



TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting Held on February 18, 2026

CALL TO ORDER AND ROLL CALL

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

Members Present: Julie Herzig Desnick, Henry Ittleson, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Kim Coleman, Alexander Ives (9:32 AM), Patrick Segraves, Jacqueline Albarran, and Alexander Griswold

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 of the January 21, 2026, Landmarks Preservation Commission Meeting

A motion was made by Ms. Coleman and seconded by Mr. Griswold to approve the minutes of the January 21, 2026, meeting as presented. The motion was carried unanimously, 7-0.

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

2. OFFICIALS

Ms. Damgard stated she was sad that Jackie Albarran and Alex Griswold would be leaving the commission.

Ms. Coleman noted a longstanding concern about an alleyway on South County Road, near where Buccan's valet stand is stored at night. The alley currently contains garbage cans and other items, and for years, it has been suggested that a gate be installed to improve appearance and security. Ms. Coleman recommended that this issue be addressed at a future time.

3. STAFF

Ms. Mittner indicated that 17 administrative approvals have been completed over the last month.

3.1 LPC Annual Report Discussion

Ms. Mittner stated that Ms. Damgard would be presenting the commission's annual report at the March Town Council meeting. She stated that if any of the commissioners had anything to add, they should contact her.

4. PUBLIC - 3 MINUTE LIMIT

Mayor Moore expressed appreciation for the service of Jackie Albarran and Alex Griswold.

Ted Cooney, Town Council Member, also expressed appreciation for the service of Jackie Albarran and Alex Griswold.

Rick Smith, 130 Sunrise Avenue, thanked both Ms. Albarran and Mr. Griswold for their service on the commission. He requested additional time during the public comment period to present photographs related to the project he was addressing.

Ellen Howe, 2295 S. Ocean Blvd., stated that her co-op was interested in landmarking their building but was unsure of the process. Ms. Damgard stated that Ms. Mittner and Mr. Fogel would provide their information to get the process started.

UNFINISHED BUSINESS

5. COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO). The applicant, WEG Paramount LLC, has refiled an application requesting a Certificate of Appropriateness for the review and approval of the renovation, including window and door replacement, roof replacement, installation of awnings, railing replacement, selective demolition, reconstruction of original features, as well as landscape and hardscape improvements, and adaptive re-use of an existing Landmarked theater structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. The consideration of which is part of a facilitated resolution by the magistrate under Florida's Land Use and Environmental Dispute Resolution Act.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Rick Gonzalez of Reg Architects presented the architectural changes proposed for the landmarked building. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Ms. Damgard asked whether there was an image of the mechanical equipment screening. Mr. Gonzalez showed a picture on the overhead projector that showed a straight beam across, rather than a screen punctuated with columns.

Ms. Herzig-Desnick asked about the screen height and the light fixture height. Mr. Gonzalez responded.

Mr. Ives asked about the doors on the east and south sides, and whether they were approved, to which the answer was yes. Mr. Ives asked about the number of parking spaces.

Attorney Jamie Crowley stated that four additional parking spaces would be added. Mr. Ives asked if the traffic flow would be changed. Mr. Crowley stated that he did not believe there would be any change.

Ms. Coleman asked about the mechanical equipment and wondered if a screening could be placed on top of the structure. Mr. Gonzalez stated that the next building was 300 feet away from the structure and that the neighboring building has unscreened equipment on its roof. Mr. Gonzalez said the 10-foot screen would conceal the equipment and reduce noise.

Mr. Segraves asked about the existing height of the mechanical screening wall. Mr. Gonzalez stated it was about the same height as the existing screening.

Mr. Griswold thought the screening of the mechanical equipment was a vast improvement over what exists. He also appreciated the staff advocating for wood windows; he thought this would be a huge win for preservation. Mr. Gonzalez stated that they hoped to return at a later date with a request for a tax abatement.

Ms. Mittner stated that any ad valorem application would need to be presented to the commission for approval.

Ms. Damgard called for public comment.

Rick Smith, 130 Sunrise Avenue, provided a graphic on the overhead projector showing the sight line from the Sun and Surf. He expressed concerns regarding the proposed modifications to the Paramount Building. He stated that the proposed rooftop screening wall and additional vertical elements would increase the building's mass and height, altering the historic roofline, architectural silhouette, and overall character of the 90-year-old structure. Mr. Smith indicated that the changes would be visible from surrounding buildings and public viewpoints, including Sunrise Avenue and nearby properties. He argued that the proposal does not meet the landmark preservation criteria related to scale, massing, roofline, and compatibility, and suggested that the Commission consider deferring the item so members could visit the site in person to better

evaluate the potential impacts.

