



**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, APRIL 19, 2023.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chair Patterson called the meeting to order at 9:30 a.m.

II. ROLL CALL

Sue Patterson, Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	PRESENT
Brittain Damgard, Member	PRESENT
Bridget Moran, Member	PRESENT
Julie Herzig Desnick, Member	PRESENT
Alexander Hufty Griswold, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT (Left at 12:25 p.m.)
Alexander Ives, Alternate Member	PRESENT

Staff Members present were:
Sarah C. Pardue, Design & Preservation Planner
Jordan Hodges, Design & Preservation Planner
Kelly Churney, Acting Town Clerk
John C. Randolph, Town Attorney
Janet Murphy, Preservation Consultant
Emily Stillings, Preservation Consultant

III. PLEDGE OF ALLEGIANCE

Chair Patterson led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Approval of the Minutes of the Landmarks Preservation Commission Meeting of March 22, 2023

Motion made by Ms. Albarran and seconded by Ms. Damgard to approve the minutes of the March 22, 2023, meeting. Motion carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

Ms. Pardue announced the following modifications to the agenda:

The following projects should have indicated that they were tax abatement projects in the project description:

COA-23-003 (ZON-23-020) 139 N County Road

COA-23-014 1 S. County Road

COA-23-015 189 Bradley Place

COA-23-016 184 Sunset Avenue

Addition of:

316 S. County Road Landmark Designation

Consideration of 318 Australian Avenue for Landmark Designation

Deferral of 1250 N. Ocean Blvd. Landmark Designation

Deferral of 249 Peruvian Avenue

COA-23-013, 283 Royal Poinciana Way was pulled from the consent agenda and placed under C. Certificate of Appropriateness - New Business, Item 1.

Motion made by Ms. Damgard and seconded by Ms. Albarran to approve the agenda as amended. Motion carried unanimously, 7-0.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Ms. Churney swore in all those intending to speak and continued to do so throughout the meeting as necessary.

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

Ms. Patterson acknowledged the lengthy agenda and asked everyone to be succinct in their comments. She also indicated that the presentations and public comments would be limited.

VIII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3-MINUTE LIMIT PLEASE)

Wes Blackman, representing the applicant for 246 Atlantic Avenue, asked the Commission to acknowledge receipt of two letters regarding the landmark designation.

Wayne Bergman, Director of Planning, Zoning and Building, updated the Commission on House Bill 1317 and Senate Bill 1346. He explained that these were bills designed to allow property owners to demolish buildings, and there was no exception to landmarks. In general, these bills were designed to address commercial and multi-family buildings. In recognition of these bad bills, the Town Council adopted Resolution #039-2023, which opposed the passage

of these bills. Copies of the resolutions had been provided to the bill sponsors, the Palm Beach County Legislative Delegation, and others. The staff and Town Officials have been working with Lobbyist Mat Forest in opposition to these bills, and exploring whether there may be an exception for the Town of Palm Beach. He noted that the City of St. Augustine is also seeking an exception.

IX. PROJECT REVIEW

CONSIDERATION OF 318 AUSTRALIAN AVENUE FOR LANDMARK DESIGNATION

At this time, Ms. Murphy presented the property at 318 Australian Avenue and asked for it to be placed under consideration for landmark designation. She indicated that the owner, Elizabeth Ailes, had asked to landmark this home.

Motion made by Ms. Damgard and seconded by Ms. Albarran to place 318 Australian Avenue under consideration for landmark designation. Motion carried unanimously, 7-0.

A. CONSENT AGENDA

1. **COA-23-013 283 ROYAL POINCIANA WAY** The applicant, Flagler System Management Inc. (Alex Gilmurray), has filed an application requesting a Certificate of Appropriateness for window, door, and storefront replacement for the two-story commercial building.

Please note: This item was pulled from the consent agenda and was moved to Item IX. C. Certificates of Appropriateness – New Business.

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-22-055 (ZON-23-025) 210 VIA DEL MAR (COMBO)** The applicant, BEACHBOYZ DEVELOPMENT LLC., has filed an application requesting a Certificate of Appropriateness for roof replacement, window and door replacement, exterior paint, and site alterations including new landscape, hardscape, a free-standing trellis, and vehicular gates with reduced setbacks, requiring Special Exception with Site Plan Review, for the Landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by several members.

Tyler Nielsen, Nielsen Landscape Architecture, presented the modifications proposed for the landmarked residence.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, presented historic photographs of the home and pointed out the significant contrast of the exposed timbers on the exterior of the home. She recommended that the commission request more contrast in the timbers moving forward.

Ms. Damgard asked about staining the wood rather than painting the wood. Ms. Sunny responded.

Ms. Metzger asked about the type of wood on the home. Ms. Sunny responded, indicating that she could not testify to the wood material.

Ms. Fairfax asked about the percentage of native planting materials. Mr. Nielsen responded and provided further information on the materials. Ms. Fairfax asked about the Town's requirement for native plantings. Mr. Hodges stated that while it was not included in the presentation, staff had confirmed that the proposed plants met the native requirements.

Ms. Herzig asked about the functionality of the vehicular gate. Mr. Nielsen stated that the gates were proposed as sliding gates.

Ms. Albarran asked about the reconfiguration of the driveway. Mr. Nielsen discussed the wish to preserve existing trees. Ms. Albarran discussed the spacing of the hardscape in the driveway. Mr. Nielsen discussed how the driveway design was studied and planned. Ms. Albarran asked for a restudy of the driveway. She was also not in favor of the accessory structure. She asked for the paint color to be restudied.

