

Re: 428 Chilean Ave
Palm Beach, FL 33480

June 28, 2023

LETTER OF INTENT
RENOVATION TWO-STORY ADDITION TO RESIDENCE
AT 428 CHILEAN AVE
HSB-22-012 & ZON-22-121

Please find for review the attached drawings for our project at 428 Chilean Ave in the R-C Medium Density Residential Zoning District Palm Beach. Our project proposal is for the new construction of two-story addition connected by a two-story volume open at the ground level totaling 951 square feet conditioned and 1,081 square feet non-conditioned area to the East side of an existing Historically Significant two story single-family residence. There are no record of the original residence nor of the architect of the residence. The additions will require a flood variance. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122

a) The proposed construction will be visually compatible with the existing buildings and environment with which the new construction is related. Materials and details will match the original home and design intent.

- 1) The height, gross volume, and the proportion between width and height of the façade of the additions will be in direct proportion to the existing building massing.
- 2) The proportions and relationships of windows on the additions will be consistent with the existing windows elsewhere on the existing residence.
- 3) The rhythm of solids to voids created by openings in the facades will be consistent with the existing rhythm.
- 4) The materials used in the façade will match closely the materials used in the original façade.
- 5) The texture inherent in the façade will carry onto the addition's facades.
- 6) The existing façade details will be restored to match the original Bungalow Style details. The patterns and trim used in the façade will match.
- 7) The existing roof finish which is not original will be removed. The design of the roof will match the slope, height, and eave details of the existing.

b) The placement of the proposed addition will allow the existing building mass to be preserved.

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- c) The landscape plan is visually compatible with the buildings and environment with which it is visually related.
- d) The design of the street façade allows the original residence volume to be read on its own.
- e) Architectural details on the existing residence will be restored and new ones in the addition will match existing.
- f) The original entry porch will be restored but will be conditioned as it is presently, and openings will be filled by windows.

B) VARIANCES

Our project proposal is for the new construction of two-story addition connected by a two-story volume open at the ground level, totaling 872 square feet conditioned and 955 square feet non-conditioned area to the East side of an existing Historically Significant two story single-family residence. The addition and renovation require the following variance:

Section 50-114: Request for a variance to allow the construction of an addition and remodeling to the residence exceeding substantial improvement and to maintain the existing floor elevation of 4.50 ft. NAVD in lieu of 7.0 ft. NAVD required.

C) OTHER

Not applicable.

Sincerely,

Luigi Vitalini
Architect