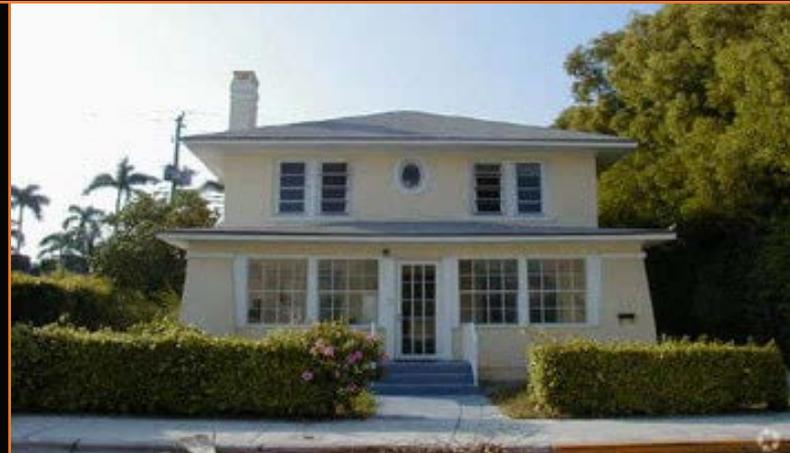


262 Sunset Avenue

Landmarks Preservation Commission:
Consideration for Landmark Designation
11/17/2023

