



FGS DESIGN, LLC.
ARCHITECTURE ~ INTERIORS

426 Seaspray Avenue

Proposed Renovation

Letter of Intent

Date:

February 7, 2022

PROJECT:

426 Seaspray Avenue.

Palm Beach, FL 33480

ARCOM #: 22-057

Hearing: LPC 20 April 2022

The proposed Scope of Work for the above property is outlined as follows:

1. Complete interior renovation of the semi-detached guest building, including re-fenestration on South (alley) and West(pool) elevations.
2. Renovation and expansion of breakfast room mass, from one to two stories, in the effort to connect the bedroom programs and expand their functionality and egress.
3. All new and replacement windows and doors as part of 1) and 2) will match the existing main house painted wood double hung windows and french doors.
4. Demolish non-original "carport"

The house is original to the Poinciana Park subdivision development and was built in 1925. The existing courtyard and fountain within are shown to be original to designs of John Volk, dating from drawings from 1928. The addition of the carport is at this time from an unclear date, but it does not match the original house in detail or construction.

The proposed design for the above Scope intends to provide for a more functional use of a historically and aesthetically significant property. To that end, the style, material, and scale of the addition will allow for a supplementary and cohesive vision. The removal of the concrete carport addition will allow for the original design intent to be more clearly expressed from the street. As such, the proposed design maintains the aesthetic and historical integrity and quality of the house, property, and neighborhood.

The footprint of the addition and demolition occurs over existing hardscape and is minimal. No changes to existing landscaping, planting, or hardscaping at large is proposed at this time.

The existing property, as acquired by the current owners, is non-conforming in lot size, lot coverage, and CCR. The current structure and plans thereof present a hardship to the current and potential future owners with awkward egress conditions and minimal functional bedrooms for a house and lot this size, with no option for addition. While the design requires an increase in CCR, it improves the lot coverage. The proposed design addresses both with a small addition that allows for a second stair and bedroom suites amenable to modern living. This will also appeal to any future owners wanting to maximize function on this property, discouraging the option of total demolition and re-building.



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First Submission Notes

Pending Checklist Items for Final Submission:

1. Item F8: Will submit for final submittal. Relationship at west loggia pool condition, which closely replicates existing conditions; No new shell work proposed at or near setbacks
2. Item F9: Will submit for final submittal. No change in existing material or color proposed at this time, all new to match existing
3. Item F11: No landscape or hardscape changes are being proposed at this time.
4. Item F12: No Landscape or hardscape changes are being proposed at this time. Additions to building footprint occurs over existing “non-permeable” surfaces or massing
5. Item F23: Will submit for final submittal. Contractor input pending.
6. Variance Documentation will be prepared for final submittal; all will rely heavily on architectural documents.