

IX. DESIGNATION HEARINGS

1. **296 S County Rd (296-302 S County Rd)**

Owner: Milton Partnership LTD

Call for disclosure of ex parte communication: Disclosure by Ms. Metzger.

Emily Stillings, MurphyStillings, LLC, testified to the architecture and history for this Mediterranean Revival Style commercial structure. Ms. Stillings pointed out the design features of this building. Ms. Stillings 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.

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

Motion made by Ms. Moran and seconded by Ms. Albarran to make the designation report for 296 S County Rd (296-302 S County Rd) part of the record. Motion carried unanimously, 7-0

Ms. Patterson called for any public comment on the designation.

Aimee Sunny, Preservation Foundation of Palm Beach, stated that the buildings met both criteria as stated by Ms. Stillings. She indicated that the art jury reviewed the building and thought the buildings were a wonderful addition to the Town. She stated that the architect for the buildings was the same architect as Town Hall. She added that while the storefronts had been changed, she still thought they retained their historic value. She provided her support for the designation.

Ms. Moran questioned whether criteria number one was befitting for the buildings. She wondered if the buildings were there to fill an empty space on the street. She thought there were other buildings in the Town that better represented the architect's work. Ms. Moran also thought the characteristics of building did not speak to the style of architecture. She was not in support of the designation.

Ms. Fairfax agreed with Ms. Moran. She thought the buildings were nice but wondered if the buildings were the best the Town had to offer.

Ms. Patterson questioned what would replace the buildings if the existing were demolished.

Mses. Fairfax and Moran thought the buildings did not meet the criteria.

Ms. Stillings clarified that she did not recommend criteria 4, which related to the architect of the buildings. She added that she thought the buildings were iconic on a very traveled road.

Ms. Herzig-Desnick asked if the adjacent buildings were landmarked. Ms. Stillings responded. Ms. Herzig-Desnick asked about the zoning for the area and inquired about the restrictions that would be placed on new construction.

A short discussion ensued about the type of buildings that could be built in this location.

Ms. Coleman stressed that it was important to save the fabric and feeling of the Town. She thought it was important to preserve the existing nature and intimacy.

Ms. Fairfax thought some of the properties that were being recommended were marginal and the Commission should be careful. She did not believe the property met the criteria and should not be recommended.

Ms. Albarran thought the buildings were charming and had nice proportions. She added that she would support the designation.

Ms. Herzig-Desnick thought the roof lines were very nice. She also thought the proportions were nice and thought it would be a shame for the proportions to change. Ms. Herzig-Desnick asked about the timeline of when the buildings were placed under consideration. Ms. Stillings responded.

Ms. Pardue discussed that the properties were placed under consideration at the end of last designation season.

Motion made by Ms. Coleman and second by Ms. Albarran to recommend 296 S County Rd (296-302 S County Rd) to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161. Motion carried 5-2, with Mses. Fairfax and Moran dissenting.