

From: [Antonette Fabrizi](#) on behalf of [Town Council](#)
To: [Joshua Martin](#); [Wayne Bergman](#); [Paul Castro](#)
Cc: [Kelly Churney](#); [Public Comment](#)
Subject: FW: Sea Street Historic District Consideration - Path Forward
Date: Monday, September 09, 2019 9:28:02 AM

From: Eric Leiner <ericl@metallix.com>
Sent: Sunday, September 08, 2019 11:34 AM
To: Gail Coniglio <GConiglio@TownofPalmBeach.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; lcrampton@sfsceiencecenter.org; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>
Subject: Fwd: Sea Street Historic District Consideration - Path Forward

Dear Mayor and Town Council,

I concur with my neighbor Jay Serzan opinion and oppose designating the Sea Streets as a historic district.

Addition information: Of the 59 houses remaining on the recommend preservation list, only 2 are on the Sea Streets.

Thank you for considering my position,

Eric Leiner

159 Seaspray Ave

Sent from my iPad

Begin forwarded message:

From: "Jay Serzan" <jayserzan@comcast.net>
Date: September 8, 2019 at 10:52:51 AM EDT
To: <jayserzan@comcast.net>
Subject: FW: Sea Street Historic District Consideration - Path Forward

FYI.....email I sent to Town Council today.

From: Jay Serzan [<mailto:jayserzan@comcast.net>]
Sent: Sunday, September 08, 2019 10:43 AM
To: 'mayer@townofpalmbeach.com'; 'dmoore@townofpalmbeach.com'; 'Bobbie Lindsay'; 'Margaret Zeidman'; 'lcrampton@townofpalmbeach.com'; 'jaraskog@townofpalmbeach.com'
Cc: 'kblouin@townofpalmbeach.com'; 'towncouncil@townofpalmbeach.com'
Subject: Sea Street Historic District Consideration - Path Forward

Hello Mayor Coniglio and Council Members,

First, I want to express my appreciation for all that you do help keep Palm Beach the wonderful place that it is. Thank you!

I write today to offer some thoughts and information as you review Agenda Item XI.B. (Sea Street Historic District Consideration - Path Forward), scheduled for this Wednesday, September 11th.

I am opposed to the concept of districting in this case because it is being used to throw a Historic District blanket over the Sea Streets in an attempt to accomplish what **zoning** could do.

That being said, I am not opposed to individually landmarking those properties of **significant** architectural and historic merit.

The roadmap for determining those significant properties is the Historic Sites Survey which was last updated in 2010 by Jane Day, the former historic consultant for the Town.

The report contains the following observations which I have quoted. The **emphasis** is mine.

“Continue to designate historic properties..... Work on a site-by-site basis unless strong neighborhood support, with a majority of consenting homeowners, is brought forward.....” (p. 30)

“In the Town of Palm Beach establishing Local Historic Districts has always been controversial. Although in many cities and towns creating districts has imposed architectural control for otherwise noncontributing structures, this has not been necessary in the Town of Palm Beach. In Palm Beach, construction and alteration on non-historic buildings is reviewed by the Architectural Commission.” (p. 24)

“.....a review of the preservation movement in Palm Beach suggests that the site-by-site method will have more concrete results. Past efforts to designate Worth Avenue, Golfview Road, and Pendleton Avenue as districts resulted in recommendations by the Town Council to proceed on an individual basis. Also, by working on a **site-by-site basis buildings are more thoroughly documented making their protection more defensible in the future.”** (p. 25)

At the end of the report there is a list of 90 properties that are listed as “potentially eligible for a local register.” (pp. 37-51).

While these 90 properties are Ms. Day’s recommendations of what I have to assume are the properties she felt were the most significant, I understand that the Landmarks Commission can select any property to consider for landmarking.

However, I want to point out the current status of the 90 properties since 2010.

- 19 have been Landmarked
- 8 have been demolished
- 3 were considered but not recommended
- 1 was removed from the list

That leaves 59 properties available to be considered for individual landmark designation.

The question in my mind is why are we placing buildings of less significance into a district when there are more important buildings to consider?

Lastly, the 2009 Landmark Manual, also prepared by Ms. Day, says on page 6:

"Not all old structures are worthy of landmark status." and

"A historic district is intended to protect an area highly concentrated with **significant** structures."

In closing, I have to ask if forced districting will help or hurt the preservation program?

Thank you again. I appreciate your time and consideration.

Best regards,

Jay Serzan