coral cut. The proposed modifications to the building envelope are well within the front yard and side yard setbacks.
- The proposed design of the site and house will not result in a change of experience for people visiting the intersection of North Lake Way and Fairview Road. The vista up Fairview Road to the ocean dune and sky will remain as it is today.