Ms. Moran agreed with Ms. Albarran and thought the driveway should be reconfigured so that the front door, an important element, would show up nicely. She was in favor of the proposed paint color.

Mr. Wong thought the timbers should be similar to a building on Via Mizner. He made some suggestions for the driveway. Mr. Wong thought the palms were too close to the front patio as proposed. He also thought the trellis needed some restudy.

Ms. Herzig agreed that the hardscape around the front door would need some restudy.

Ms. Patterson questioned the design of the proposed gates. She wondered if that was in the same style as the Tudor style. She recommended a similar style to the existing balcony railings for consistency.

Motion made by Ms. Albarran and seconded by Ms. Moran to defer the project to the May 17, 2023, meeting with a restudy of the driveway pattern, the gate design, and the paint color for the timbers on the exterior of the home. Motion carried unanimously, 7-0.

2. **COA-23-005 1095 N OCEAN BLVD.** The applicant, Carl & Mary Jane Panattoni, have filed an application requesting Certificate of Appropriateness review and approval for architectural features including an updated balcony railing design, a new added gable roof section on the south

end of the main house, and a revision to roof material. Landscape and hardscape updates include an updated driveway gate design, new entry step handrails, and a revised pool terrace pavilion/pergola structure for the Landmarked property.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Mr. Ives.

Pat Segraves, SKA Architect + Planner, stated that Keith Williams from Nievera Williams would be making the presentation.

Mr. Williams presented the proposed balcony railing and gate designs for the landmark residence.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, thought the proposed railings had been moved and that the developer had incorporated some of the motifs in the center from the gate at 16 Golfview and the Everglades Club. She thought option 3 for the gate was the most appropriate.

Mr. Williams indicated that the gate had never existed. The idea was to create a presence from the street to the house.

Mr. Segraves urged the commission to approve one of the two options presented.

Ms. Fairfax asked about the width of the gate. Mr. Segraves stated it was 20 feet wide. She asked if the gate could be narrowed because it felt too wide. She asked that it be reduced by 2-4 feet. Mr. Williams stated he could study a reduction.

Ms. Moran thought the balcony railings were nice. She thought the vehicular gate was too busy. She preferred option C, on page 5.3. She felt that the gate was simpler and more appropriate.

Ms. Herzig was not in favor of any of the gates.

Ms. Patterson thought the alternative photo of the gate was nice but would be too much as the size was increased.

Mr. Williams stated that they could proceed with option 3 and would return if the owner did not favor that option.

Motion made by Ms. Moran and seconded by Ms. Albarran to approve the project with the railings as proposed, and with the vehicular gate shown as item C on page 5.3 of the plans, and with the request to the owner to consider a reduction in the width of the gate by 2 to 4 feet. Motion carried unanimously, 7-0.

3. **COA-23-002 (ZON-23-019) 363 COCOANUT ROW—THE VINETA HOTEL (COMBO)** The applicant, 363 Cocoanut Row Popco LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of the interior and exterior renovation of an existing Landmarked four-story hotel structure including alterations to the façades, a reduction of rooms from 57 keys to 41, the reconstruction of the historic door and window locations and associated hardscape/landscape and rooftop projections requiring height variances for rooftop allowances. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Ms. Fairfax and Mr. Ives.

Nelo Freijomel, Spina O'Rourke + Partners presented the architectural modifications proposed for the existing landmarked hotel. Mr. Freijomel showed photographs of the mockups for screening the mechanical equipment. He also showed photographs of the proposed lighting.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, shared some concerns about the design style of the proposed light fixtures. She thought a historical or a Mediterranean design for the lighting would be more appropriate. She also indicated that she walked around the property looking for the screening of the mechanical equipment and could not see it. She thought the screening was well-placed and appropriate. She recommended adding more landscaping on the west side to shield the elevator.

Ms. Damgard agreed that the light fixtures were not appropriate for the style of the home.

Ms. Albarran thought the changes were good and that the hotel would be a gem in Palm Beach. She recommended lowering the screen wall from the north side.

Mr. Ives asked about the wattage of the exterior uplighting. Mr. Freijomel responded.

Ms. Moran asked about the lighting on the north side of the hotel. She thought they would disappear. Mr. Freijomel responded.

Aimee Sunny stated that only the two decorative lighting fixtures were the ones she thought should be changed.

Motion made by Ms. Damgard and seconded by Ms. Albarran to approve the project with the request for the applicant to return for staff approval for the lighting fixtures on the west side of the building, as well as the lowering of

the north side screening wall. Motion carried unanimously, 7-0.

C. CERTIFICATES OF APPROPRIATENESS-NEW BUSINESS

1. **COA-23-013 283 ROYAL POINCIANA WAY** The applicant, Flagler System Management Inc. (Alex Gilmurray) has filed an application requesting a Certificate of Appropriateness for window, door, and storefront replacement for the two-story commercial building.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Mr. Ives and Ms. Albarran.

Jamie Crowley, attorney for the applicant, indicated the reason that the project was pulled from the consent agenda. He indicated that Jason Skinner would present the proposed changes, including 3 additional openings on the west elevation.

Jason Skinner, Dailey Janssen Architects, presented the architectural modifications proposed for the existing commercial building.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, found the changes to be compatible with the historic structure and supported the change. She did not favor the black openings and recommended keeping the openings white.

Mr. Ives was very supportive of the changes to the west side of the building.

Ms. Albarran thought the changes were much better and was happy to see the openings on the west side.

Ms. Herzig thought adding openings on the west side would be nice. She did not favor the black trim and thought it should remain white.

Ms. Fairfax agreed with Mr. Ives. She was not opposed to the black trim.

Mr. Crowley stated he was happy to ask the applicant if they would consider the white trim.