Anita Seltzer, 44 Cocanut Row, spoke about the historic and symbolic significance of the Paramount Building's architectural elements, particularly the capitals. She urged the Board to ensure that historic features are preserved and raised questions about several elements shown in the plans, including a proposed courtyard gate, a water feature, outdoor seating, and the treatment of existing architectural details such as the tragedy and comedy capitals.

Mr. Gonzalez stated that he was a preservation expert and assured that his work would be completed to meet the Secretary of the Interior's Standards. Mr. Gonzalez stated he was unsure of the gate referenced by Ms. Seltzer; he said he was working with the landscape architect to differentiate the space with pots and plants.

Ms. Herzig-Desnick asked about the small water feature on the north side. Mr. Meyer reviewed the plans and explained the proposed feature.

Mr. Ives stated that many items had been removed from the building's interior. Mr. Ives cautioned against reintroducing tax abatement into the discussion, noting that the current application does not include it, although it was part of a previous proposal. He emphasized that the Board should evaluate the application as presented.

Attorney Lainey Francisco cautioned the commissioners about speaking about a potential tax abatement in case there is an application that comes before the Commission in the future.

Ms. Damgard thought the architect had returned to the commission with the requested changes. She favored wood windows, the inverted gate, the matching gates, landscaping improvements, and screening the mechanical equipment.

Ms. Lindsay Scott agreed with Ms. Damgard's comments on the mechanical screening. She did not believe it would obscure the dome, which she believed was important.

Ms. Coleman stated that the applicant team, including the architects and landscape architects, worked diligently to address the Board's requests. She commended their efforts and expressed that the proposal represents a good preservation of an important building.

Mr. Griswold agreed. He thought the wooden windows and the restoration of the chimney demonstrated a dedication to preservation.

A motion was made by Mr. Griswold and seconded by Ms. Coleman to approve the project as presented, with the change to the mechanical screening, as presented by staff, that removes columns throughout the screening wall. The motion was carried 6-1, with Mr. Ives dissenting.

6. COA-25-0030 (ZON-25-0067) 801 S COUNTY RD (COMBO). The applicant, LaBerge & Menard Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to the existing garage to add a second-story guest house, as well as landscape and hardscape modifications, including a variance to allow an additional guest house 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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Grace Walton of Green Concepts, Inc., presented the landscape and hardscape plans for the site.

Ms. Damgard asked about removing one of the trees in the allée. Ms. Walton responded.

Mr. Segraves asked about the Seagrape arch over the driveway and the width of the opening. Ms. Walton responded.

Mr. Griswold recommended adding more material on the east side to screen the new building from the street. Ms. Walton responded. Mr. Griswold asked about the height of the Coconut Palms; Ms. Walton responded. Mr. Griswold still believed much of the façade would still be seen from the street.

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

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project with the condition that the south elevation opening at the garage is 12 feet, and that the Seagrape material is moved closer so that it screens both sides. The motion was carried 6-1, with Mr. Griswold dissenting.

NEW BUSINESS

7. LPCS-25-0330 455 N COUNTY RD. The property owner, Sundown LLC (Chris Aivazoglou, Authorized Representative) has filed an application requesting a Certificate of Appropriateness for the review and approval of replacement of two (2) fountains for the landmarked property.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

John Lang of Lang Design Group presented the plans for the two fountains for the landmarked property.

Mr. Ives asked about any reference points for the proposed fountains. Mr. Lang stated that the inspiration for the new fountain was a classic 3-tiered Italian fountain. Mr. Ives clarified and asked if the new fountains were designed to the taste of the applicant, to which Mr. Lang answered yes.

Mr. Griswold asked if the west fountain would be seen from the street. Mr. Lang stated that a small portion would be seen when the gates were open.

Ms. Coleman thought the fountains seemed tall and asked about the height.

Ms. Damgard wondered whether the owners would be willing to consider other fountains that were more in line with Mizner. Mr. Lang stated that they would, but he thought the fountains were appropriate for their home. Ms. Damgard thought the fountain was too ornate and asked Mr. Lang to research other historic fountains. Mr. Lang stated that the owner loved the fountains.

Mr. Griswold thought the home was a simple style and that the fountain was overly fancy. Mr. Lang stated that he could ask the owner to simplify the fountain. Ms. Damgard asked Mr. Lang to return to the commission with other alternatives.

Ms. Albarran suggested removing one of the basins.

Mr. Segraves suggested simplifying the fountain. He stated that the home was more ornate at one time and suggested returning with pictures of the home so the commissioners could see the design.

Ms. Herzig-Desnick recommended looking at a more Spanish Mediterranean fountain.

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

Mr. Ittleston thought the fountains were too busy. He favored Ms. Albarran's suggestion.

Mr. Ives agreed with Mr. Segraves. He noted that the fountains are not original historic features. He stated that the proposed fountains appear to be an improvement and emphasized that the Commission should focus on preserving the property's integrity while avoiding excessive redesign of the proposal. He reminded the commission that the fountains did not exist, and he thought the fountains improved the condition.

