

**FAIRFAX & SAMMONS**
— ARCHITECTURE —

189 Bradley Place – Palm Beach, FL 33480

Letter of Intent: COA-23-015

March 14, 2023

To: Landmarks Preservation Commission; Planning & Zoning and Building Dept.

Re: Request for Design Review Approval of 189 Bradley Place, in Palm Beach, Florida.

Dear Landmark Commission Members,

The applicant for this property is 189 Bradley Place, and the Design Professional is Richard Franklin Sammons.

Let this letter serve as the intent in support of the owner's and applicant's request for Landmarks Preservation Commission approval for the changes to an existing 2-story landmarked building. There is no change of use, occupancy, square footage, height or building envelope. The work is limited to the interior of the building with the exception of the addition of new masonry openings on the north elevation, new awnings, new exterior paint and new and restored windows.

The changes are as follows:

1) First Floor:

West Elevation:

New Wood Entry Doors

New Transoms installed in original locations at existing ground floor windows and entry doors

North Elevation:

New Arched Windows in new masonry openings

New wood double hung window

New steel casement window to replace existing degraded window

East Elevation

Restore steel casement window

New masonry opening below existing stair for passage to the existing driveway

New door in existing masonry opening to access new passage

South Elevation

New transom installed in original locations



FAIRFAX & SAMMONS
— ARCHITECTURE —

The current interior is demolished down to the existing terra cotta structure.
Interior build-out is to incorporate remedial structure as needed for office use. All new interior surfaces, drywall, electrical, plumbing, kitchen and bathroom at the ground floor.

2) Second Floor:

Elevations

Replacing windows as noted on plan to match existing 1/1 double hung aluminum windows.

Restored original exterior wood door in existing masonry opening (West Elevation)

New doors and windows to east terrace

New front doors at existing landing

The current interior is demolished down to the existing wood stud framing as shown in the second floor plan

3) Roof:

HVAC units as needed on north east area of roof as noted on roof plan

4) Landscape plan:

Remove existing bougainvillea on North alley

Remove existing bougainvillea in planter boxes on West and South façade, replace with Silver Buttonwood.

Trim and train one bougainvillea on the south façade.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases for the changes. We ask the Architectural Review Committee to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,

Richard Franklin Sammons, RA