Ms. Damgard preferred the white trim. Ms. Patterson agreed.

Motion made by Ms. Albarran and seconded by Ms. Fairfax to approve the project, with the applicant having the choice of either white or black trim for the windows. Motion carried 6-1, with Ms. Herzig dissenting.

Please note: A short break was taken at 10:53 a.m. The meeting resumed at 11:02 a.m.

2. **COA-23-003 (ZON-23-020) 139 N COUNTY RD - THE PARAMOUNT THEATER (COMBO)** The applicant, WEG Paramount LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of the renovation and adaptive re-use of an existing Landmarked theater structure, and the construction of a new three-story mixed use (retail and four residential units) development with two subterranean parking levels (127 parked spaces) to replace an existing surface parking lot (46 spaces) including multiple variances including setbacks, height, open space, among others. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. ****This is a tax abatement project****

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by several members. *Please note: Mr. Griswold declared a conflict of interest with the project and left the dais for the conversation.*

Jamie Crowley, the attorney representing the applicant, introduced the project and provided an overview of the project.

Richard Rene Silvin, former chair of the Landmarks Preservation Commission, presented a summary of Joseph Urban, the architect of the landmarked structure.

Gene Pandula, architect and former chair of the Landmarks Preservation Commission provided the history of the Paramount Theatre, the landmarking of the structure, and the changes since it was built.

Daniel Lobitz, Robert A.M. Stern Architects, presented the architectural changes proposed for the landmarked commercial structure.

Keith Williams, Nievera Williams Design, presented the proposed landscape and hardscape plans for the site.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, supported the theatre renovation but expressed concern about the proposed new addition (not presented). She provided two suggestions: 1) regarding the three windows being recreated, the historic photograph indicated a modified fan-like top which she would like to see recreated; and 2) it should be noted that this property was listed on the National Register of Historic Places and would be exempt from House Bill 1317 and Senate Bill 1346, discussed by Mr. Bergman.

Rick Gonzalez, REG Architects, representing Ted and Jessica Babbitt, supported the theatre's renovation but expressed concern about the proposed change to the direction of traffic. Mr. Gonzalez recommended that the applicant seek a federal tax abatement.

Tim Johnson, 2774 S. Ocean Blvd., congratulated Keith Williams on a wonderful

plan. He was supportive of the theatre restoration.

Theodore Babbitt, 175 Sunset Avenue, expressed concern for the lack of landscaping that bordered his home.

Nina Sanslove, 100 Sunrise Avenue, supported the project.

Richard Sammons, an architect, thought the project should be split into two separate projects.

Anita Seltzer, 44 Cocoanut Row, thought the Town Council should hear and review the project before any review by the Landmarks Preservation Commission.

Harvey Oyer, representing many of the surrounding neighbors, thought the development program was tied to many of the requested variances and should first be heard by the Town Council.

John Eubanks, representing many of the surrounding neighbors, agreed with Mr. Oyer and thought that the variances should be granted by the Town Council before review by the Landmarks Preservation Commission.

Emily Stillings, MurphyStillings, did not support the tax abatement request at this time without additional, supporting evidence.

Herb Krauss, 100 Sunrise Avenue, expressed objections to the project.

John Metzger, an attorney representing the Babbitts, agreed with the suggestion by Messrs. Eubanks and Oyer and provided additional comments.

Elaine Bidell, 100 and 130 Sunrise Avenue asked about the restaurant's ventilation as she was concerned about the odor it would produce. She also asked about the proposed generator.

James Murphy, Assistant Director of Planning, Zoning, and Building, advised the Commission not to shy away from a project, whether it was an addition requiring a variance or if it was a commercial theater requiring twenty variances. The role of the Landmark Preservation Commission was to look at restorative projects and infill new construction to see how those impacted the landmarked property. Mr. Murphy stated he would be available to answer any questions and understood that some outstanding issues with this property must be resolved. As for whether or not the item should be deferred to the Town Council, he said that is within the purview of the Commission, but he did believe that some design direction was warranted. Lastly, Mr. Murphy commented that much work had gone into the project.

Christina Villa, Stantec Architecture, Inc. reviewed the mechanical plans for the proposed project.

Mr. Crowley discussed the building review process in relation to the variances and their review by the Town Council.

Ms. Damgard thought the Town was fortunate to have someone who wanted to

restore the theatre. She was in favor of the landscape plan.

Mr. Ives agreed that the Commission could consider the project before the Town Council's review. He thought the application was very nice and liked the landscaping plan, except for the pergola on the east side. He expressed concerns about the tax abatement request and thought additional information was needed.

Please note: Mr. Wong left the meeting at 12:25 p.m.

Mr. Crowley stated he would agree to return with additional information in relation to the tax abatement request.

Ms. Fairfax did not see any real issues with the proposed project. She thought the landscaping plan needed more shade, especially in the front of the building. Mr. Williams stated he would consider canopy trees in front of the building. Ms. Fairfax supported a tax abatement request for this property.

Ms. Moran was pleased with the palms in front of the building because they would allow everyone to enjoy the architecture and beauty of the building.

Ms. Metzger asked about the number of seats in the original theatre. Mr. Crowley presented the number of seats in the original theatre and the proposed number of seats. Ms. Metzger asked about the portion of the budget allocated for the theatre. Mr. Crowley responded.

Ms. Albarran thought the project was wonderful. She also agreed that palm trees in the front were more appropriate.

Ms. Herzig asked about the seating proposed for the courtyard. Mr. Lobitz indicated there would be a lot of seating on the ground level. Ms. Herzig asked what percentage of the building was commercial, theater, and private club. Mr. Lobitz said he could calculate those numbers to present during the second part of the presentation.

