

FINALL SUBMITTAL
LETTER OF INTENT

Re: 211 PARK AVE., Palm Beach 33480
LANDMARKS: HSB- 24-0002 JULY 15th, 2024
PROJECTED HEARING DATE: AUG.24th .2024

We are seeking Landmarks and town council approval for a renovation and addition of an existing cabana, please note the following:

The renovation project involves updating a 2,130 sqft house and its 330 sqft garage, ensuring compatibility with the historic character of the area as per the Landmarks Preservation Commission guidelines (54-122 & 54-161). Key exterior elements to match the existing structure include the facade's height, volume, proportions, and the rhythm of solids to voids, utilizing stucco finishes and adding flower boxes, new window casings, and trim. The color scheme will be refreshed, with the roof featuring dark grey asphalt shingles, and select windows will be replaced or added to maintain the style of the house, including a new garage door and an east-facing French door.

Interior modifications will respect the historic craftsmanship, altering the floor plan while integrating the knee wall and shelf section, and preserving the existing hardwood floors and stair system. The overall intention is to maintain the craftsmanship style of both the interior and exterior of the house. Variance section 134-843 is not applicable to this project.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

The following aspects of the new construction shall be visually compatible with the building and environment with which the new construction is visually related:

1. The height, the gross volume, and the proportion between width and height of facade; -
Existing - see elevations and photos
2. The proportions and relationships between door and windows
 - a. **Existing - see elevations and photos**
3. The rhythm of solids to voids created by openings in the facade;
 - a. **Existing - see elevations and photos**

4. The materials used in the facade;
 - a. **stucco finish**
 - b. **flower boxes on lower windows on south, west, and north side**
5. The texture inherent in the facade;
 - a. **stucco finish to match existing house**
6. The colors, pattern, and trim used in the facade;
 - a. **Addition of window casings, flower boxes, trim at building corners, new front and rear doors (doors in wood look)**
 - b. **Remove windows on north side second floor and replace with stucco/wall section**
 - c. **Addition of one window on the first floor east side to match the existing window size and style of the second-floor bathroom window on the north-east side. (Size: 3'x3' and 3 over 1 mullions)**
 - d. **New roof to match existing (asphalt shingles)**
 - e. **New windows to match existing**
 - f. **New house color**
 - g. **New garage door in wood look and east facing french door to match window style of house**
7. The design of the roof; -
 - a. **Match existing (dark grey asphalt shingles)**
8. 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:
 - a. **- House has no specific detailing**
9. The design of the interior floor plan;
 - a. **Change layout of existing floor plan and incorporate the knee wall and shelf section into the new floor plan layout to preserve historic craftsmanship**
10. Interior floor material;
 - a. **Preserve existing hardwood floor in the entire house**
11. Stair system;
 - a. **Preserve existing stair system**
12. General interior note:
 - a. **Preserve the craftsmanship style of the interior and exterior house ‘**

B) VARIANCES 134-843
N/A

Florian Popp