

## **XI. DESIGNATION HEARINGS**

### **1. ITEM 1: 401 PERUVIAN AVENUE (Peruvian Terrace Condominium Apartments)**

Owner: Multiple Owners (See Designation Report for Complete List of Owners)

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the condominium residence of Mid-Century Modern. Ms. Murphy pointed out the design features of the residence. Ms. Murphy testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,  
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,  
Sec. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

**A motion was made by Mr. Ives and was seconded by Ms. Coleman to make the designation report for 401 Peruvian Ave. part of the record. The motion was carried unanimously, 7-0.**

Ms. Damgard asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

Mr. Ives thought the building was a wonderful example of a landmarked building and met the criteria stated by the consultants. He supported the designation. He thought the building was exemplary.

Ms. Fairfax did not see any threat to the building. Ms. Murphy stated that the building was not landmarked and could be demolished. Ms. Fairfax was not a fan of the building's architecture, was not supportive of the designation, and was not in favor of having the consultants spend their time on a building that was not vulnerable. Ms. Murphy stated the property was brought to their attention, and the Landmarks Commission supported placing it under consideration.

Attorney Francisco stated that whether a building was under threat was not one of the criteria used to determine whether to landmark a property. Specifically, the commission should look at Section 54-161 of the Town

Code for the criteria. Ms. Fairfax did not believe the building had architectural merit.

Mr. Griswold thought the building was charming. He supported the designation.

Ms. Herzig-Desnick did not believe it was a compelling Mid-Century Modern building. After looking at the historic photographs, she understood that many Mid-Century Modern details were removed from the building.

Mr. Ives stated that he did not believe in landmarking as a reactionary tool; however, he thought the building represented an architectural style and a piece of history in the town.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thought the building was a great example of John Stetson's mid-century style. She thought it would be nice if the owners considered bringing back some of the details on the historic plans and understood that they supported the designation. She believed the building met the criteria outlined by the consultants.

**A motion was made by Mr. Ives and was seconded by Mr. Griswold to recommend 401 Peruvian Ave. to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161 and with the acknowledgment that the owners supported the designation. The motion was carried 6-1, with Ms. Fairfax dissenting.**