

CLEMENS BRUNS SCHAUB
ARCHITECT
AR8336



The Associates Studio, LLC

11 March 2024

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Re: **Letter of Intent (LOI)**
Address: **1150 N. Ocean Way, Palm Beach, FL 33480**
Project Name: **Burns Residence**
ARCOM Project Number: **ARC-23-166**

Dear Architectural Review Commission Members:

Please accept this as our Letter of Intent for the above-described property. The property is an existing combined two lots: 24 and 25, El Encanto.

There was an existing house which has been demolished.

The home is designed as a British West Indies style.

It is a corner lot at the intersection of N. Ocean Way and El Pueblo.

The majority of the home is one-story with two smaller two-story portions at the northwest and northeast corners of the buildable area. The front yard was chosen to be along N. Ocean Way. This is the shorter of the two orientations.

It is designed as a true courtyard tropical home. All major wings are just one room deep for cross ventilation and maximum light penetration.

There is a pool in the southern side yard flanked by two wings and a single-story living room and kitchen to the north.

There are two driveway entrances: one on the front of N. Ocean Way and one on the southwest corner on El Pueblo. These were intended to disperse parking and general automobile impact on each street.

In true Palm Beach fashion, there is a strong use of open-air loggias, galleries, and porches. The use of one and two story along both N. Ocean Way and El Pueblo ties it proportionally to the fabric and scale of the neighborhood.

The materials are simple stucco walls with "hand of the craftsman" trowel texture, cedar shingle roof with profiled cedar rafter tails.

We have complied with all angles of vision, setbacks, and height conditions. We are seeking no variances.

NOTE:

Based upon comments and concerns of the Commission regarding privacy concerns for the affected northerly neighbors, we have made the following outlined design changes:

- As requested by the Commission the second story elements have been rotated 90 degrees.
- The entire one-story portion of the house has been moved 4 feet to the south to create a 19-foot northern side yard. The two-story portions are setback 16 feet from the property line.
- The two-story wings remain lowered from 22 feet to 19'-6".
- All two-story north facade windows have been eliminated.
- "Blinder" shutters were added to the balconies.
- The northern landscape buffer remains significantly fortified.
- Various architectural details have been adjusted in the revision process.
- The Entry courtyard at N. Ocean Way has been enlarged.
- The East garage at N. Ocean Way has been reduced to a one car garage.

We believe the proposal is in accordance with Section 18-205 and 18-206.

The proposed design 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.

Please, if you have any questions, contact us at the number and email listed above.

Sincerely,

A handwritten signature in black ink, reading "Clemens Bruns Schaub". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Clemens Bruns Schaub
Architect

CBS/jmo