



TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting Held on June 18, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Jacqueline Albarran, Henry Ittleson, Catherine Brooker, Brittain Damgard, Kim Coleman, Alexander Ives

Members Absent: Anne Fairfax, Julie Herzig Desnick, Jane Lindsay-Scott

Members Excused: Alexander Griswold

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Ms. Damgard led the Pledge of Allegiance.

APPROVAL OF AGENDA

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the agenda as presented. The motion was carried unanimously, 6-0.

MINUTES

1. Minutes of May 21, 2025, Landmarks Preservation Commission Meeting

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the minutes of the May 21, 2025, Landmark Preservation Commission meeting as presented. The motion was carried unanimously, 6-0.

ADMINISTRATION OF THE OATH

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

COMMENTS

2. OFFICIALS

No one indicated a desire to speak.

3. STAFF

Administrative Review Monthly Update

Ms. Mittner indicated that 20 administrative staff reviews had been conducted in coordination with Chair Damgard.

4. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

NEW BUSINESS

5. COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Fogel introduced the project and provided staff comments.

Several members disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented the proposed Padel court and the other modifications to the landscape and hardscape.

Ms. Damgard asked for confirmation that the curved steps were not original to the home; Mr. Mizell provided confirmation.

Ms. Brooker asked if the replacement for the curved steps matched the appearance of the original design. Mr. Mizell stated that the portion of the home in question was not part of the original landmarked designation. Mr. Fogel spoke about the portions of the home built in the last few decades.

Ms. Coleman asked if the Padel court was elevated and about the sport's noise level. Mr. Mizell responded. Town Attorney Francisco stated that noise should not be a factor in their decision.

Ms. Coleman asked about what would remain on the east side of the building. Mr. Mizell further explained the proposed demolition of the curved steps and how they would be revised.

Ms. Damgard asked about the reason for the new design. Mr. Mizell discussed the reason for the design.

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

Mr. Ives asked about the heights of the glass and mesh and how they would look next to the east balcony. Mr. Mizell stated that the Padel court would be lower than the balcony.

Ms. Albarran asked for confirmation on the step design. Mr. Mizell further reviewed the plan.

Mr. Ives expressed concern that the home has grown and expanded significantly since it was landmarked. He questioned whether the newly designed stairs fit into the historic design. While he acknowledged the thoughtful design, Mr. Ives was uneasy about the continued expansion, which reduced green space, created new activity spaces, and altered the site's character. Mr. Ives also questioned whether the new stairwell fit into the original design. He thought more careful home stewardship was warranted to avoid incremental changes collectively undermining the landmarked property.

Mr. Ittleson expressed the same concerns as Mr. Ives. He acknowledged that the proposal did not affect the landmarked home but agreed that the space on the property was becoming cramped and thought it was sad that this fantastic property was slowly changing.

Ms. Coleman agreed with Messrs. Ives and Ittleson. She thought the site was becoming overwhelming and losing its character.

Mr. Mizell discussed the passionate lifestyle of his clients and advocated for the proposal.

Ms. Mittner commented that she heard the commissioners' concerns and agreed. She noted that the staff's greater concern was for the previously approved addition. However, she noted that the proposal was the least detrimental to the site. She added that the project would still need to move to the Town Council, where they could consider noise and other conditions.

Mr. Ittleson expressed concern that the approval could set a precedent and added he could not support a motion to approve the project.

Ms. Albarran agreed with the commissioners' previous comments. However, she stated she was more open to the request since the proposal was not close to the landmarked home.

A motion was made by Mr. Ives and seconded by Mr. Ittleson to defer the project to July 16, 2025, to allow the applicant to restudy the relocation of the Padel court to the west of the tennis court, and return to the next meeting with better elevations showing existing and proposed conditions. The motion was carried unanimously, 6-0.

6. COA-25-0010 (ZON-25-0025) 440 BRAZILIAN AVE (COMBO). The applicant, Isabella Canalle with MP Design and Architecture, has filed an application requesting a

Certificate of Appropriateness for the review and approval of a new approximately 340 SF pool house, requiring side (east) and rear (south) yard setback variances for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval. [This item has been deferred to the July 16, 2025, Landmark Preservation Commission meeting.]

**Note: This item was deferred to the meeting on July 16, 2025, at the Approval of the Agenda.*

7. COA-25-0012 100 EL BRAVO WAY. The applicant, Thomas M. Kirchhoff, has filed an application requesting a Certificate of Appropriateness for front door replacement for the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner introduced the project and provided staff comments.

Tom Kirchhoff of Kirchhoff & Associates Architects presented the architectural plans to modify the landmarked residence.

Ms. Coleman asked if the arcade was enclosed, to which Mr. Kirchhoff stated it was. She thought the doors were a bit contemporary compared to the home's design.

Aimee Sunny of The Preservation Foundation of Palm Beach praised the home's recent restoration. She appreciated the design of the new glass front door, which restored a sense of transparency that reflected the home's original open-air entryway. However, she noted that the absence of the original wrought iron grills makes the entry feel overly open. She requested consideration of reinstating the iron grill work while acknowledging that the owners may not support the change.

Mr. Kirchhoff thought the iron gates would be redundant and interrupt the sense of invitation to the home. He also discussed the problems he would encounter with installing the gates.

Mr. Ittleson thought the doors were well-designed but a little modern. Mr. Kirchhoff stated they were solid bronze and expressed concern about adding decorative details.

Ms. Brooker thought the door was beautiful and a bit modern for the home. She thought a hybrid design could have worked in this location and commented that it would have been nice to have the opportunity to comment on the design before it was installed. She acknowledged that the cost of the doors was already a significant expense to the homeowners.

Mr. Ives noted that the applicant was a respected preservationist with a strong track record in the town. He believed the entryway had undergone significant changes, making it difficult to pinpoint a single historical version to replicate. He supported allowing a modest degree of contemporary design, suggesting it could appropriately reflect the property's evolution. He thought the changes were minor and supported the request.

A motion was made by Mr. Ives and seconded by Ms. Albarran to approve the project as presented. The motion was carried unanimously, 6-0.

ANY OTHER BUSINESS

There was no other business discussed.

MEETING SCHEDULE

8. The next meeting is on Wednesday, July 16, 2025.

Ms. Mittner reminded the commissioners to submit their suggestions for Landmark incentives that could be included in the code modifications before the July 16, 2025, meeting so they could be collectively presented.

Mr. Ives asked if air rights had been explored or had been explored in the past; he believed they had in the 1980s. Ms. Mittner stated she would have to research the history of air rights in the town and would return to the commission with more information. A discussion ensued on this topic.

ADJOURNMENT

A motion was made by Ms. Coleman and seconded by Mr. Ives to adjourn the meeting at 10:37 AM. The motion was carried unanimously, 6-0.

Respectfully Submitted,


Brittain Damgard, Chair