

262 Sunset Avenue

Landmarks Preservation Commission:
Consideration for Landmark Designation
11/17/2023

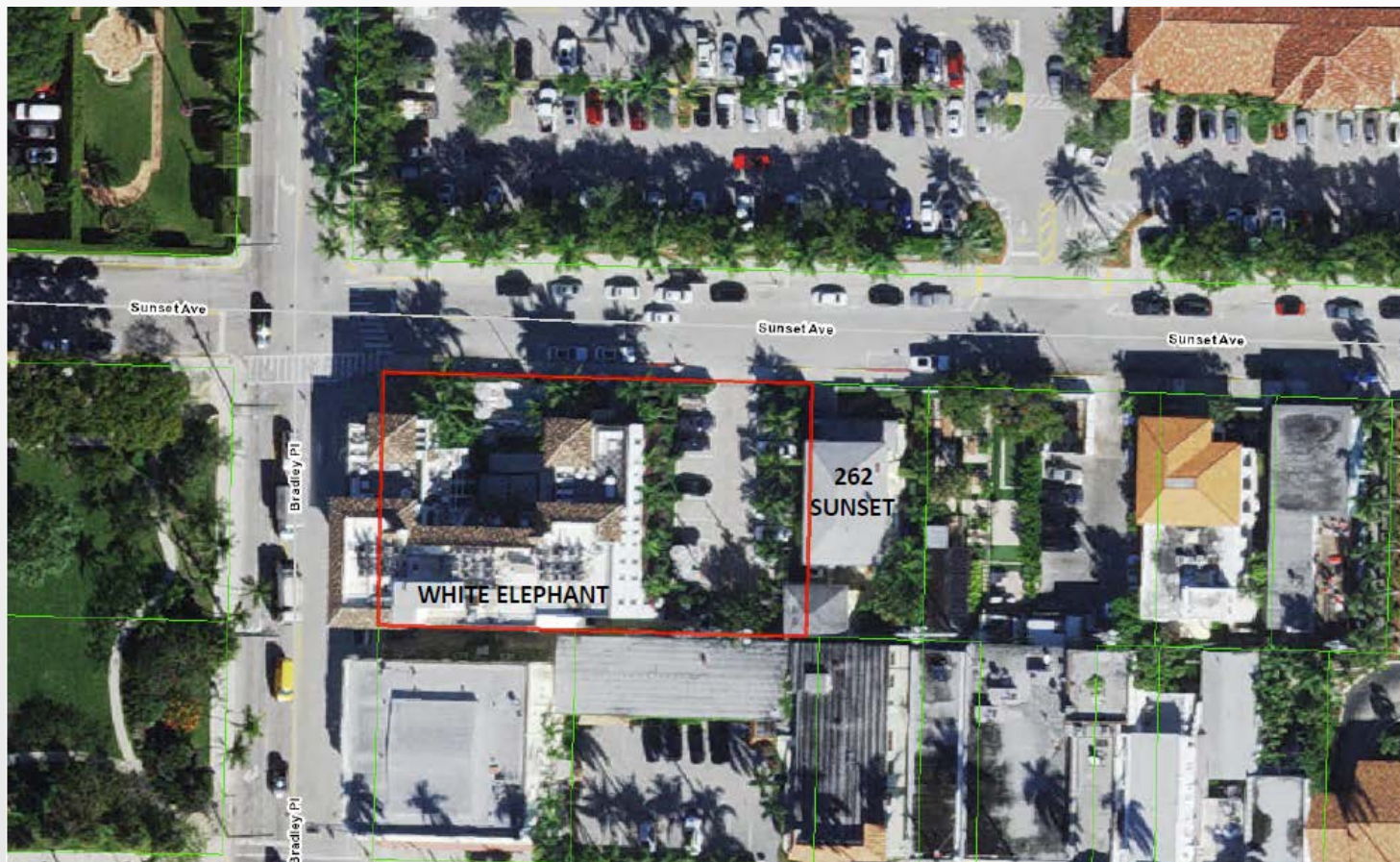


NED 262 SUNSET, LLC

- Believes in and supports Landmark Program
- White Elephant
 - Multi-million-dollar investment and restoration
 - Multiple industry and design awards
 - Travel + Leisure World's Best
 - Conde Nest
 - Gold Key Award
 - LIV Hospitality Awards, Historic & Heritage Category
 - Successful project in need of additional amenities