Ms. Patterson stated that the Commission would pause the presentation and take a lunch break.

Before the lunch break, James Green asked for a deferral of the Landmark Designation at 246 Atlantic Avenue as his witnesses had travel conflicts and would need to leave the meeting.

Motion made by Ms. Moran and seconded by Ms. Metzger to defer the Landmark Designation hearing for 246 Atlantic Avenue to the November 17, 2023, meeting. Motion carried unanimously, 7-0.

Please note: A lunch break was taken at 12:43 p.m. The meeting resumed at 1:35 p.m.

Mr. Crowley stated that Mr. Lobitz would be presenting the second half of their presentation on the newly proposed architecture.

Mr. Lobitz presented the architectural plans for additional structures proposed on the landmarked site.

Mr. Williams presented the landscape and hardscape plans for the proposed architectural site.

Lester Woerner, the owner, addressed the Commission to assure them that this iconic structure would be restored to bring quality to the community. He also noted that all the concerns that had been expressed were being taken seriously

and would be addressed.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, expressed the Foundation's concern about the newly proposed architecture's size, scale, and massing. She said that in considering the proposal, it was imperative that the new construction elements of the plan respected, enhanced, and supported the landmark. An analysis of the Preservation Foundation of Palm Beach was presented for the Commission to consider.

Richard Sammons, an architect, objected to the new architecture linked to the historic theatre's restoration. He thought the new buildings had problems and needed to be in scale.

Rick Gonzalez, REG Architects, objected to the newly proposed architecture. He thought the buildings were out of scale.

Ted Babbitt, 175 Sunset Avenue, presented objections to the newly proposed architecture and, particularly, the proximity of the project to his home.

Elaine Bidell, 100 and 130 Sunrise Avenue objected to the proposed project.

Anne Pepper, 333 Seaspray Avenue, objected to the proposed project.

John Eubanks, representing Leverett House Condominiums and the Palm Beach Biltmore Condominium residents, stated that the newly proposed homes could not be built in the C-TS zoning district. He did not feel the proposed use in the C-TS zoning district supported the project's housing component. Size, massing, and lot coverage were also points of contention for the condominium residents that Mr. Eubanks represented. further explained the reasons for objections to the newly proposed project.

Harvey Oyer, attorney, Shutts & Bowen LLP, representing over 240 residents in the Sun and Surf Condominiums, expressed his clients' objections to the newly proposed architecture. He congratulated and thanked the applicant and his team for wanting to undertake the project. However, he felt the proposed plan was just too much and should not be considered for approval in its present condition. He referred to Chapter 54 of the Town Code, in particular, the overall design of the project did not comport with sections 54-122 or 54-123, and the implementation of the proposed variances did cause a negative architectural effect, which is prohibited by Chapter 54. Mr. Oyer said the applicant proposed the construction of four 3-story houses, effectively 4-story houses. As previously stated, residential was not permitted on the ground floor. The size, massing, height, and square footage seemed inappropriate. Mr. Oyer stated that the Landmark Preservation Commission had an obligation not only to protect the Paramount Theater but also to protect the Palm Beach Synagogue, St. Edwards Catholic Church, which was also a landmarked building, as well as the bicycle shop and other buildings in the area which are much lower scale. Mr. Oyer spoke about the tax abatement program, stating there were ample ways to preserve historic buildings without having to build giant, inappropriate structures. He summarized why he believed it would be inappropriate for the Commission to vote on this project.

Dr. Jane Day, a former preservation consultant for the Town, discussed her belief that the new construction would be too large, too tall, and too massive. She thought the residential portion diminished the prominence of the Paramount

Theater and had a negative impact on the landmarked Paramount Theater, but also the three other landmarks in close proximity. She felt some of the height on the new townhouses were as tall as the dome on the Paramount Theater and needed a more restrained design to be submissive to the Paramount Theater.

Skip Aldridge, 2295 S Ocean Blvd, encouraged the Commission to support the project but to work out some controversial items.

Mr. Crowley thanked everyone who spoke about the project. He wanted to know what could be done to mitigate impacts. The developer's desire for this project was to benefit the town. Mr. Crowley referred to other projects that had been done in the town, which gave examples of things that had to be worked out. He pointed out that most of the requested variances related to existing non-conformities. While some of the nonconformities were being expanded, ultimately, they are trying to make the scale of the project compatible with the existing landmarked building.

Ms. Patterson thought the project should be deferred but thought the Commissioners should provide feedback. She thought the new architecture needed to be reduced in size.

Mr. Ives shared the same concerns as what was expressed by the residents. He thought a legitimate point that was made was that the 3-story structure proposed would be too much and would overpower the existing landmarked buildings. He believed there needed to be more respect given to the prominence of the Paramount building.

Ms. Fairfax stated she supported the project but acknowledged there were some concerns that needed to be addressed. She thought there were scale issues in the new architecture. She asked about the floor-to-floor heights of the new construction. Mr. Lobitz responded. Ms. Fairfax thought a model and/or a video of the new construction was needed. She recommended adding scale figures in the next presentation. She favored the buildings on the street and the proposed arcades. She also thought the second floor could have a balcony. She recommended having conversations with Mr. Babbitt to work out his concerns.

Ms. Damgard agreed with Ms. Fairfax. She thought the homes needed to be reworked on a smaller mass and scale.

Ms. Moran agreed with Ms. Fairfax. She thought the landscaping next to Mr. Babbitt needed to be restudied. She also thought the garage element needed to be reworked, as well as the generator. She thought the massing needed to be reduced and recommended reducing the new buildings to 3 rather than the proposed four. She thought some reduction should be made for the variance related to height.

