

January 10, 2024

Page 1 of 3

Re: 203 S Lake Trail, Palm Beach, FL 33480
ARC-24-0027
Letter of Intent (LOI) RESUBMISSION – **UPDATE #3**

RAMSA

Site History:

The property of 203 S Lake Trail has a lengthy record of owners dating back to early 1930s. However, when Mr. C.D. Strout took ownership of the property, he commissioned local architect, John L. Volk, to complete the design of his single-family residence in 1937. Volk's design included a main house, pool, and a pool pavilion to the south.

The homestead had numerous repairs over the last 87 years, few of which included major additions and renovations in the late 1970s and late 1990s. The 1990s renovations included major interior and exterior character updates, as well as the addition of a garage wing and a free-standing storage structure. Most recently, the current owners made minor repairs to the exterior and remodeled a few interior rooms in 2010-11.

The Proposal:

This project consists of the demolition of an existing two-story residence, one-story pool house, two-story garage, and one-story generator structure and the construction of a new two-story single-family residence with integrated garage and two-story pool house. A new pool is proposed in the approximate location of the existing pool. New landscaping and hardscaping are proposed on the entirety of the site. The existing dock will remain.

The proposed house and pool house structures conform to, or exceed, the setbacks requirements for the property. The current FEMA base flood elevation requirement for the site is 7.0 NAVD. The finished first floor elevation of the proposed two-story portion of the house will be at elevation 9.0 to mitigate any potential future flooding. The proposed pool house is designed to also have a floor at elevation 9.0. The garage will be at elevation 7.16. The fill proposed across the site will not exceed the maximum lot fill height of 3.5 feet.

The existing driveway entrance into the site along the right-of-way connecting the Seaspray cul-de-sac to the South Lake Trail will be removed and a new driveway entrance is proposed at the Seaspray Avenue cul-de-sac. The proposed entry gates will be set back at a minimum of 18'-0" from the cul-de-sac for appropriate off-street queueing space.

The maximum lot coverage for the zoning district R-A Estate Residential is 18,206 square feet (25%) with the proposed coverage at 13.8% (10,075 square feet). This is smaller than the existing 16.2% (11,766 square feet).

Per Section 18-205, the proposed project is designed in good taste and of a scale and character compatible with its neighborhood. The overall siting of the house, accessory structure, and pool mimic the historic home and pool house locations. The design is inspired by and references details from the original 1937 John Volk house designed for the property and subsequently obscured by later additions. The accessory space remains subservient to the massing of the main house yet continues the sequence of two-story structures along Seaspray Avenue. The two-story house massing incorporates covered porches, bays, and steps in the façade to create architectural interest and to enhance the visible perspective to neighbors and the public. The pitched roof will be at an overall building height of 34'-0".

January 10, 2024

Page 2 of 3

RAMSA

Design Revisions following 2024-12-20 ARCOM Response:

Following the comments from the ARCOM committee and neighbors at the December 20, 2024 meeting, we have revised the guest/pool house design per below:

- The guest house was rethought in terms of massing, relationship to the main house, solid-void relationship, materiality, and detail to add interest
- The footprint of the guest house is reduced by 350 square feet to reduce the scale on site
- The pond is extended to the east elevation of the guest house running up to a grotto feature to further engage the landscape with the pool house
- A-40: The materials of the guest house have been revised
 - The roof will be a custom copper shingles in a diamond pattern
 - The limestone accents will be Gascogne Cream instead of Gascogne Blue Vein

Design Revisions following 2024-10-23 ARCOM Response:

Following the comments from the ARCOM committee and neighbors at the October 23, 2024 meeting, we have revised the design per below:

- The north curb cut along Seabreeze Avenue has been removed from the current scope
- The overall building height has been reduced to 34'-0", under the maximum allowed of 35'-0"
- The finished floor elevation of the house has been lowered to elevation 9.0
- Landscape Open Space (LOS) has increased further from 67.92% (49,045 square feet) to 69.3% (50,052 square feet)
- The site plan depicts significant changes:
 - The house plan is flipped north to south with the service court and garage at the north
 - The garage is incorporated into the house, eliminating an additional structure
 - The pool house is rotated to capture more views out to the lake and includes a covered porch, eliminating the lanai
 - The service court is sited along the north
- The glazing along the west façade has been reduced
- There are no roof pitches lower than 4:12
- The guest house roof height has been reduced from 30'-6" to 28'-1"
- Detail comparison sheets now include RAMSA details compared to John Volk's details at the same drawing scale to show similar human scale and proportion
 - A-34: The proposed entry parallels the proportion and scale from the referenced Volk drawings
 - A-36: The scale of the bay window is shown to mimic the scale from Volk's design
 - A-37: These reflect the same spring line of arches on the west loggia from our design to the John Volk reference
- A-40: The materials and color of the structures have been more clearly identified
 - The roof will be Ludowici Morando glazed closed shingle in Ash Gray blend color. The roof is not to be slate
 - The exterior stucco color is proposed to be a warmer tone, Benjamin Moore Vanilla Milkshake. The walls are not to be white
 - The limestone accents will complement the stucco in a beige tone
- The pool house redesign incorporates matching detail from the main house
- The landscape to the east side of the property has been further developed to incorporate more interest as you enter the site with landscaped walking paths mimicking the original Chinese garden, a pond, and a footbridge, making it more of a destination
- The fountain at the front entry has been removed

January 10, 2024

Page 3 of 3

RAMSA

- The height of the palm trees was increased over the massing of the house
- The paved terracing along the west has been reduced
- Open metal fencing has been added at the upper portion of the Seaspray Avenue entrance wall to allow pedestrian visibility to the existing gazebo

Design Revisions following 2024-08-28 ARCOM Response:

Following the comments from the ARCOM committee and neighbors at the August 28, 2024 meeting, we have revised the design per below:

- Sport padel court has been removed from the project
- The previously proposed Observation tower has been removed from the project
- Existing generator building at the east has been removed from the project
- The previously proposed guest wing at the east along the driveway, connecting the main house to the pool house, has been removed
- The overall lot coverage has been reduced from 18.2% (13,821 square feet) to 13.8% (10,113 square feet)
- Enclosed square footage has been reduced from 16,578 square feet to 13,812 square feet
- Landscape Open Space (LOS) has increased from 52% (37,583 square feet) to 67.92% (49,045 square feet)
- Existing driveway along the right-of-way connecting the Seaspray cul-de-sac to the Lake Trail along with additional guest parking area has been removed
- The proposed driveway and entry court has shifted to the west, pulling it further from the neighbors to the east
- The existing garden gazebo is incorporated into the proposed landscape
- A larger area for mechanical equipment has been identified outside the setbacks and includes a perimeter wall and significant landscaping.
- The massing of the main house has shifted 5'-0" west, allowing a greater setback to the neighbors at the east
- The projecting massing of the east main entry of the house has been removed
- The façade facing the lake (west) has been modified so that flanking wings have been pulled back from the central massing of the house
- The west terraces have been reduced in depth
- The detailing of the exterior has been refined and continues to be informed by the historic elements from the pre-existing John L. Volk
- The pool house has been pulled back from the Lake Trail and redesigned
- Due to a client request, the lanai adjacent to the pool has been elongated in the north-south direction. This has resulted in the addition of 180 SF of unconditioned space to our program.

Sincerely,

Randy Correll
Partner RAMSA