White Elephant & 262 Sunset Avenue



Background

- **Walter Kidney Report** (undated)
 - 262 Sunset Ave- *Grade D - **not eligible***
- **2020**
 - **Florida Master Site File**
 - Overall Resource Condition for 262 Sunset Ave.: **FAIR**
 - *This 1920 Box (Amer 4 Square) style building is in fair condition*
 - Meet criteria for National Register listing individually? **NO**
 - Meet criteria for National Register listing as part of a district? **NO**
 - *Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.*
 - **Town Historic Site Survey**
 - 262 Sunset Ave - **Non-contributing**
 - White Elephant Opens
- **2022**
 - NED purchases 262 Sunset in March
 - HB 423 effective
 - LPC considers commercial properties

Policy For The Establishment Of Selection Priorities

With over 1,162 structures considered eligible for consideration as local landmarks, the [LPC] should established priorities to better facilitate the landmarking process. These structures (together with limited historic information) are derived from the **Florida Master Site Files** periodically prepared for the Town by a historic preservation consultant.

Site information is cross referenced with historical records housed in the [Town] Department of Planning, Zoning and Building Records Office, and in the [Historical Society] and [Preservation Foundation]. **The research should result in a more condensed, focused list of structures, eligible for local designation under at least one of [the LP] Ordinance's criteria.** The sites on the resulting list should be distributed to the Landmarks Commissioners.

Each commissioner should independently visit every structure on the resulting list of targeted properties for discussion at a public meeting. At said meeting, the Commission should actively discuss the properties listed during a presentation provided by the historic preservation consultant, **and select properties to be placed under consideration for landmarking during the upcoming designation season.** The Commission can conduct this process at multiple meetings if necessary

2020 Florida Master Site File

Page 1

☐ Original
☒ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site#8 **PB06828**
 Field Date: 11-24-2019
 Form Date: 9-4-2020
 Recorder # MAS

Site Name(s) (address if none) 262 Sunset Ave Multiple Listing (DHR only) _____
 Survey Project Name Palm Beach Historical Site Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.

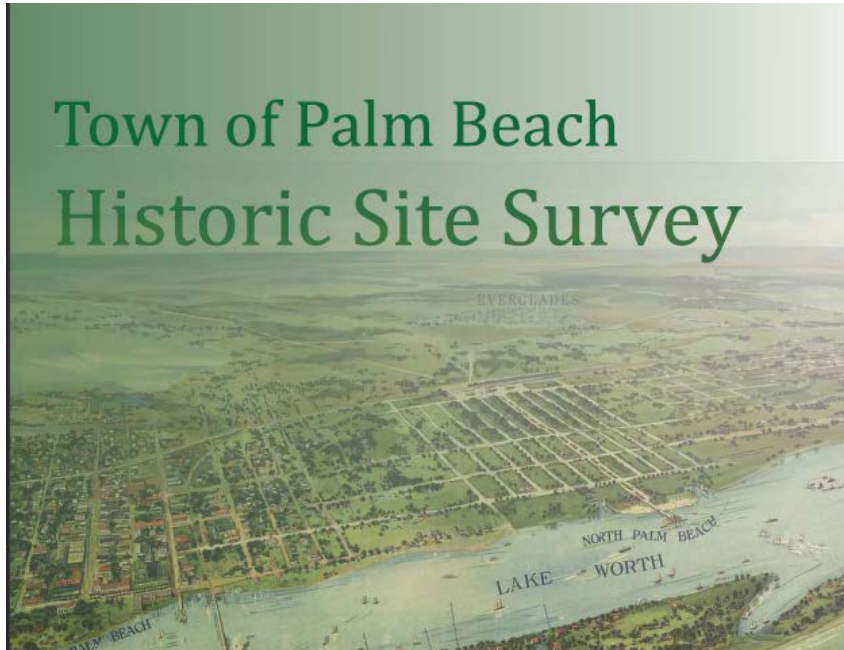
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

