



SMITH | KELLOGG ARCHITECTURE, INC.  
ARCHITECTURE | HISTORIC PRESERVATION | INTERIOR DESIGN

April 7, 2023

Town of Palm Beach Building Department  
360 South County Road, Palm Beach, Florida 33480

Re: ARC-23-013  
ZON-23-028

New Residence and Alterations to Existing Accessory Structure  
177 Clarke Avenue, Palm Beach, Florida 33480

### **LETTER OF INTENT (LOI) FOR DEVELOPMENT REVIEW**

#### REVISION 01

Revisions to the updated packet include numerous changes to the exterior elevations, floor plan modifications, site plan modifications, and a reduction in cubic context to decrease the required point of measurement variance. Numerous historic precedents by John Volk and Marion Sims Wyeth with dual-frontage were studied regarding the currently proposed Georgian style. Modifications were undertaken to address the comments made during the ARCOM meeting this case was last heard. Landscape revisions were also made to accommodate the site plan modifications and stylistic changes.

Smith Kellogg Architecture, Inc. is submitting this Letter of Intent on behalf of the Owners of 177 Clarke Avenue.

Please find for review the attached drawings for the proposed New Single-Family Residence and Alterations to Existing Accessory Structure in the R-B Zoning District of Palm Beach. The original portion of the residence was built in the 1910s with extensive alterations and additions over time. The alterations and additions connected the primary and accessory structures as well as changing the style of the residence. The intent of this application is to retain the original accessory structure by taking it back to its original footprint and constructing a new two-story residence.

The proposed new primary structure meets the allowable lot coverage and setback requirements for the R-B zoning district. The proposed plans require point of measurement variance to retain a similar finished floor elevation to that of the existing structure. We are proposing a finished floor elevation of 9.2' NAVD in lieu the 7.7' NAVD allowable by code. The existing finished floor elevation is 10.19' NAVD. The adjacent grade and structures also necessitate this request for relief from Section 134-893 (b).

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Variance #1. Sec. 134-893(b)(13): A variance to allow a CCR of 4.18' in lieu of the 3.91 maximum CCR permitted.

Additional variances from Section 134-893 are required to retain the original two-story garage structure which was connected to the primary structure during an addition in the 2000s. The placement and massing of the garage structure is typical of the alley it sits on.

These include:

Variance #2 Sec. 134-893(7). A variance for a west side yard setback of 5'-1" in lieu of the 15' required for a two-story building.

Variance #3. Sec. 134-893(7). A variance for an east side yard setback of 11'-7" in lieu of the 15' required for a two-story building.

Variance #4. Sec. 134-893(9). A variance for a rear yard setback of 11'-11" in lieu of the 15' required for a two-story building.

Variance #5. Sec. 134-891(B). A variance to permit a two-story accessory structure on a parcel less than 20,000 square feet in the R-B zoning district.

### Architectural Review code:

#### *Sec. 18-205. - Criteria for building permit.*

*(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:*

*(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.*

-The proposed new construction takes design cues from architecture already existing in Palm Beach. The demolition of the existing primary structure and construction of the new residence brings the property into conformance with the above listed criteria.

*(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.*

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-The proposed new construction is within the allowed building area of the property setbacks and will be constructed of standard building materials to match quality of adjacent residences.

*(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.*

-The proposed addition will be constructed of standard building materials to match quality of adjacent residences.

*(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.*

-The proposed new construction is set back substantially from South County Road. The mass, scale and proportion are in alignment with adjacent structures.

*(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:*

*a. Apparently visibly identical front or side elevations;*

*b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or*

*c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.*

-The proposed new construction is not excessively similar to any structures within 200'.

*(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:*

*a. Height of building or height of roof.*

*b. Other significant design features including, but not limited to, materials or quality of architectural design.*

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*c. Architectural compatibility.*

*d. Arrangement of the components of the structure.*

*e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.*

*f. Diversity of design that is complimentary with size and massing of adjacent properties.*

*g. Design features that will avoid the appearance of mass through improper proportions.*

*h. Design elements that protect the privacy of neighboring property.*

-The proposed new construction is not excessively dissimilar to any structures withing 200'.

*(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.*

- The accessory structure is existing with a differentiation in height, massing and scale making it subservient to the primary structure. The detailing is also restrained to differentiate it from the primary structure while remaining in the same overall architectural language.

*(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).*

-The proposed new construction utilizes an architectural style already in place in Palm Beach. While compatible with other structures, it is also set back significantly from the primary street facades to minimize visual impact.

*(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.*

-The new construction is proposed to remain at the current finished floor elevation to minimize changes in grade which would negatively impact the neighborhood and require removing grade from the site. The new construction meets the other standards of the code, and the plans comply with the intent of the Code.

