



Date: February 12, 2024

Town Of Palm Beach

360 S County Rd,
Palm Beach, FL 33480

Re: 335 El Vedado Palm Beach, Florida 33480

Landmarks Preservation Commission Case Number: COA-24-012

LETTER OF INTENT

This firm represents Diana Wister (the “Applicant”), the owner of the above-referenced parcels, with Palm Beach County Folio No. 50-43-43-27-08-000-0500 (hereinafter referred to as “Property”). Please consider this letter the ‘letter of intent’ in connection with the Landmarks Preservation Commission (“LPC”) for design review for modifications to an existing Pool House with includes a 170 s.f. addition to the South Side of the existing structure.

The properties:

The Property is located at 335 El Vedado in the Estate Residential District (RA). Currently, the property consists of one existing lot with one existing two story single family residence and one single story accessory structure (Pool House). The lot is 32,000 square feet.

1. The pool house was designed by Architect Clarence Mack and constructed in 1959.
2. The main house was designed by Architect Clarence Mack and constructed in 1938.

Applicant’s Proposal:

The applicant is proposing to demo an existing terrace with awning and construct a new 170 s.f. one story addition in the same footprint. The existing flat roofs shall be modified to create a sloped roof to match the existing roof. The proposed modifications comply with the Town of Palm Beach (the “Code”) zoning requirements. No landscape or hardscape modifications are being proposed as part of this application.

Section 54-122. - New construction.

(A) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

- (1) The height, the gross volume, and the proportion between width and height of the facade;
- (2) The proportions and relationships between doors and windows;
- (3) The rhythm of solids to voids created by openings in the facade;
- (4) The materials used in the facade;
- (5) The texture inherent in the facade;
- (6) The colors, pattern and trim used in the facade; and
- (7) The design of the roof.

Response: The proposed addition is an extension of an existing structure and will utilize the same materials, proportions, scale, rhythm as the existing one story structure

(B) Existing rhythm created by existing building masses and space between them should be preserved.

Response: The proposed addition shall preserve the existing rhythm of the existing structures. The proposed 170 s.f. addition is an extension of the existing structure

(C) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

Response: The proposed addition shall be constructed over what is currently an elevated terrace. No Landscape modifications are proposed.

(D) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Response: The proposed street facade is an extension of the existing one story structure and is a smaller structure than the existing main house.

(E) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

Response: The proposed exterior details will incorporate the same details as the existing one story structure.

Section 18-306. - Alterations to historically significant buildings.

Any historically significant building, excepting those that are landmarked or located within a historic district in accordance with [chapter 54](#), Historical Preservation, that undergoes an alteration, as defined above in [section 18-302](#), shall be reviewed by a town expert in historic preservation, to be qualified as a historically significant building, based upon the criteria contained in this section. If qualified as such, the application will be processed and permitted in accordance with [chapter 54](#), article III, Certificate of Appropriateness.

Alterations to historically significant buildings are subject to the regulations found in [chapter 50](#), Floods, and specifically, [section 50-114](#). If a historically significant building is completely demolished, the regulations in [chapter 50](#), [section 50-114](#), will no longer be applicable.

Response: Noted. The proposed modifications are complementary existing pool house and to the street and neighboring properties. The plan for the proposed building 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.

Section 54-125. - Demolition.

The scope of the demolition is limited to the 170 s.f. existing terrace for print and the roof extension of the existing tiled roof

On behalf of the applicant, we look forward to your favorable review.

Sincerely,

A circular notary seal for the State of Florida is visible. The seal contains the text "NOTARY PUBLIC" and "STATE OF FLORIDA". Overlaid on the seal is a handwritten signature in dark ink, which appears to be "Stephen Roy".

Stephen Roy, Architect
Roy & Posey Architects