Ms. Brooker stated that the proposed fountain appears to be an improvement over the existing feature and that the bowl form is generally appropriate for the property. She suggested that, if revisions are made, the design be refined to better reflect the surrounding context and that additional images of the surrounding architecture be provided to assist the Commission in evaluating the proposal.

Ms. Lindsay Scott agreed with the prior comments that the proposed fountain is an improvement over the existing octagonal basin, which she felt does not fit the home's architectural style. She suggested simplifying the design slightly and emphasized the importance of providing clear guidance to the applicant to avoid unnecessary delays.

Ms. Coleman asked about the proposed fountain's diameter. Mr. Lang responded.

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project, with the fountains' basins to be revised to more closely resemble the photographs shown, reduce the height of each fountain by 2 feet, and return the changes for staff review in coordination with the Chair. The motion was carried 6-1, with Ms. Coleman dissenting.

8. LPCS-25-0390 200 PHIPPS PLAZA A-4. The applicant, Jeffrey Tollison with All-American Shutter & Glass, has filed an application requesting a Certificate of

Appropriateness for the review and approval of window replacement for apartment A-4 within the landmarked property.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Pablo Alvarez & Eric Barreca of All American Shutters presented the modifications to the landmarked building.

Mr. Ives asked about the third floor and wondered whether there were similar windows there. Mr. Alvarez responded.

Vesna Oelsner, the apartment's owner, explained that there were 2 apartments on the third floor, with hers facing the street. She thought the changes would be a big improvement.

Mr. Ives wondered whether there were any aluminum windows elsewhere on the property. Mr. Alvarez stated no.

Mr. Segraves thanked the applicant for removing the shutters. He did not believe the aluminum windows would be noticeable on the third floor. He asked if the other windows would still have rolled shutters. Ms. Oelsner stated that the second-floor windows are protected with a fabric material. Mr. Segraves asked for further clarification regarding the proposed glass.

Ms. Oelsner discussed ongoing legal issues in the building and believed that is why other owners are not replacing their windows.

Ms. Herzig-Desnick acknowledged the financial concerns raised but emphasized that the building, a landmark located on a main thoroughfare, should maintain appropriate architectural features, including muntins in the windows. Mr. Barreca stated they would remain. She noted she was less concerned about the aluminum material on the top floor, although it could set a precedent.

Ms. Albarran asked about the window sample. Mr. Barreca said the interior portion was screened. He showed the commissioner the window sample.

Ms. Coleman stated that wood windows would be preferred for a historic building. She expressed concern about the windows not matching the others in the building. Ms. Oelsner stated that they would match the windows' existing appearance.

Mr. Griswold noted that while the Commission generally prefers wood windows for historic buildings, the Board should consider the practical challenges of coordinating improvements among multiple owners. He observed that portions of the building are currently in poor condition and expressed concern that requiring wood windows may discourage needed upgrades. He stated that the proposal represents an improvement but acknowledged the difficulty in achieving consistent materials across the entire building.

Mr. Barreca thought it would be difficult to see the difference between the windows.

Ms. Albarran asked if the window would be mahogany. Mr. Alvarez stated that one option would be mahogany. She stated she preferred mahogany and confirmed that the mullions would have the same profile, to which Mr. Barraca also confirmed.

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

Mr. Ives complimented Commissioner Griswold's comments and perspective, noting the importance of considering the practical challenges associated with mixed-use buildings and multiple property owners. He stated that the Commission should keep these considerations in mind while evaluating the proposal and the broader preservation goals for the area.

Ms. Brooker expressed sympathy for the homeowner but emphasized the importance of consistency in requiring in-kind wood window replacements for landmark properties. She stated that allowing aluminum-clad windows could lead to inconsistent window styles and noted that maintaining the Commission's position on wood windows helped achieve the outcome at the Paramount.

Mr. Segraves stated that while he prefers wood windows, the Commission has previously approved aluminum-clad windows. He noted his familiarity with the building and its owners and commented that removing the existing roller shutters and tracks would significantly improve the building's appearance.

Ms. Damgard noted that allowing aluminum-clad windows in part of the building could set a precedent for future replacements. She stated that the Commission's decision could influence whether the building ultimately transitions to aluminum-clad windows or maintains wood windows for consistency.

Mr. Segraves acknowledged the concern about setting a precedent but noted that the proposed high-quality product, matching muntins, and removal of the existing shutters would improve the appearance of the building.

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the aluminum-clad windows with clear glass, muntins that match the existing size and dimensions, and to remove all roller shades from the doors and windows. The motion was carried 5-2, with Ms. Damgard and Ms. Coleman dissenting.

