



TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting Held on September 17, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Alexander Griswold, Julie Herzig Desnick, Jacqueline Albarran, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Kim Coleman, Alexander Ives, and Patrick Segraves

Members Excused: Henry Ittleson

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes from the August 20, 2025, Landmarks Preservation Commission Meeting

A motion was made by None and seconded by None to approve the minutes of the August 20, 2025, meeting. The motion was carried unanimously, 7-0.

CONSENT AGENDA

A motion was made by Ms. Coleman and seconded by Ms. Albarran to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

2. ZON-25-0055 100, 101, 102, and 103 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc., has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings and the associated additions at a finished floor

elevation below current FEMA requirement, impacting the O'Keeffe, Rovensky, and Shade House buildings (approved per COA-24-0018 (ZON-24-0043) at the January 22, 2025, LPC meeting).

APPROVAL OF AGENDA

A motion was made by Ms. Coleman and seconded by Ms. Albarran to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

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

COMMENTS

3. OFFICIALS

No one indicated a desire to speak.

4. STAFF

4.1 Administrative Review Monthly Update

This item was not addressed, and no comments were heard.

5. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

UNFINISHED BUSINESS

6. HSB-25-0009 10 TARPON ISLE. The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building. *[This item has been deferred to the October 22, 2025, Landmark Preservation Commission meeting.]*

****Note: This item was deferred to the meeting on October 22, 2025, at the approval of the agenda.***

7. LPCS-25-0303 335 COCOANUT ROW. The applicant, 335 Cocoanut Row Trust, has filed an application requesting the review and approval of a new 60KW generator for the property containing two (2) Historically Significant Buildings.

Mr. Fogel provided staff comments on the project.

Mses. Damgard, Brooker, and Mr. Ives disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the plans for the proposed generator.

Ms. Coleman asked if there were any neighbor objections and how close the apartment building was to the location. Mr. Perry responded.

Ms. Damgard confirmed it would be enclosed behind a wall, which Mr. Perry confirmed.

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

A motion was made by Mr. Segraves and seconded by Ms. Coleman to approve the project as presented. The motion was carried unanimously, 7-0.

NEW BUSINESS

8. COA-25-0024 241 SEAVIEW AVE. The property owner, Palm Beach Day School (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of Appropriateness to remove a hedge from the previously approved scope of work, located behind the northern site wall of the landmarked property.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

On behalf of the applicant, Attorney Maura Ziska presented the plan to remove the hedge adjacent to the northern site wall from the previously approved plans.

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

A motion was made by Mr. Griswold and seconded by Mr. Ives to approve the project as presented. The motion was carried unanimously, 7-0.

9. COA-25-0025 (ZON-25-0050) 70 ROYAL POINCIANA WAY (COMBO). The property owner, Sidney Spiegel, Trustee of Trust #31520371 (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for building identification signage for the Royal Poinciana Playhouse Glazer Hall, requiring variances for the signage location and area for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jamie Crowley, on behalf of the applicant, introduced and explained the signage and zoning requests. Keith Spina, of Spina O'Rourke + Partners, provided the plans and renderings of the proposed signage.

Ms. Coleman assumed that the Town Council had reviewed the lettering size and ensured it was code-compliant.

Mr. Ives asked about the font style and design and wondered if there would be a historic John Volk reference in the lettering. Mr. Spina said the Glazer Hall font is consistent with other Plaza signs despite slight variations. His team replicated and repainted the west side sign to maintain uniformity.

A motion was made by Mr. Griswold and seconded by Mr. Ives to approve the project as presented. The motion was carried unanimously, 7-0.

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

10. COA-25-0026 280 SUNSET AVE. The property owner, Bradley Park Owner, LLC (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for the installation of cabana-style umbrellas in the courtyard of the White Elephant Hotel, as well as minor landscape modifications for the landmarked property.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jamie Crowley, representing the applicant, provided an overview of the project. Alex Bagmets, of Emeritus Development, presented the architectural plans for the proposed shade structures.

Mr. Ives asked whether the four structures would appear as a single continuous square even though they are separate pieces. He confirmed they are not centered due to the adjacent bar and courtyard layout. He also clarified that the design is split into four pieces because an earlier trellis concept was rejected, and asked if making it one continuous piece remained an option. Mr. Bagmets responded.

Ms. Brooker asked why the design used four post-mounted structures rather than articulating umbrellas. Mr. Bagmets responded.

Ms. Coleman wondered why four different umbrellas were used, as rain could seep between the structures. Mr. Bagmets stated that the four structures brought down the scale.

Mr. Griswold thought that, practically, these semi-permanent structures were appropriate. Additionally, he thought the smaller-scale elements were better than one big tent.

Ms. Albarran thought the smaller-scale tents were appropriate and did not have an issue with the proposed off-center location.

Ms. Herzig-Desnick asked if they were intended to be removed on occasion. Mr. Bagmets stated no, only in case of inclement weather.

Mr. Ives asked the staff to confirm that the proposal met all zoning requirements. Ms. Mittner and Mr. Crowley responded.

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

A motion was made by Ms. Coleman and seconded by Ms. Albarran to approve the project as presented. The motion was carried 6-1, with Mr. Ives dissenting.

11. COA-25-0027 0 ROYAL POINCIANA WAY MEDIANS. The applicant, Town of Palm Beach, in conjunction with the Garden Club of Palm Beach has filed an application requesting a Certificate of Appropriateness to revise the previously approved crushed shell paths to concrete within the medians of the historic vista. [Due to the Town Council decision at the September 9, 2025, meeting, this application will not move forward.]

****Note: This item was withdrawn at the approval of the agenda.***

ANY OTHER BUSINESS

12 Quick Fix #8: Landmark Incentives

Ms. Mittner presented possible landmark incentives proposed to be changed in the Town's Code and answered the commissioners' questions about the proposals.

Aimee Sunny, Preservation Foundation of Palm Beach, speaking on behalf of the Preservation Foundation, expressed strong enthusiasm for the proposed program, noting she has advocated for it for over five years. She thanked the Town staff for their efforts and emphasized that landmark properties require unique considerations that standard code compliance cannot always address. She explained that the program would give the Landmarks Commission greater flexibility in evaluating whether proposed changes protect and respect a property's historic character rather than simply meeting code. Drawing on her experience with similar programs in other municipalities, she said such frameworks successfully protect landmarks, offer property owners flexibility, and build goodwill by encouraging thoughtful stewardship.

Ms. Damgard noted that during her time on the Commission, there have been cases where decisions that were not ideal for the landmark properties had to be made, leaving her with some regrets. She said this new program would provide more flexibility and improve outcomes for landmark houses.

James Murphy, Assistant Director of Planning, Zoning, and Building, said he was excited that the Town Council had entrusted his department with code reform. He recalled the past "Keep Palm Beach, Palm Beach" tagline, noting that earlier zoning drafts did not reflect that commitment, especially regarding landmarks. He emphasized that the current zoning code often prevents preservation or rebuilding of features that define Palm Beach. With the Commission's enthusiasm, the Preservation Foundation's support, and the Town Council's receptiveness, he believes now is the right time to create landmark incentives and provide unique opportunities for these properties, directly shaping and protecting the Town's built environment.

By consensus, the Landmarks Preservation Commission blessed the staff with the authority to forward these initiatives to the Planning and Zoning Commission and the Town Council.

MEETING SCHEDULE

13. The next meeting is scheduled for Wednesday, October 22, 2025.

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Ms. Coleman to adjourn the meeting at 10:32 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,


Brittain Damgard, Chair