Ms. Herzig agreed with the previous comments made by the Commissioners. She thought more green space was needed for the overall project.

Ms. Albarran agreed with the previous comments by the Commissioners. She thought the height of the new buildings could be reduced. She discussed many elements she thought worked well with the new architecture.

Ms. Fairfax asked if a traffic engineer would assess the project. Mr. Crowley responded.

Ms. Metzger thought the Commission made some very good suggestions.

Motion made by Ms. Damgard and seconded by Ms. Metzger to defer the

project to the May 17, 2023, meeting. Motion carried unanimously, 7-0.

Please note: A short break was taken at 3:23 p.m. The meeting resumed at 3:36 p.m.

3. **COA-23-012 (ZON-23-058) 127 DUNBAR RD (COMBO)** The applicant, 127 Dunbar Trust, has filed an application requesting a Certificate of Appropriateness for the review and approval of the demolition of an existing Porte cochere to an existing landmarked two-story residence, including a variance for wall height. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by several members.

Megan Taylor, Tralongo & Taylor, presented the architectural modifications proposed for the landmarked residence.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, supported the request to use the appropriate treatment to remove the Porte Cochère, a non-original feature of this home. She asked about the plans showing the landscape and pool changes.

Ms. Taylor indicated that the changes were staff approved.

Ms. Damgard asked about the new roofline near the Porte Cochère. Ms. Taylor responded.

Ms. Moran asked about the site wall along the front of the property. Ms. Taylor responded. Ms. Moran supported the removal of the Porte Cochère.

Motion made by Ms. Fairfax and seconded by Ms. Herzig to approve the project as presented. Motion carried unanimously, 7-0.

Motion made by Ms. Albarran and seconded by Ms. Moran that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously, 7-0.

4. **COA-23-014 1 S COUNTY RD - THE BREAKERS** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness for modifications to the Mediterranean and Venetian Ballrooms. ****This is a tax abatement project****

Ms. Pardue provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Mr. Ives.

Jason Skinner, Dailey Janssen Architects, presented the architectural modifications proposed for the existing hotel.

Ms. Patterson called for public comment. No one indicated a desire to speak.

Ms. Metzger asked about the replacement of the plaster. Mr. Skinner responded.

Mr. Moran confirmed that the decorative items on the ceiling would be restored. Mr. Skinner confirmed they would be restored.

Motion made by Ms. Damgard and seconded by Ms. Albarran to approve the project as presented. Motion carried unanimously, 7-0.

5. **COA-23-015 189 BRADLEY PL.** The applicant, Richard Sammons & Anne Fairfax Ellett, has filed an application requesting a Certificate of Appropriateness for the review and approval of the restoration of an existing mixed-use landmarked building, including window replacement and restoration, new masonry openings, new door opening, and new awnings. ****This is a tax abatement project****

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Mr. Ives.

Please note: Ms. Fairfax declared a conflict of interest for the project and left the dais for the conversation.

Richard Sammons, Fairfax and Sammons presented the architectural modifications proposed for the existing landmarked building.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, complimented the architect on the restoration of the building.

Ms. Metzger asked about the south side of the building. Mr. Sammons stated that the south side would see very little change. A short discussion ensued about restoring a door on the south side.

Mr. Ives thought the design was elegant and supported the project.

Ms. Moran supported the design and the new windows.

Motion made by Ms. Moran and seconded by Mr. Griswold to approve the project as presented. Motion carried unanimously, 7-0.

6. **COA-23-016 184 SUNSET AVE.** The applicant, Daniel Gillies, has filed an application requesting a Certificate of Appropriateness for window, door, and storefront replacement for an existing three-story mixed-use Landmarked building consisting of retail and residential uses. ****This is a tax***

abatement project*

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Ms. Damgard and Mr. Ives.

Rafael Rodriguez, StudioSR Architecture and Design, presented the architectural modifications proposed for the existing landmarked building.

Keith Williams, Nievera Williams Design, presented the landscape and hardscape plans proposed for the site.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, pointed out the positive aspects of the application. She presented her concerns with the proposed site walls. She thought it would be a good idea to remove the louvered vents from the building and questioned the design on the top of the building. She believed it seemed very contemporary for a very traditional Mediterranean building.

Ms. Damgard thought the changes would greatly improve a very “Palm Beach” charming building.

Ms. Fairfax commended the owner for the sensitive changes proposed. She supported the project. She asked if the gate could be modified to remove the weight from the middle of the gate. She also wondered if a wall was required around the condensing units.

Mr. Ives also supported the project. He supported the gate suggestion provided by Ms. Fairfax.

Mr. Griswold supported the project.

Ms. Albarran supported the changes to the gate suggested by Ms. Fairfax. She also recommended changing the hardscape pattern in the courtyard. Ms. Albarran agreed with Ms. Sunny’s assessment of the site walls around the mechanical units. She provided suggestions for the walls.

Motion made by Ms. Albarran and seconded by Ms. Damgard to approve the project with the condition that the following items will be restudied and shall return to staff for approval: the pedestrian gate, the hardscape pattern in the courtyard, and the site walls around the mechanical units. Motion carried unanimously, 7-0.

7. **COA-23-017 (ZON-23-044) 360 SEASPRAY AVE (COMBO)** The applicants, Justin and Meira Besikof, have filed an application requesting a Certificate of Appropriateness for proposed exterior alterations, additions,

and site modifications to a Landmarked single-family residence requiring variances for reduced setbacks (west), the removal of garage parking, and pool screening requirements. The Town Council will review the zoning components/relief requests of the application.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by several members.

