

**From:** [Joshua Martin](#)  
**To:** [Wayne Bergman](#); [Paul Castro](#); [John Lindgren](#); [Janet Murphy](#); [Murphystillings](#)  
**Cc:** [Joshua Martin](#); [Kelly Churney](#)  
**Subject:** Fw: Town Attorney Memorandum on Sea Streets historic district  
**Date:** Saturday, October 05, 2019 2:34:30 PM

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FYI

**Josh Martin, AICP, CNU-A  
Director**

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**From:** Bobbie <lindsaybobbie@gmail.com>  
**Sent:** Saturday, October 5, 2019 10:23 AM  
**To:** Joshua Martin  
**Subject:** Fwd: Town Attorney Memorandum on Sea Streets historic district

\*\*\*\*\***Note:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Sent from my iPhone  
561-797-9405

Begin forwarded message:

**From:** "Jay Serzan" <[jayserzan@comcast.net](mailto:jayserzan@comcast.net)>  
**Date:** October 5, 2019 at 10:00:53 AM EDT  
**To:** <[mayor@townofpalmbeach.com](mailto:mayor@townofpalmbeach.com)>, <[dmoore@townofpalmbeach.com](mailto:dmoore@townofpalmbeach.com)>, ""Bobbie Lindsay"" <[BLindsay@TownofPalmBeach.com](mailto:BLindsay@TownofPalmBeach.com)>, ""Margaret Zeidman"" <[MZeidman@TownofPalmBeach.com](mailto:MZeidman@TownofPalmBeach.com)>, <[lcrampton@townofpalmbeach.com](mailto:lcrampton@townofpalmbeach.com)>, <[jaraskog@townofpalmbeach.com](mailto:jaraskog@townofpalmbeach.com)>  
**Cc:** <[towncouncil@townofpalmbeach.com](mailto:towncouncil@townofpalmbeach.com)>  
**Subject:** RE: Town Attorney Memorandum on Sea Streets historic district

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Hello Mayor and Town Council Members,

I have read Attorney Randolph's memorandum relating to the matter of placing the Sea Streets under consideration as a historic district.

At the end of the memorandum he writes:

"A reversal of the Landmarks decision to place the property under consideration need not be a final decision, but could be based upon the fact that the Town Council wishes to go through the symposium in December and the education of the public prior to this matter being further considered by the Landmarks Preservation Commission."

If you decide to reverse the Landmarks decision and **if it is not a final decision**, then the Sea Streets historic district proposal can be brought back again.

**We would then be back at the same place as we are now.**

I'm all for holding a town-wide historic districting symposium.

That being said, I do not feel that the symposium will change many minds on the Sea Streets.

The arguments against districting, **particularly** as they relate to the Sea Streets will remain.

These arguments include:

1. Past statement by former Planning Administrator, Tim Frank, that the Sea Streets were not recommended as a historic district (Note #1)
2. Past statements by former Planning Administrator, Tim Frank, that there are not a sufficient number of landmark worthy properties on the Sea Streets (Note #2)
3. Past statement from Jane Day questioning if there are enough "contributing structures" on the Sea Streets (Note #3)
4. Recommendations of the former historic consultant, Jane Day, that landmarking in Palm Beach should be done on a site by site basis
5. Expense of the Designation Report for something the majority of the residents do not want.
6. A study indicating that a historic district destroys property values in places

with '.....the highest land values and lowest supply of available land....'  
(Note #4)

Based on the above items, my thought is to have your decision be a **final** decision so a historic district will not be visited on the Sea Streets again.

That being said, individual property owners can still voluntarily submit their properties for landmark designation if they so wish.

Lastly, I'm sure you will hear the argument that if you reverse the Landmarks decision that there will be a sudden rush of demolition requests in the neighborhood.

I doubt that will be true as the residents are happy in their homes and have no plans to demolish nor a plan for where they would go if they did demolish.

However, if the potential for a rush of demolitions is a concern to you, then one way to resolve this would be to make your decision a **final** decision. By so doing, any fear on the part of the residents that the historic district proposal will return will be removed. Hence any reason to rush to demolition.

As always, thank you for your time and consideration.

Thank you,

Jay Serzan  
353 Seabreeze

### **Note #1**

### **MINUTES FROM 4-21-1999 LANDMARKS PRESERVATION MEETING**

MR. CHOPIN: ...Not Pendleton Avenue. At one point in time, there was a strong desire to consider the question of the Sea streets as a historic district.

Is that not correct?

MR. FRANK: That is correct.

MR. CHOPIN: And the town staff, on its own, acting as prudent professionals concluded that that was not an appropriate historic district?

MR. FRANK: The town staff did not act on its own in that determination. We went

back to the Landmarks Preservation Commission, this commission.

We asked them for support to do a study. It was the results of the study that came to that conclusion.

MR. CHOPIN: And so the Sea streets were, in fact, not recommended as a historic district.

MR. FRANK: That is correct. That was the result of the study.

## **Note #2**

### **MINUTES FROM 2-27-2003 Planning & Zoning Commission Meeting re: OVERLAY ZONING PROPOSAL FOR THE SEA STREETS**

Mr. Tim Frank, Planning Administrator, stated that according to the National Trust for Historic Preservation, 85% of the homes in a district must be of landmark quality for the district to qualify as historic. The Sea streets were previously studied as a possible historic district, but it was determined that only 45%- 50% of the structures were eligible individually for landmark status.

## **Note #3**

### **MINUTES FROM 9-15-1993 LANDMARKS MEETING**

Mrs. Day questioned whether there would be a sufficient number of structures (50% to 70%), in the Poinciana Park subdivision, with enough architectural integrity to be considered "contributing" structures, thereby substantiating the "district" concept.

## **Note #4**

Here is a link to an article from the Urban Land Magazine entitled  
**How Historical Designations Affect Property Values.**

**<https://urbanland.uli.org/economy-markets-trends/historical-designations-affect-property-values/>**

You will note the following from the article:

Interestingly, property values increase in historic districts for all boroughs—except Manhattan.

Because Manhattan has the highest land values and lowest supply of available

land, the loss of the option

for redevelopment in preserved neighborhoods reduces the potential value of a given parcel of land.

As the authors note, "In areas like Manhattan, it appears that the hit to land values outweighs the boost to structure values, because land values comprise such a large share of total property values."

In many historically designated Manhattan neighborhoods, property prices drop and economic value is destroyed,

as shown by the authors' analysis.