

Town OF Palm Beach  
360 S. County Road  
Palm Beach, FL 33480

10.3.2024

To: The Town of Palm Beach Planning and Zoning  
Re: Letter of Intent - COA-24-0026

## **DESCRIPTION OF REQUEST:**

The owners of 184 Sunset Avenue respectfully request to renovate the existing Landmarked property with the following revisions to the previously approved Landmark plans.

## **SITE PLAN**

1. The hardscape material for the courtyard floor has changed. Concrete tile pavers is the new proposed courtyard floor material.
2. The front gate with piers on either side of the gate has been omitted.
3. The arched topiary above the front gate has been omitted,
4. The fountain has been moved to a wall fountain.

## **GROUND FLOOR RETAIL SPACES**

1. The existing glass storefront is to remain as is.

## **BUILDING ELEVATIONS**

1. The building and components ( railings, balconies, landing, exterior stairs, exterior apartment doors) are to receive new paint colors as illustrated on the submitted elevations.
2. The existing barrel tile roof will be replaced with new barrel tile in the same location, please see finishes legend at the elevations sheets.

## **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.

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

(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.

(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.

(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.

**Sec. 54-161-Criteria of Historic Districts**

A landmark or landmark site shall meet at least one of the following criteria:

(1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county or town.

(2) Is identified with historic personages or with important events in national, state, or local history.

(3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age,

Sincerely,

Rafael Rodriguez, Architect  
Studio SR Architecture and Design Inc.