Maura Ziska, attorney for the applicant, presented the requested variances and advocated for a positive recommendation to the Town Council.

Patrick Segraves, SKA Architect + Planner, presented an overview of the architectural changes to the landmarked residence.

Daniel Clavijo, SKA Architect + Planner, presented the architectural plans proposed for the landmarked residence.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, expressed concern about the removal of the copper hood and garage door, as well as the increase in elevation of the rear structure.

Mr. Segraves responded and explained the reasons for the proposed changes. He said the backyard was small.

Ms. Janet Murphy agreed with Ms. Sunny's concerns.

Mr. Clavijo responded and explained the reason for the removal of the garage door as well as the cabana and portico.

Ms. Patterson wondered if there could be egress into the bedroom from the rear of the property. Mr. Clavijo responded.

Ms. Metzger asked about the shutters on the home. Mr. Segraves responded.

Ms. Fairfax did not believe the garage door enhanced the home. She was in favor of removing the door. She wondered if an additional column would be better on the rear porch. She also asked that the professional mitigate the shutter sizes. Mr. Segraves stated he would add something to mitigate the span on the rear cabana.

Mr. Ives agreed with Ms. Fairfax. He thought the changes were in keeping with the Town's standards.

Ms. Moran thought the garage door should remain. She was not in favor of the vestibule that was proposed; she liked the small porch. She thought a window should be added to the rear cabana.

Mr. Griswold agreed with Mr. Ives that some accommodation should be given to landmarked homes. He did not favor the rectangle opening on the cabana that would be seen from the street.

Ms. Herzig was not in favor of the fence on the side, she thought it was unattractive.

Ms. Albarran liked the copper roof on the side entrance. She liked the suggestion to add a pair of columns on the cabana.

Ms. Patterson agreed with placing a window on the cabana and liked the copper roof on the side of the home.

Motion made by Ms. Albarran and seconded by Ms. Fairfax to defer the project to the May 17, 2023, meeting, with the direction to restudy the rear cabana, the possibility of adding a hedge adjacent to the driveway and retaining the cooper roof on the side of the home. Motion carried unanimously, 7-0.

8. **COA-23-018 (ZON-23-045) PHIPPS PLAZA PARK (COMBO)** The applicant, Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness for landscape and hardscape improvements to Phipps Plaza Park. The Town Council will review the zoning components/relief requests of the application.

Ms. Pardue provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by several members.

Mario Pederzolli, CEO of the Carriage House, said the applicant was the Town of Palm Beach. The Carriage House was making a financial contribution for the redesign of the plaza. He stated a collaborative approach had been taken with the neighbors and residents of Phipps Plaza.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape plans proposed for the existing site.

Ms. Patterson called for public comment.

Edith Elglin, 242 S. County Rd., was pleased with the new proposal.

Ms. Fairfax asked about the site plan for the park. Mr. Mizell responded and further explained the diagram. Ms. Fairfax asked about the hardscape around the fountain. Mr. Mizell responded. Ms. Fairfax asked about seating in the park. Mr. Mizell responded and discussed the conversations with the residents who asked that seating be added over time.

Mr. Ives inquired about the hardscape proposed. Mr. Mizell responded. Mr. Ives

lamented the loss of the asymmetry and plantings existing in the park.

Ms. Damgard asked about the entrances to the park. Mr. Mizell responded.

Motion made by Ms. Moran and seconded by Ms. Albarran to approve the project as presented. Motion carried unanimously, 7-0.

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-22-011 (ZON-22-122) 141 AUSTRALIAN AVE (COMBO)** The applicant, Gregory James Pamel, has filed an application requesting Landmarks Preservation Commission review and approval for proposed exterior alterations to a Historically Significant primary structure, and for the demolition and reconstruction of an existing two-story nonconforming accessory structure in the rear yard, including variances for setback, height, number of stories, and Cubic Content Ratio (CCR). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by several members.

David Klein, attorney for the applicant, presented the requested variances and advocated for a positive recommendation to the Town Council.

Patrick Segraves, SKA Architect + Planner, presented the architectural plans proposed for the existing residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape changes proposed for the site.

Ms. Patterson called for public comment.

John Eubanks, representing Thomas McCarthy, 140 Brazilian Avenue, objected to the accessory structure in the rear of the home. He thought the accessory structure was large and stated other reasons for objecting to the project as proposed.

Ms. Stillings thought the proposal for the main house was fine. She did not believe that the redesign of the accessory structure was an accurate replica of the existing structure and did not meet the Secretary of the Interior Standards. She said reconstruction was a possible avenue for preservation if based on the original design and incorporation of the original structure's character-defining features. Ms. Stillings did not think the proposed plan design met the Secretary of the Interior Standards.

Aimee Sunny, Preservation Foundation of Palm Beach, agreed with Ms. Stillings that the proposed accessory structure did not meet the Secretary of the Interior Standards. She would encourage the existing building to be repaired, and she

believed the sleeping porch was a very important character-defining feature of the structure. The windows on the porch were not original and Ms. Sunny encouraged the developer to consider casement windows, which would have been the original style windows.

Ms. Fairfax agreed with the consultants and did not believe the newly proposed accessory structure was an acceptable replica of the existing structure. She thought the sleeping porch was an important feature. She thought the existing structure should be restored.

Ms. Moran did not believe the new accessory structure met the Secretary of the Interior Standards. She recommended restoration rather than demolition.

Ms. Patterson agreed with Ms. Fairfax and Moran. She liked the existing sleeping porch.