2020 Town Master Site Survey

Town of Palm Beach Historic Site Survey



*Extensive additions and modifications, the use of incompatible exterior sidings and windows, and **porch removal or enclosure** are typical alterations that cause a building to possibly lose its historic character.*

Town Master Site Survey at pg. 36

244	PB19148	1973	Masonry Vernacular	Non-Contributing
262	PB06828	1920	Prairie	Non-Contributing
280	PB00075	1923	Mediterranean Revival	Contributing



Additional Procedural Concerns

- 262 Sunset Ave. under consideration 6 months after purchase
- No Effective Notice
- LPA Agenda of Sept. 21, 2022
 - No attachments
 - No description of properties under consideration

as part of a renovation. This is a combination of a zoning relief/approval.



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

SEPTEMBER 21, 2022

9:30 AM

WELCOME

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XI. OTHER BUSINESS

1. Potential Landmarks Designations for 2022
MurphyStillings, LLC

XII. NEXT MEETING DATE:

XIII. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this meeting or hearing, he/she will need a record of the proceedings.

TOWN OF PALM BEACH

Landmarks Preservation Commission on: September 21, 2022

Section of Agenda

Other Business

Agenda Title

Potential Landmarks Designations for 2022/2023

Presenter

MurphyStillings, LLC

ATTACHMENTS:

Description

No Attachments Available

Criteria Unmet

- Designation Report identifies Criteria 1 and 3 as why 262 Sunset Ave. should be designated
 1. [R]eflects the broad cultural, economic, and social history of the Town
 - 3 Embodies distinguishing characteristics of an architectural type
- Facts and data indicate 262 Sunset Ave. should *not* be designated
- 2020 Town Historic Site Survey
 - 900 *Contributing* structures, including Prairie style
 - 262 Sunset Avenue - ***Non-Contributing***
- Local architectural expert and former chair of LPC finds criteria unmet for 262 Sunset Ave.

“[R]eflects the broad cultural, economic, and social history of the Town.”

- Broadest and most often cited criterion
 - Basis for every property recommended over the past year.
- All structures built 50 years ago can meet this criterion
- Justification of Designation Report nearly identical to 2020 Town Historic Site Survey
- 2020 Town Historic Site Survey
 - 262 Sunset Avenue
 - ***Non-Contributing***

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“Embodies distinguishing characteristics of an architectural type[.]”

- “[A] good example of the Prairie style of architecture[.]”
- 2020 Town Historic Site Survey
 - 12 examples of Prairie style, all *Contributing*
 - 155, 145, 146, 159, 164, 350, & 359 Seaspray Avenue
 - 232 Australian Avenue
 - 136-138, 230, & 234 Chilean Avenue
 - 143 Seminole Avenue
 - 262 Sunset Avenue
 - *Non-Contributing*
- 2020 Florida Master Site File
 - 262 Sunset Ave. - ***Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria***

232 Australian Avenue



136 & 138 Chilean Avenue



146 Seaspray Avenue



145 Seaspray Avenue



159 Seaspray Avenue



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350 Seaspray Avenue



359 Seaspray Avenue



155 Seabreeze Avenue



230 Chilean Avenue



234 Chilean Avenue



143 Seminole Avenue



262 Sunset Avenue: A History Of Alterations



262 Sunset Avenue



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262 Sunset Avenue



Conclusion

- Owner supports LPC
- Flawed procedure
- Criteria Not Met
- 262 Sunset Ave. determined ineligible for designation
 - *Walter Kidney Report* – Grade **D**
 - 2020 Historical Structure Form
 - ***Fair Condition***
 - ***Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.***
 - 2020 Historical Site Survey - ***Noncontributing***
 - Long-time architectural expert and former LPC chair
- Better examples of Prairie style elsewhere in Town, including nonresidential



262 Sunset Avenue



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