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ARCOM REVISIONS

DATE: 04.08.2024 **ARC-24-031**
PROJECT: SAGE RESIDENCE, 1181 N. LAKE WAY, PALM BEACH FLORIDA

Please see comments from the March 27, 2024 Palm Beach Architectural Review Commission below, and how we have addressed their concerns in bold:

1. The Tree! All members of the commission stated their concerns for removing the existing banyan tree sited close to the road.
 - a. **RESPONSE: We consulted with the owner and now show the tree staying on property, but moving north. This will allow for the single, central driveway access, as well as provide the opportunity to administer some additional care for the tree to ensure there aren't sewer pipe and driveway issues in the future.**
2. Front door looks too contemporary.
 - a. **RESPONSE: We have revised the front door to be a single door with sidelights, giving the entry a more traditional appearance.**
 - b. **An additional comment regarding the arch topped patio doors on the west elevation has also been addressed, simplifying the door style to square top doors for consistency with the rest of the house.**
3. The green windows appear too dark.
 - a. **RESPONSE: All windows and doors were changed to white cladding and mullions. We have kept the green shutters and garage doors. Please note, the garage doors have also been squared off removing the arched doorways.**
4. Center dormer rake board appears too thick/wide.
 - a. **RESPONSE: Given further discussion regarding the fascia and rake boards of the dormers and entire house, we have revised the roof edge detail to include a 4" chime (crown) and 4" rake. This lightens the roof edge appearance on the gable ends. We also have revised the front dormer to a shed dormer, which is similar to the dormer on the west elevation.**

5. The commission would prefer to see the balcony railings and entry gate as wood, with thicker balustrade.
 - a. **RESPONSE:** We have revised all exterior railings to be a more traditional wood post and rail system. What is currently shown are 8" newel posts with 2" balusters.
 - b. **ALTERNATE:** Given that we were looking at a chevron or Chippendale pattern for the metal rails, we are also showing an alternate railing using the Chippendale pattern.
6. Front balconies appear too deep.
 - a. **RESPONSE:** We have reduced the balcony depth on the east side of the house by 5' by extending the 2nd floor footprint further east.
7. Comment regarding storage room at south east corner with a bathroom.
 - a. **RESPONSE:** We relabeled this room as bedroom/storage for the sake that it is designed as a bedroom suite, as well as wash room access from the outside. Storage is simply how the client plans to use the space for now.
8. Landscape comments (besides the tree) mentioned needing to soften the back patio, due to the amount of hardscape:
 - a. **RESPONSE:** We have reduced the amount of hardscape with larger planting areas in the west courtyard as seen on the landscape plans.
9. Consider making the spa flush to the patio and pool area instead of raised.
 - a. **RESPONSE:** We did review this with the client, and they would prefer to keep the spa raised for ease of access and for water fall feature into the pool. The west elevation is heavily screened, thus the pool, spa and patio will not be visible from the lake trail.

These comments have been provided as a preliminary review from our presentation at the last ARCOM hearing. We look forward to reviewing the revised project in April.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Adam A. Davis', with a stylized, flowing script.

Adam A Davis AIA - J. Graham Goldsmith Architects