Mr. Klein stated that the accessory structure was dilapidated, and the proposed structure was the same size as the existing one. He indicated that he had contacted the neighbor to address the concerns. He also indicated that the neighbor's rear hedge is over 18 feet tall.

Motion made by Ms. Moran and seconded by Ms. Fairfax to defer the project to the May 17, 2023, meeting. Motion carried unanimously, 7-0.

Please note: At this point, the Commission skipped to HSB-23-004, 249 Sandpiper Drive.

2. **HSB-22-016 (ZON-22-154) 353 PERUVIAN AVE (COMBO)** The applicant, Lifestyle Holdings LLC, has filed an application requesting Landmarks Preservation Commission review and approval for proposed exterior alterations and additions to a one-story and a two-story Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structures, for the renovation and alteration of an existing Historically Significant two-story building and one-story building, and the addition of operable folding glass storefront systems along the interior façades of the courtyard of the front retail liner building, including demolition of more than 50% of portions of the existing Historically Significant buildings necessitating variance relief from parking and loading space requirements, setback requirements to retain a nonconforming structure and open space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments for this project.

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

Maura Ziska, attorney for the applicant, stated that the project had been approved by the Town Council and was returning to the Commission for new construction

of the second-story addition.

Jerome Baumoehl, the architect, presented new light fixtures that were proposed for the buildings. He also presented a design for the new construction of a second-story addition.

Jay Biggins, the owner, said that approval on the second floor would allow them to proceed with the project.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, reviewed all the proposed roofline iterations and explained the feedback she provided and the version she supported. The initial issue was a change to the roofline.

Ms. Stillings agreed with Ms. Sunny and thought the proposed changes were a good solution.

Ms. Fairfax inquired about the first-floor exterior and asked if it was stucco. Mr. Baumoehl responded. Ms. Fairfax asked about the exterior of the sleeping porch. A short discussion ensued about the molding for the sleeping porch.

Ms. Metzger asked about the size of the proposed copper roof. Mr. Baumoehl responded.

Ms. Damgard supported the project but questioned the proposed light fixture.

Motion made by Ms. Damgard and seconded by Ms. Albarran to approve the project with option D., which shall return for staff approval, and the light fixtures shall return to May 17, 2023, meeting for approval. Motion carried unanimously, 7-0.

3. **HSB-22-003 (ZON-22-032) 594 N COUNTY RD (COMBO)** The applicant, George Marucci, has filed an application requesting Landmarks Preservation Commission review and approval for two, one-story additions to a historically significant one-story building totaling approximately 300 SF, including variances from side setback requirements and including a variance from Chapter 50 for the required floor elevation for the new ground floor additions on a historically significant building to construct a ground floor addition with a finished floor of 6.69' NAVD in lieu of the required 7' NAVD. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Please note: This item was deferred to the May 17, 2023, meeting at the Approval of the Agenda, Item V.

E. HISTORICALLY SIGNIFICANT BUILDINGS-NEW BUSINESS

1. **HSB-22-012 (ZON-22-121) 428 CHILEAN AVE—FLOODPLAIN VARIANCE (COMBO)** The applicant, David Mooney, has filed an

application requesting a Landmarks Preservation Commission review and approval for modifications and an addition to a Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structure and addition to remain below FEMA requirements, and a variance to exceed maximum wall height for equipment screening. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by Mr. Ives.

Luigi Vitalini, Vitalini Corazzini Architects, presented the architectural modifications proposed for the existing residence.

Scott Brown, Landscape Architect, presented the landscape and hardscape modifications proposed for the site.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, expressed some concerns about the proposed project, which related to fenestration changes and the addition. She did not feel the addition was compatible with the architecture and with the design of the small bungalow.

Ms. Murphy agreed with Ms. Sunny. She provided recommendations to the professional. She believed the rear was much better accomplished than the front and that the rear gable may be put on the front. Also, agreed the setback should be increased.

Mr. Vitalini responded and explained the reasons for the design presented. He thought the existing should be differentiated from the existing, but the variation should not be drastically different. He said the addition was more modern, but he believed it maintained an architecture consistent with the main building.

Mr. Ives strongly suggested the professional research the general area or the foundation archives for more inspiration for the design. He noted that the landscape plan's architecture differed from what was being presented. He felt the construction should be subservient to the existing building.

Ms. Fairfax understood the design; she thought the garage should be more differentiated. She was not certain the design was beneficial to Palm Beach.

Mr. Griswold thought the connection piece looked top-heavy. He thought the addition should be reduced and pushed back.

Mr. Vitalini stated he was most proud of the connection piece.

Ms. Damgard thought the cottage feel had been lost in the proposed design.

Ms. Albarran agreed with the other Commissioners. She did not favor the side lights next to the front door. She provided feedback on the connection piece of the design.

Ms. Moran liked the connection piece but did not feel like the piece worked for the proposed home. She thought the addition needed to be reduced in height and pushed back.

There was a short discussion about the roof material proposed and what would have been original to the home.

Ms. Moran suggested adding more green space at the rear of the site.

Motion made by Ms. Damgard and seconded by Ms. Albarran to defer the project to the June 21, 2023, meeting. Motion carried unanimously, 7-0.

2. **HSB-23-004 249 SANDPIPER DR.** The applicant, Alec Sheiner, has filed an application requesting Landmarks Preservation Commission review and approval of the roof replacement with a change in roofing material from flat white concrete to dark slate to an existing Historically Significant one-story residence.

Mr. Hodges provided staff comments for this project.

Call for disclosure of ex parte communication: Disclosure by several members.

David Klein, attorney for the applicant, presented the requested variances and advocated for a positive recommendation to the Town Council.

