

I. DESIGNATION HEARINGS

ITEM 6: 287 Pendleton Avenue

Owner: Susan C. Lee

Please note: The item was continued from the 1/19/22 LPC meeting.

Call for disclosure of ex parte communication: There were no disclosures at this time.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history for this Monterey style home. Ms. Murphy pointed out the design features of this building. Ms. Murphy testified that the building 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; and

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.

Ms. Murphy added that the owner requested that only the front façade be designated at this time.

Ms. Fairfax inquired about a front façade designation and changes to the rear of the home. Ms. Murphy responded and reminded the Commission that any changes or additions would be required to be reviewed and approved by the Landmarks Preservation Commission. Ms. Fairfax inquired about the tax abatement program, to which Ms. Murphy indicated that the owners had not requested any tax abatements; however, she added that additions may qualify but would need to be reviewed with the Secretary of Interior's Standards for determination.

Mr. Segraves asked about the advantages and disadvantages of designating the front façade.

Discussion ensued on the designating the front façade.

Some of the Commissioners were unsure of the benefit to a front façade designation.

Ms. Coleman pointed out by designating the front façade, it would preserve the nature of the neighborhood and street, which would be a benefit for the Town.

Ms. Patterson asked for confirmation on proof of publication. Ms. Churney provided confirmation.

Motion made by Mr. Segraves and seconded by Ms. Coleman to make the designation report for 287 Pendleton Avenue part of the record. Motion carried unanimously, 7-0.

Ms. Patterson called for public comment on the designation.

Jackie Miller, attorney for the owner, shared photographs of the home and discussed its existing condition. She advocated for a front façade designation.

Ms. Moran inquired if the garage door and building would be included in the front façade. Ms. Miller stated it would not be included.

Mr. Wong inquired if the home was sitting on the golf course, to which Ms. Miller stated it was. Mr. Wong stated that he would support a full designation due to its position on the golf course. He thought the home was very charming.

Motion made by Mr. Segraves and seconded by Ms. Albarran to recommend 287 Pendleton Avenue (front façade only - to include the front loggia extending to the front wall of the home) 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. Motion carried unanimously, 7-0.