

April 19, 2023

**JEROME
BAUMOEHLE****ARCHITECT, INCORPORATED****Town of Palm Beach**

Planning, Building and Zoning Department
360 South County Road
Palm Beach, Florida 33480

Landmarks number : HSB - 22-016
Zoning number : ZON - 22-154
Project : 353 Peruvian Avenue

LETTER OF INTENT

Current zoning for the project is C-TS : Commercial, Town Serving

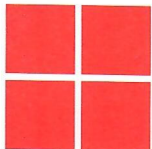
Our current proposal, for architectural improvements / changes to the existing structures include :

ONE-STORY RETAIL BUILDING :

1) Provide wall sconce selection option for approval.

TWO-STORY RETAIL BUILDING :

- 1) Rework existing ground floor layout to accommodate new second floor layout.
(see proposed ground floor plan)
- 2) Rework existing second floor to accommodate addition of +/- 564 square feet.
- 3) Rework existing ground and second floor roof structures to accommodate new layout
complimenting existing architectural vocabulary and detailing.
- 4) Rework exterior building elevations optimize and complement existing architectural
vocabulary and detailing.
- 5) Replace existing roof with new "Bermuda Style" white cement tile roof to match existing.
- 6) Propose the addition of weather vane at roof peak as per original design prepared by
Simonson & Holley Architectural firm.



SITE HISTORY :

The two-story building was designed in 1947 as a residential structure for the Savoy Corporation by **Simonson & Holley Architectural** firm the same year they designed the Colony Hotel on Palm Beach. Prior to opening his own studio in 1945, Mr. Byron Simonson worked as a chief draftsman for Addison Mizner (circa 1930) then as a chief designer for Treanor Fatio Architect.

In 1958, **Miss Lillas Piper** commissioned Architect, Earl H. Martin to design a one-story retail structure to be used as her business and office. The addition of this retail structure was built along the corner of Cocoanut Row and Peruvian Avenue. In 1984, alteration were made to the Cocoanut Row and Peruvian Avenue façade including removing existing curb cuts at north end garage on Cocoanut Row and mid building on Peruvian Avenue.

Please note the following:

SITE PLAN REVIEW 134-329

- 1) The owner of the property is Lifestyle Holdings, LLC (Jay and Letty Biggins) and the entity is in control of the property. A commercial building is a permitted use in the C-TS Zoning District.
- 2) The proposed drainage plan meets the Town of Palm Beach's drainage requirements.
- 3) The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.