Yiannis Varnava, Varnava Design Studio, presented the new roofing material for the landmarked residence.

Alec Sheiner, owner, provided an overview of the project and the reasons for the proposal.

Ms. Patterson called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, provided her objections to the project. She understood that the situation was most unfortunate. However, the white tile was important because it was one of the most important character-defining elements. Black tiles were not typical in South Florida. Putting a black tile roof on a home in South Florida was not appropriate for the style nor the climate.

Ms. Fairfax felt bad about the owner's predicament and said she could support their request.

Ms. Moran did not believe the Commission could support the request since the

proposal did not meet the Secretary of Interior's Standards.

Ms. Herzig asked about the options for the homeowner if not approved. Mr. Varnava stated it would be 20 months before a new roof could be installed.

Mr. Ives recommended deferring the project for six months.

Ms. Patterson felt bad for the homeowner but felt the homeowner did have some choices. There are great benefits to being a landmarked structure. However, a homeowner could ask to remove the historically significant building designation and go to the Architectural Review Commission for approval. Also, if rejected by the Landmarks Preservation Commission (LPC), the applicant could appeal to the Town Council.

A short discussion ensued about the options for the homeowner.

Ms. Fairfax suggested adding a lime wash over the black tile.

Ms. Herzig asked about the suggestion of an inferior tile. Mr. Sheiner responded.

Motion made by Ms. Fairfax and seconded by Ms. Albarran to defer the project to the May 17, 2023, meeting to allow the homeowner to explore the option of a white slurry coat over the black tiles. Motion carried 6-1, with Ms. Moran dissenting.

X. LANDMARK DESIGNATIONS

1. ITEM 1: 316 S. County Road (310-316 S. County Road)

Owner: Thirty Sixty South Ocean Inc.

Call for disclosure of ex parte communication: Disclosure by Messrs. Griswold and Ives.

Ms. Stillings stated that the property owner was not supportive of the designation but would not fight the designation as well.

Emily Stillings, MurphyStillings, LLC, testified to the architecture and history of this Art Moderne-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, construction method of use of indigenous materials or craftsmanship.

Ms. Churney reconfirmed proof of publication.

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

Aimee Sunny, Preservation Foundation of Palm Beach, stated she believed the building was an excellent example of the streamlined Art Moderne style of architecture. She also believed that the building met the criteria set forth by the Town's consultants. She thought the building was very significant in the history of the Town and reconfirmed her recommendation to landmark the buildings as proposed.

Mr. Griswold fully supported landmarking the structure.

Ms. Patterson agreed with Mr. Griswold and liked the details of the building. She thought the area should be preserved.

Ms. Damgard supported the landmarking and thought it was important to keep this integral part of the town. She noted most of the buildings in this area of town were landmarked structures. She thought the area, as a block, should be preserved.

Motion made by Ms. Damgard and seconded by Ms. Albarran to recommend 316 S. County Road (310-316 S. County Road) 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, and with the acknowledgment of owner's objection. Motion carried 6-1, with Ms. Moran dissenting.

2. ITEM 1: 1250 N OCEAN BLVD.

Owner: Marsha C Beeson

Please note: This item was deferred to the November 17, 2023, meeting at the Approval of the Agenda, Item V.

3. ITEM 2: 246 ATLANTIC AVE.

Owner: Teddys Land Joint Venture LLC

Please note: This item was deferred to the November 17, 2023, meeting by an earlier motion during the meeting.

4. ITEM 3: 262 SUNSET AVE.

Owner: NED 262 Sunset LLC

Jamie Crowley, attorney for the owner, requested a deferral due to an issue with one of the witness's schedules.

Motion made by Ms. Metzger and seconded by Ms. Moran to defer the project to the November 17, 2023, meeting. Motion carried unanimously, 7-0.

5. **ITEM 4: 249 PERUVIAN AVE**

Owner: S & S Peruvian LLC

Please note: This item was deferred to the November 17, 2023, meeting at the Approval of the Agenda, Item V.

6. **ITEM 5: 151 N COUNTY RD**

Owner: 151 County Road Realty LLC

Call for disclosure of ex parte communication: Disclosure by Ms. Moran and Mr. Ives.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of this commercial structure. 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,

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 151 N. County Road part of the record. Motion carried unanimously, 7-0

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

Alan Rutman, a nephew of the owner, stated his uncle was against the designation and preferred not to have the building landmarked.

Ms. Murphy indicated that owners could make approved changes to landmarked buildings.

Aimee Sunny, Preservation Foundation of Palm Beach, discussed that the building was being preserved for its social history and encouraged the Commission to landmark the building.

Mr. Ives acknowledged that while they could landmark the building for its social history, he stated that the business could change. He was not in favor of the designation.

Ms. Fairfax agreed with Mr. Ives and acknowledged that the business could not be landmarked. She did not believe that the architecture was significant.

Mr. Griswold also felt the business was more significant than the building. He thought a new business would want changes to the building.

Motion made by Ms. Fairfax and seconded by Mr. Griswold not to recommend 151 N County Road to the Town Council for designation as a Landmark of the Town of Palm Beach based on insufficient criteria. Motion carried 5-2, with Mses. Patterson and Damgard dissenting.

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

A. Public

No one indicated a desire to speak.

B. Staff

No one indicated a desire to speak.

XII. COMMENTS OF THE LANDMARKS COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

No one indicated a desire to speak.

XIII. NEXT MEETING DATE: Wednesday, May 17, 2023

XIV. ADJOURNMENT

The meeting adjourned at 8:02 p.m. without the benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 17, 2023, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,

Sue Patterson, Chair
LANDMARKS PRESERVATION COMMISSION

kmc