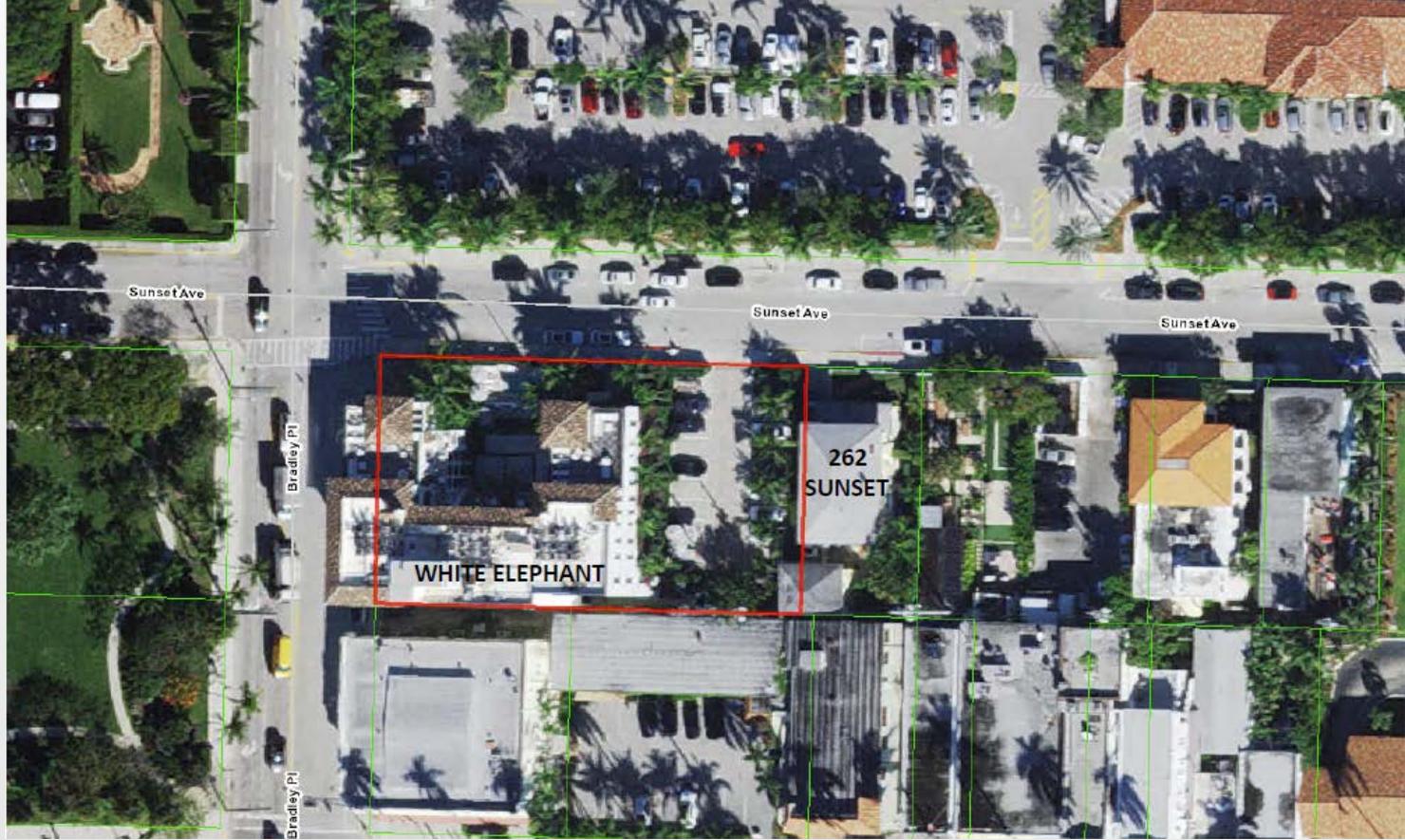


NED 262 SUNSET, LLC

- Believes in and supports Landmark Program
- White Elephant
 - Multi-million-dollar investment and restoration
 - Multiple industry and design awards
 - Travel + Leisure World's Best
 - Conde Nest
 - Gold Key Award
 - LIV Hospitality Awards, Historic & Heritage Category
 - Successful project in need of additional amenities



White Elephant & 262 Sunset Avenue



Background

- **Walter Kidney Report** (undated)
 - 262 Sunset Ave- *Grade D - not eligible*
- **2020**
 - **Florida Master Site File**
 - Overall Resource Condition for 262 Sunset Ave.: **FAIR**
 - *This 1920 Box (Amer 4 Square) style building is in fair condition*
 - Meet criteria for National Register listing individually? **NO**
 - Meet criteria for National Register listing as part of a district? **NO**
 - *Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.*
 - **Town Historic Site Survey**
 - 262 Sunset Ave - *Non-contributing*
 - White Elephant Opens
- **2022**
 - NED purchases 262 Sunset in March
 - HB 423 effective
 - LPC considers commercial properties

Policy For The Establishment Of Selection Priorities

With over 1,162 structures considered eligible for consideration as local landmarks, the [LPC] should established priorities to better facilitate the landmarking process. These structures (together with limited historic information) are derived from the **Florida Master Site Files** periodically prepared for the Town by a historic preservation consultant.

Site information is crossed referenced with historical records housed in the [Town] Department of Planning, Zoning and Building Records Office, and in the [Historical Society] and [Preservation Foundation]. **The research should result in a more condensed, focused list of structures, eligible for local designation under at least one of [the LP] Ordinance's criteria.** The sites on the resulting list should be distributed to the Landmarks Commissioners.

Each commissioner should independently visit every structure on the resulting list of targeted properties for discussion at a public meeting. At said meeting, the Commission should actively discuss the properties listed during a presentation provided by the historic preservation consultant, **and select properties to be placed under consideration for landmarking during the upcoming designation season.** The Commission can conduct this process at multiple meetings if necessary

2020 Florida Master Site File

Page 1

Original
 Update



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Site#8 PB06828
 Field Date: 11-24-2019
 Form Date: 9-4-2020
 Recorder # MAS

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 262 Sunset Ave Multiple Listing (DHR only) _____
 Survey Project Name Palm Beach Historical Site Survey Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

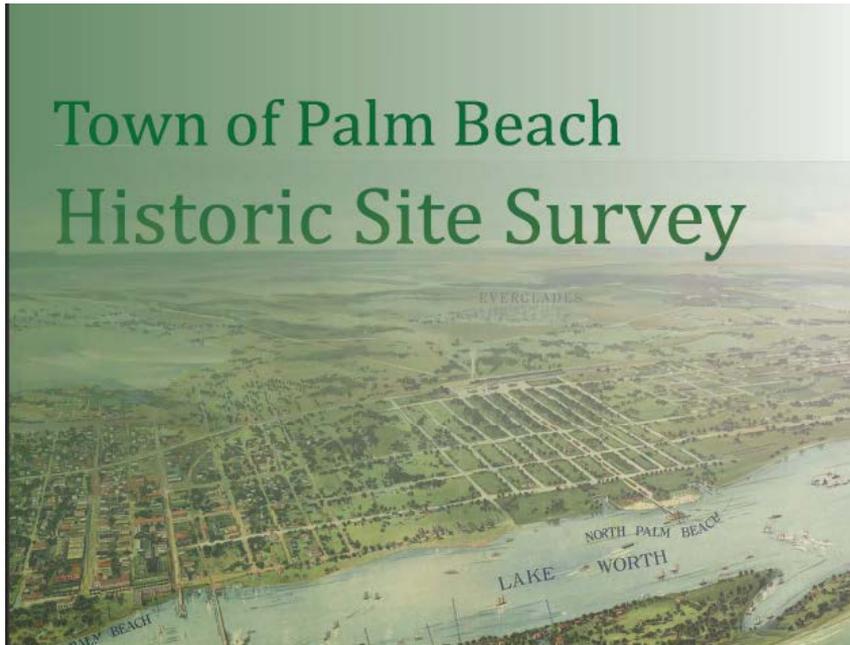
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

