



**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, MAY 22, 2024.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting after the fact may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chair Patterson called the meeting to order at 9:30 a.m.

II. ROLL CALL

Sue Patterson, Chair	PRESENT
Brittain Damgard, Vice Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	ABSENT (Unexcused)
Julie Herzig Desnick, Member	ABSENT (Unexcused)
Alexander Hufty Griswold, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Alexander Ives, Alternate Member	PRESENT

Staff Members present were:

Friederike Mittner, Design and Preservation Manager
Abraham Fogel, Design and Preservation Planner
Kelly Churney, Acting Town Clerk
Janet Murphy, Preservation Consultant
Emily Stillings, Preservation Consultant
Assistant Town Attorney Lainey Francisco

III. PLEDGE OF ALLEGIANCE

Chair Patterson led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of April 17, 2024

A motion was made by Mr. Ives and seconded by Ms. Damgard to approve the minutes of the April 17, 2024, meeting as presented. The motion was carried unanimously, 6-0.

V. APPROVAL OF THE AGENDA

A motion was made by Mr. Ives and was seconded by Ms. Damgard to approve the agenda as presented. The motion was carried unanimously, 6-0.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Ms. Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS AND THE DIRECTOR OF PLANNING, ZONING, AND BUILDING DEPARTMENT

Mr. Fogel stated that May was National Historic Preservation Month. He said that Mayor Moore proclaimed May as Historic Preservation Month in the Town of Palm Beach to raise awareness and celebrate the Town's efforts.

Ms. Mittner introduced a new property, 210 El Dorado, recently designated as a Historically Significant Building. She stated that the owners would make changes to the home later in the year.

VIII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

No comments were heard at this time.

IX. PROJECT REVIEW

A. DEMOLITIONS AND TIME EXTENSIONS

1. **COA-22-017 (ZON-22-060) 1820 S OCEAN BLVD – EXTENSION OF TIME** The applicant, White Birch Farm Inc. (Peter Brant), has filed an application requesting a Certificate of Appropriateness review and approval for a One (1) year Extension of Time for a previously issued COA for exterior modifications to an existing two-story Landmarked guest house and the construction of a new beach cabana in the BA zoning district (ORIGINALLY APPROVED AT THE APRIL 20, 2022, LPC MEETING AND PREVIOUSLY RECEIVED A ONE YEAR EXTENSION OF TIME AT THE JUNE 21, 2023 LPC MEETING).

Ms. Mittner provided staff comments for this project.

Pat Segraves, SKA Architect + Planner, updated the Commission on the changes to the main residence, reviewed the changes for the guest house, and showed the Commission colored drawings of the new beach cabana on the overhead projector.

Ms. Damgard asked about the reason for the time extension. Mr. Segraves discussed the many changes and work involved in the overall project.

Ms. Patterson pointed out that not many surrounding neighbors would be disturbed by the proposed work.

Ex-parte communications were disclosed by Ms. Damgard and Mr. Ives.

A motion was made by Mr. Ives and seconded by Ms. Damgard to approve the time extension as presented. The motion was carried unanimously, 6-0.

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-24-014 (ZON-24-050) 218 PHIPPS PLAZA (COMBO)** The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting a Certificate of Appropriateness for the construction of a new covered parking structure to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative wall. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Fogel provided staff comments for this project.

Ex-parte communications were disclosed by Mr. Ives.

Patrick O'Connell, with Patrick Ryan O'Connell Architect LLC, made the architectural presentation for the landmarked residence. Andres Paradelo, with Paradelo Burgess Design Studio, presented the landscape and hardscape plans for the site.

Ms. Damgard liked some improvements, particularly the smaller parking facility. She was still not a fan of the columns but said the project should move forward.

Mr. Griswold indicated that the professionals listened to the commissioners' suggestions. He questioned whether the columns could support the roof but thought the project should move forward.

Ms. Albarran suggested changing the columns on the south side of the parking structure so that they matched.

Mr. Ives suggested making the accessory structure modest and straightforward, so it was subsidiary to the main structure. However, he did not want to hold up the project and thought it should move forward.

Ms. Patterson called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Damgard and seconded by Mr. Ives to approve the project as presented with the condition that columns on the south side of the accessory structure match each other in design. The motion was carried unanimously, 6-0.

A motion was made by Ms. Albarran and seconded by Mr. Ives that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property. The motion was carried unanimously, 6-0.

2. **COA-23-043 (ZON-23-117) 235 BANYAN RD (COMBO)** The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new two-story, approximately 1,072 SF accessory structure with hardscape and landscape. This request also requires three (3) variances in accordance with Section 134-201 for; (1) front yard setback found in Section 134-843(5), (2)

building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8). This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/ approval.

Mr. Fogel provided staff comments for this project.

Ex-parte communications were disclosed by Mr. Ives.

Patrick O'Connell, with Patrick Ryan O'Connell Architect LLC, made the architectural presentation for the accessory structure on site.

Ms. Patterson called for public comment. No one indicated a desire to speak.

Ms. Albarran thought the professional listened to the commissioners' suggestions and favored the changes.

Ms. Metzger appreciated that the accessory structure was lower than the main house.

Ms. Damgard supported the project. She thought the accessory structure was a nice addition to the home.

Mr. Griswold stated he supported the project and asked about the tile material proposed for the east window. Mr. O'Connell said he would match something like the existing tile on the home. He showed the Commissioners photographs of the existing tile on the steps next to the structure.