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*(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.*

- While compatible with other structures, the new construction is set back significantly from the primary street facades to minimize visual impact.

### Site History:

The original two-story residence was constructed in the 1910s. Substantial additions and addition have occurred over time. The Florida Master Site file rates the integrity of this property as "D."

In 1988, the west facing loggia and family room were added along with expansive reworking of the interior layout. A new pool was also added.

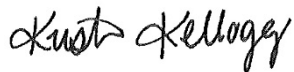
In 2002, a one-story addition was completed connecting the existing two-story residence with the existing two-story accessory structure. A tower entry feature was added moving the primary front entry to the south. The alterations were aimed to convert the home to the Mediterranean style.

Additional alterations include A/C installation, various swimming pools and fountains, multiple replacement of the ac systems, and other maintenance for several different owners.

We were unable to find a record of any previous records for zoning requests. See attached "Exhibit A" for additional documentation.

Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely Yours,



**Kristin H. Kellogg**

Principal Architect | Smith Kellogg Architecture, Inc.

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## EXHIBIT A

Refer to the following page of official records provided through the Town of Palm Beach.

Permit#:	App. Date	Street Address	Type	Description	Fees Due
A-18-00017	08/13/2018	177 CLARKE AVE	A-ARCOM STAFF APPROVAL	*****STATUS FINAL ***** ARCOM STAFF APPROVAL O CHANGING 2 WINDOWS ON THE SIDE TO 2 FRENCH DOORS DATED 7/14/2017	0.00
B-11-15787	03/14/2011	177 CLARKE AVE	M-REPLACEMENT	MATCH EXISTING 1 2 TON 13 SEER AMANA SYSTEM	0.00
B-15-46925	03/16/2015	177 CLARKE AVE	M-REPLACEMENT	AC CHANGEOUT- KIDS BEDROOM UNIT 2.5 TON 16 SEER AMANA	0.00
B-17-69321	12/21/2017	177 CLARKE AVE	M-REPLACEMENT	EXACT AC CHANGEOUT 2.5 TON	0.00
F-15-00349	03/16/2015	177 CLARKE AVE	F-FIRE RESCUE STANDARD	AC CHANGEOUT- KIDS BEDROOM UNIT 2.5 TON 16 SEER AMANA	0.00
F-17-02559	12/21/2017	177 CLARKE AVE	F-FIRE RESCUE STANDARD	EXACT AC CHANGEOUT 2.5 TON- HOT WORKS	0.00
X-03-00460	06/11/2003	177 CLARKE AVE	X-LEGACY PERMIT	UPDATE ADDITIONAL WORK;CHANGE OUT AIR HANDLER IN POWDER RM TO PANCAKE UNIT & PUT NEW DUCTS FOR ****	0.00
X-03-01296	02/28/2003	177 CLARKE AVE	X-LEGACY PERMIT	RESIDENTIAL ELEVATOR	0.00
X-03-02123	04/22/2003	177 CLARKE AVE	X-LEGACY PERMIT	ELECTRIC TEMPORARY POWER POLE	0.00
X-03-02124	04/22/2003	177 CLARKE AVE	X-LEGACY PERMIT	30/90# CEMENT ROOF TILE-SCREW ON APPLICATION	0.00
X-03-02587	05/19/2003	177 CLARKE AVE	X-LEGACY PERMIT	UPGRADE EXISTING ALARM SYSTEM.ADD SMOKE DETECTORS & HEATS,INSTALL CONTACTS ON OPENINGS IN ADDITION	0.00
X-03-03124	06/12/2003	177 CLARKE AVE	X-LEGACY PERMIT	NATURAL GAS LINE PIPING PER PLAN	0.00
X-03-03125	10/06/2003	177 CLARKE AVE	X-LEGACY PERMIT	UPDATE ADDITIONAL WORK;NEW- ADDITIONAL GAS LINE TO FIREPLACE	0.00
X-03-03130	06/12/2003	177 CLARKE AVE	X-LEGACY PERMIT	INSTALLATION OF CENTRAL VACUUM SYSTEM	0.00
X-04-07148	01/20/2004	177 CLARKE AVE	X-LEGACY PERMIT	SITE WORK;RESURFACE POOL	0.00
X-04-07152	01/20/2004	177 CLARKE AVE	X-LEGACY PERMIT	DIAMOND BRITE POOL FINISH	0.00
X-04-07566	02/20/2004	177 CLARKE AVE	X-LEGACY PERMIT	INSTALL (1) OPENING OF STORM PANELS	0.00
X-06-24646	08/24/2006	177 CLARKE AVE	X-LEGACY PERMIT	REPLACING EXISTING DOORS (11) ONLY W/ NEW IMPACT DOORS	0.00