

FERGUSON &
SHAMAMIAN
ARCHITECTS

May 10th, 2024

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

By E-mail: devrev@townofpalmbeach.com
 And upload to the EPL portal

Re: COA 24-0002
 ZON 24-0009
 195 Via Del Mar, Palm Beach, FL
 Letter of Intent

Dear Members of the Town of Palm Beach Landmark Preservation Commission;

Please find this Final Submittal application on behalf of the Owner and Applicant, Guy Rabideau, as Trustee of the 195 Via Del Mar Trust. The applicant is submitting a proposal for a minor addition and various alterations that we consider to be compatible with and subordinate to the 1928 Romanesque, Mediterranean Revival style house designed by Maurice Fatio (Landmarked 2/16/1990).

Property Description:

The Palm Beach County Appraiser's Office identifies the Property with Folio Nos. 50-43-43-35-00-001-0110. The Property is a rectangular shaped lot comprised of approximately 73,000 square feet.

Located in the R-A, Estate Residential Zoning District, the Property is surrounded by similar single-family houses. The residential area has two-story houses with pools, courtyards and lush landscaping.

Proposed Development:

The scope of work proposed is outlined below;

Minor Addition:

- A 510 square foot second story addition, at the northeast corner at the Master Terrace is proposed in subservient style and massing and similar materials as the existing house.

In- Kind Wood Windows and Doors Replacement:

- Replace existing painted wood windows in-kind with hurricane rated windows manufactured by Hartman Windows and Doors.
- All glazing sizes, muntin profiles and paint color to match existing.
- Those units with existing leaded/stained glass panes to be salvaged and re-installed behind new rated units.

Metal Doors:

- Non-original wood doors at Pool Terrace to be replaced with new Fatio inspired Bronze descending sash units to more closely match the original Fatio detailing, glazing, size and function.
- Non-original fenestrations at various courtyard openings to be replaced with Fatio inspired bronze units which more closely approximate the bronze units utilized in the original construction.
- Re-open currently sealed fenestration at east façade in original location. Install new black painted metal door with metal scroll work to replicate Maurice Fatio designed gate at main entrance vestibule.
- Install new black painted metal door at Front entry to complement Maurice Fatio's original metal strapping details found on the original wood paneled front entry doors that are to remain.

Vehicular and Pedestrian Gates:

- Replace existing, non-original entry gates, piers and call boxes at vehicular entrances on Via del Mar. Install new piers to match Fatio's original design intent, new black painted metal gates to match characteristics of original Fatio designed Rejas and new call boxes set in piers to match original Fatio style details.
- Replace existing, non-original, service vehicular entry gate on South Couty Road with replica of original stained oak wood paneled Fatio designed service vehicular entry gate.

- Replace existing, non-original, pedestrian gate at south side of parking court with new black painted metal gate with scroll work to replicate Fatio gate at main entrance vestibule.
- Install new pedestrian gate along Via la Selva with replica of original stained oak wood paneled Fatio designed pedestrian gate.
- Install exact replica black painted metal Reja on east elevation at fenestration in Billiard Room.

Hardscape:

- Existing non-original Via del Mar driveway aprons to be repaved in brick to match existing driveway. Required 9'x 18' loading space is accounted for. Existing non-original coral stone paving at parking area to be replaced in kind in new pattern.
- Existing non-original South County Road parking court and apron to be repaved. Drainage and storm water management to be properly upgraded to meet code requirements.
- Existing non original Pedestrian gate and accompanying steps at Via la Selva to be relocated with new garden path leading to pool terrace.
- Rebuild steps at Billiards Room to match original Fatio design intent and install new pathway leading to reopened Billiards Room door to side yard.
- At Breakfast room, floor to be raised to match adjacent interior rooms and install new paving to match existing.
- At Living Room Loggia, existing coral stone borders to be repaired and refilled. Existing deteriorated terracotta tile to be repaired or replaced in kind.
- New spa/jacuzzi to be added to back garden area between pool and tennis court. Please see landscape drawings for proposed vegetation work surrounding new jacuzzi.

Mechanical:

- Relocate (1) mechanical unit at South East Tower Corner to allow for proposed hardscape changes.