Ms. Patterson thought the structure needed some Bougainvillea on the wall between the upper and lower window and door on the east side. Mr. O'Connell stated he could add the Bougainvillea.

A motion was made by Ms. Damgard and seconded by Ms. Albarran to approve the project as presented. The motion was carried 5-1, with Mr. Ives dissenting.

A motion was made by Ms. Albarran and seconded by Mr. Griswold that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property. The motion was carried 5-1, with Mr. Ives dissenting.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

None

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

None

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

None

X. DESIGNATION HEARINGS

1. Discussion of properties to consider for Landmarking.

Ms. Mittner reviewed the procedures for the Commissioners to select 12 properties

to place under consideration for landmarking. She indicated that the owners of 325 South Lake Drive had offered their building as a landmark, so there was no need to vote on this property. She discussed the Town's preservation goals when considering the properties for landmark status.

Janet Murphy and Emily Stillings presented 39 properties for the Commissioners to consider for possible designation. The properties included in this list were the following: 229 Onondaga Avenue, 216 Monterey Road, 220 Eden Road, 301 Ridgeview Drive, 246 Tangier Avenue, 159 Dunbar Road, 126 Root Trail, 147 Root Trail, 167 Root Trail, 171 Root Trail, 303 Pendleton Lane, 306 Pendleton Lane, 311 Pendleton Lane, 315 Pendleton Lane, 322 Pendleton Lane, 333 Pendleton Lane, 151 Barton Avenue, 309 Barton Avenue, 113 Clarke Avenue, 345 Seabreeze Avenue, 225 South County Road, 400 Seaspray Avenue, 425 Seaspray Avenue, 413 Seaview Avenue, 325 South Lake Drive, 401 Australian Avenue, 411 Australian Avenue, 415 Australian Avenue, 141 Chilean Avenue, 214 Chilean Avenue, 230 Chilean Avenue, 234 Chilean Avenue, 301 Chilean Avenue, 315 Chilean Avenue, 401 Peruvian Avenue, 480 South Ocean Boulevard, 209 Banyan Road, 750 South County Road and South Ocean Boulevard Scenic Vista.

Mses. Murphy and Stillings answered questions from Commissions as needed. When asked about the time to research South Ocean Boulevard Scenic Vista, Ms. Stillings thought it would require more time than researching one home, and if selected, she felt the list should be reduced to 10 properties for consideration.

When Ms. Damgard asked about the benefits of landmarking South Ocean Boulevard Scenic Vista, Ms. Stillings indicated the two benefits would include any future FDOT projects being reviewed by the Commission and the recognition of another entrance into the Town. Ms. Murphy stated that any approved FDOT projects would not be affected by the landmarking of the vista.

Ms. Patterson called for public comment.

Ellen Howe, 2295 S. Ocean Blvd., expressed concerns about the area's appearance after Sloan's Curve and its narrowness. She wondered if landmarking the area would stop FDOT's road plans.

Ms. Mittner stated that FDOT's plans had already been approved and that placing the area under consideration would not change those plans. She and the Commissioners explained that there were other avenues to challenge the plans; one would be to speak to the Town Council about the plans.

Clerk's note: At 10:50 a.m., a short break was taken to allow the Commission to choose six properties they would like to see landmarked. The meeting resumed at 10:58 a.m.

After a short discussion about placing a street under a landmark district, the Commissioners decided to discuss this possibility in the fall.

After a vote, Ms. Mittner stated that the following properties received the highest votes: 216 Monterey Road, 220 Eden Road, 301 Ridgeview Road, 246 Tangier Avenue, 159 Dunbar Road, 126 Root Trail, 303 Pendleton Lane, 225 South County Road, 325 South Lake Drive, 401 Peruvian Avenue, 480 South Ocean Boulevard, and 750 South County Road.

A motion was made by Ms. Damgard and seconded by Mr. Ives to place the following properties under consideration for landmark designation: 216 Monterey Road, 220 Eden Road, 301 Ridgeview Road, 246 Tangier Avenue,

159 Dunbar Road, 126 Root Trail, 303 Pendleton Lane, 225 South County Road, 325 South Lake Drive, 401 Peruvian Avenue, 480 South Ocean Boulevard, and 750 South County Road. The motion was carried unanimously, 6-0.

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

Mr. Griswold asked the staff if there was any follow-up to his concern for the property on North County Road. Mr. Fogel stated that the staff did send the item to Code Enforcement to investigate the issue.

Mr. Ives raised the issue of a letter from a resident who lives in Phipps Plaza that was sent to the Palm Beach Daily News about the processes within the Town. Ms. Patterson stated that there was a response on Facebook to that letter. Mr. Ives thought that staff should be allowed to respond to the letter. Mr. Fogel noted that staff members in the Planning, Zoning, and Building Department did reach out to the resident and contractor to explain the process. Ms. Mittner stated that the resident had never filed an application.

XII. NEXT MEETING DATE: Friday, June 21, 2024

XIII. ADJOURNMENT

A motion was made by Mr. Ives and seconded by Ms. Damgard to adjourn the meeting at 11:32 a.m. The motion was carried unanimously, 6-0.

The next meeting of the Landmarks Preservation Commission will be held on Friday, June 21, 2024, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,

Sue Patterson, Chair
LANDMARKS PRESERVATION COMMISSION

kmc