2020 Town Master Site Survey



*Extensive additions and modifications, the use of incompatible exterior sidings and windows, and **porch removal or enclosure** are typical alterations that cause a building to possibly lose its historic character.*

Town Master Site Survey at pg. 36

244 PB19148 1973 Masonry Vernacular Non-Contributing

262 PB06828 1920 Prairie Non-Contributing

280 PB00075 1923 Mediterranean Revival Contributing



Additional Procedural Concerns

- 262 Sunset Ave. under consideration 6 months after purchase
- No Effective Notice
- LPA Agenda of Sept. 21, 2022
 - No attachments
 - No description of properties under consideration

[as part of a renovation. This is a combina
pertains to zoning relief/approval.](#)



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

SEPTEMBER 21, 2022

9:30 AM

WELCOME

X. **UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

XI. **OTHER BUSINESS**

1. [Potential Landmarks Designations for 2022](#)
MurphyStillings, LLC

XII. **NEXT MEETING DATE:**

XIII. **ADJOURNMENT**

Note 1: If a person decides to appeal any decision made by this meeting or hearing, he/she will need a record of the proceedings.

TOWN OF PALM BEACH

Landmarks Preservation Commission on: September 21, 2022

Section of Agenda
Other Business

Agenda Title
Potential Landmarks Designations for 2022/2023

Presenter
MurphyStillings, LLC

ATTACHMENTS:
Description

No Attachments Available

Criteria Unmet

- Designation Report identifies Criteria 1 and 3 as why 262 Sunset Ave. should be designated
 1. [R]eflects the broad cultural, economic, and social history of the Town
 - 3 Embodies distinguishing characteristics of an architectural type
- Facts and data indicate 262 Sunset Ave. should *not* be designated
- 2020 Town Historic Site Survey
 - 900 *Contributing* structures, including Prairie style
 - 262 Sunset Avenue - ***Non-Contributing***
- Local architectural expert and former chair of LPC finds criteria unmet for 262 Sunset Ave.

“[R]eflects the broad cultural, economic, and social history of the Town.”

- Broadest and most often cited criterion
 - Basis for every property recommended over the past year.
- All structures built 50 years ago can meet this criterion
- Justification of Designation Report nearly identical to 2020 Town Historic Site Survey
- 2020 Town Historic Site Survey
 - 262 Sunset Avenue
 - ***Non-Contributing***

244	PB19148	1973	Masonry Vernacular	Non-Contributing
262	PB06828	1920	Prairie	Non-Contributing
280	PB00075	1923	Mediterranean Revival	Contributing

“Embodies distinguishing characteristics of an architectural type[.]”

- “[A] good example of the Prairie style of architecture[.]”
- 2020 Town Historic Site Survey
 - 12 examples of Prairie style, all *Contributing*
 - 155, 145, 146, 159, 164, 350, & 359 Seaspray Avenue
 - 232 Australian Avenue
 - 136-138, 230, & 234 Chilean Avenue
 - 143 Seminole Avenue
 - 262 Sunset Avenue
 - *Non-Contributing*
- 2020 Florida Master Site File
 - 262 Sunset Ave. - ***Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria***

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232 Australian Avenue



136 & 138 Chilean Avenue



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146 Seaspray Avenue



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145 Seaspray Avenue



GUNSTER

159 Seaspray Avenue



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350 Seaspray Avenue



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359 Seaspray Avenue



155 Seabreeze Avenue



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230 Chilean Avenue



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234 Chilean Avenue



GUNSTER

143 Seminole Avenue



262 Sunset Avenue: A History Of Alterations



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262 Sunset Avenue



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262 Sunset Avenue



Conclusion

- Owner supports LPC
- Flawed procedure
- Criteria Not Met
- 262 Sunset Ave. determined ineligible for designation
 - *Walter Kidney Report – Grade D*
 - 2020 Historical Structure Form
 - *Fair Condition*
 - *Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.*
 - 2020 Historical Site Survey - *Noncontributing*
 - Long-time architectural expert and former LPC chair
- Better examples of Prairie style elsewhere in Town, including nonresidential



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262 Sunset Avenue



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262 Sunset Avenue



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262 Sunset Avenue



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