The application addresses all pertinent review criteria in the following Ordinance sections;

54-122 - New Construction

The criteria set forth in Section 54-122, where applicable, have been met:

- Height and building proportions are unchanged.
- The proportions and relationships between doors and windows in the additions are consistent with the original façade.
- The rhythm of solids to voids created by openings are consistent with the original façade.
- The materials in the additions are consistent with the original façade.
- The texture inherent in the façade is consistent with the original façade.
- The colors, pattern, and trim are to match the existing façade. Additionally window muntin patterns will match the original façade.
- The design of the roof, including ridge lines, slopes, and materials will match the original façade.
- Existing asymmetrical rhythm created by the existing buildings masses and spaces between them will be preserved. The courtyards will be preserved.
- The landscape plan alterations will be sensitive to the building and its occupants and needs. The landscape plan is visually compatible with the building and existing landscaping.
- The street façade is not affected by the proposed additions. And view of the addition is minimally visible from the street.
- Architectural details will be related and/or be restored to the original detailing on the building.

54-123 – Exterior Alterations

The criteria set forth in Section 54-122, where applicable, have been met:

- The alterations are sensitive to the intent of the original architecture by salvaging, reusing and reinstating much of the original fabric and design intent.
- The proposed exterior alterations will enhance the architectural quality as well as the historical character of the building. The historic plans and elevations by Maurice Fatio indicate design studies exploring a second floor structure in a nearby location as being proposed in this application.

54-125 – Partial Demolition

The criteria set forth in Section 54-125, where applicable, have been met:

- The importance, historic and architectural significance of the house has been taken into consideration and is being preserved.
- The special character and aesthetic interest of the house has been taken into consideration and is being preserved and/or recreated to match original Maurice Fatio design intent.
- The proposed partial demolition of various finishes and fenestration openings has minimal impact to the architectural and historical integrity of the house because these finishes are being replaced with materials or designs sympathetic to the originals.

Justification:

- 1) The property is located in the R-A Zoning District and the residence was constructed in 1928 and is a Landmarked Property. The minor addition and various alterations will be beneficial to the neighborhood.
- 2) The proposed work is not injurious to the neighborhood.
- 3) The applicant is not proposing any special conditions of the property or residence.
- 4) The non-confirming condition (not meeting the 9'x18' loading space requirement) at the South County Road service vehicular entry gate is existing to the property as per Maurice Fatio's original site plan and historic aerial photo and is therefore grandfathered.

Variances:

Section 134-1668:

Request for a variance to allow for replacement of the gate located on S. County Road with a driveway of 11.3 feet deep, as measured from the street pavement, in lieu of the 18 feet required by the Code.

Section 134-201 – Findings prior to authorization.

1. The special conditions and circumstances related to the subject property is that there is an existing gate, piers, and wall at this location since 1928 and the applicant is proposing only to replace the gate.
2. The special conditions and circumstances are not the result of the applicant as the gate piers, and wall were in existence at the time of acquisition by the applicant.
3. Granting of the variances requested will not confer any special privilege that is denied to the neighboring properties as the owner is seeking to simply replace the gate itself and keep the existing walls and piers in place, whereby the proposed gate will be no closer to the edge of the pavement than the existing gate.
4. The hardship, which runs with the land, is that the existing gate, piers, and wall are located 11.3 feet from the edge of the pavement, and have been at this location since 1928, and the gate cannot be replaced without violating the Code.
5. The variances requested are the minimum necessary to make reasonable use of the land as the proposed gate will be no closer to the edge of the pavement as the existing gate.
6. The granting of the variances will not be injurious to the neighborhood. The gate has been in the same location since 1928 and has not negatively affected the neighborhood.

Conclusion:

The Applicants' goal is to return some of the original detailing which has been lost through previous renovations and to retain the historic fabric where possible, while updating the house to meet the demands of climate change with new impact rated glazing. Where new interventions are made, they are inspired by and harmonious with the original designs for the house.

Thank you for your time and attention to this matter.

We look forward to your review and feedback.

Sincerely,

FERGUSON & SHAMAMIAN ARCHITECTS



Scott J. Sottile

cc: Guy Rabideau, David Klein, Garrett Ellis,
William Rutledge, Karin Ames, Shelby Heard, Natalie Zuppas

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