

Landmarks Preservation Commission (LPC) – Annual Report 2023

The Commission held twelve (12) regularly scheduled meetings in 2023, and had an average attendance rate of 93.33%, with a total of 8 absences for the year (5 excused and 3 unexcused). Last year, 2022, was 87.5%.

The Commission reviewed forty-six (46) Certificates of Appropriateness (COA) which represents a 17% increase in the number of COAs from 2022. Additionally, twelve (12) Historically Significant Buildings (HSB) were reviewed.

The Commission was able to conduct eight (8) new designation hearings prior to the end of the year:

PROPERTY ADDRESS	MEETING DATE
296 South County Road	January 18, 2023
304 South County Road (304-306 South County Road)	January 18, 2023
101 North County Road	March 22, 2023
163 Seminole Avenue	March 22, 2023
316 South County Road (310-316 South County Road)	April 19, 2023
151 North County Road	April 19, 2023
262 Sunset Avenue	November 17, 2023
318 Australian Avenue	November 17, 2023

On behalf of the Commission, staff (with Preservation Consultants Murphy Stillings) designated three (3) Historically Significant Buildings.

PROPERTY ADDRESS	DESIGNATION
124 Park Monceau	January
263 Park Avenue	July
256 Orange Grove Road	November

The Town Council passed five (5) Historic Ad Valorem Tax Exemption resolutions for Landmarked properties that received COA approvals from the Landmarks Preservation Commission.

A total of three (3) courtesy Landmark Plaques were distributed to property owners.

On behalf of the Commission, staff (in consultation with the LPC Chairman) conducted 200 reviews of minor projects and revisions to approved projects and approved 169 of those applications.

Based on direction from Town Council, Murphy Stillings presented “Properties Previously Considered for Landmark Designation” in September 2023 which consisted of properties with new owners that could be voluntarily reconsidered for Landmark Designation. Subsequently, staff sent letters to these homeowners with information about the landmarking process.

Procedures were adopted to strengthen the LPC process and protect the Town's heritage:

- Separate motions at LPC hearings for the demolition portion of a project.
- Plans/elevations are required to clearly demarcate in red any portion that involves demolition.
- Applicants provide detailed Letters of Intent (LOI), notes, material sheets, photos, demolition plans, and historic images and/or plans.
- Certificate of mailing confirms property owners are notified of an LPC project 30 days prior to a hearing within a 300-foot radius of the subject residential property and a 1000-foot radius for commercial properties.
- The Town places notice at Town Hall and publishes the proposed projects in the paper 30 days prior to the hearing. All noticed projects are uploaded to the Town Website. The website allows any user to view all past and upcoming agendas as well as plans.
- Development Orders are issued to applicants following an approval or denial of LPC following the meeting.
- Training on preservation topics will be hosted in 2024 by the Preservation Foundation of Palm Beach for LPC, Town Council, ARCOM, and Town Staff. Staff in conjunction with the PFPB will provide a more robust onboarding for new Commission members to ensure the continuity of the Landmarks Program.
- Staff will monitor significant projects in the field more frequently in addition to final inspections.
- The Project Designation Manual Matrix is being revised for clarity. The guide explains the level of review needed by LPC. Any items that does not come to LPC is reviewed by Town Staff, Preservation Consultants, and the Chair.

Commissioners remain enthusiastic and engaged in their volunteer service to the Town and look forward to the continued preservation of our built environment that makes Palm Beach unique.