9. LPCS-25-0445 401 PERUVIAN AVE. The applicant, Joshua Katz with Suncoast Painting and Professional Services, Inc., has filed an application requesting Landmarks Preservation Commission review and approval for exterior railing replacement for the apartment balconies of the landmarked property.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Ms. Mittner stated that no representatives were present for the application.

A motion was made by Mr. Ives and seconded by Mr. Segraves to defer the project to the end of the meeting to allow a representative to attend. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

10. 130 COCOANUT ROW DESIGNATION HEARING

Owner: Cocoanut Row LP

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified about the architecture and history of the Monterey-style residence. Ms. Stillings pointed out the residence's design features and testified that the residence 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,

Sec. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and seconded by Ms. Coleman to make the designation report for 130 Cocoanut Row part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment.

Liana Kozlowski of Shubin Law Group, on behalf of the owners, explained that the family purchased the home two years ago for its exceptional architecture and that, while initially surprised by the landmarking process, they have grown more comfortable thanks to staff support. She expressed appreciation to Mr. Fogel and Ms. Mittner for their guidance and transparency. The homeowners plan a future addition over the garage and have begun preliminary discussions with staff, anticipating that any application will proceed through the certificate of appropriateness process. Ms. Kozlowski concluded by thanking staff and noting the family looks forward to working with the Commission.

Mr. Segraves commented on the property's architectural significance, noting it as an excellent example of Monterey style. He highlighted its classic proportions and unique railing design, which distinguishes it from other Monterey homes. Mr. Segraves emphasized that the house includes character-defining elements not commonly seen, adding to its architectural value.

Ms. Albarran expressed strong support for the property's designation, describing it as an obvious and beautiful example of its style. She noted that the home is a gorgeous representation of John Volk's architectural work and conveyed enthusiasm about the possibility of landmarking it.

Mr. Ives praised the Commission and staff for their success in preserving Monterey-style architecture. He noted that a few years ago, the town was at risk of losing respect for this style, but through landmarking efforts, Monterey-style homes are now recognized as historically significant. Mr. Ives emphasized that this achievement reflects strong policy and collaboration, turning initial homeowner concerns into support. He commended everyone involved for ensuring

the style's protection and recognition.

Ms. Lindsay Scott agreed that it was a great representation of a Monterey-style, the architect was notable, and the home is very visible in its location on Cocoanut Row.

Mr. Griswold remarked on the property's originality, noting that despite some upgrades, it has remained essentially unchanged from its original design. He emphasized that the home has been meticulously maintained, with no significant alterations, preserving its historic character.

Ms. Brooker agreed with Mr. Griswold's observation, noting that the property remains virtually unchanged from its original design. Aside from the color and a slight modification to the second-floor middle window, the home retains its original character. She highlighted the balcony as a unique feature that distinguishes it from other Monterey-style homes.

A motion was made by Ms. Coleman and was seconded by Mr. Ives to recommend 130 Cocoanut Row to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161, and with the acknowledgment that the owner did not oppose the designation. The motion was carried unanimously, 7-0.

11. 400 SEASPRAY AVE DESIGNATION HEARING

Owner: John Jordan O'Neill, III, Trustee of Dumbarton Investments Revocable Trust
dated December 16, 2019

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified about the architecture and history of the Craftsman-style residence. Ms. Murphy pointed out the residence's design features and testified that the residence 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. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and seconded by Ms. Coleman to make the designation report for 400 Seaspray Avenue part of the record. The motion was carried unanimously, 7-0.

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

Ms. Herzig-Desnick described the property as charming, though it appeared somewhat rundown during her visit, and questioned whether it is currently occupied. She favored landmarking the home.

Mr. Ives emphasized the importance of recognizing that the property meets multiple criteria under Section 54-161. He noted that beyond architectural significance, the home reflects the broad cultural, political, economic, or social history of the town, representing a particular way of

living and building during its era. Mr. Ives also highlighted that the property possesses distinguishing characteristics of an architectural type or specimen, making it inherently valuable.

Ms. Lindsay Scott thought the home was amazingly intact in design and was worth preserving. Ms. Murphy thought it was evident from the picture in 1920; she noted some alterations.

Ms. Damgard thought the roof detail was original.

A motion was made by Ms. Coleman and was seconded by Mr. Ives to recommend 400 Seaspray Avenue 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. The motion was carried unanimously, 7-0.

12. 230 SEASPRAY AVE DESIGNATION HEARING

Owners: Ronald L. Fick and Marcia C. Fick

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified about the architecture and history of the Georgian Revival-style residence. Ms. Murphy pointed out the residence's design features and testified that the residence 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. Mittner provided confirmation of proof of publication.

A motion was made by Ms. Herzig-Desnick and was seconded by Ms. Coleman to make the designation report for 230 Seaspray Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment.

Marcia Fick, owner at 230 Seaspray Avenue, stated that she does not consent to the landmarking of her home as it was in a flood zone, a special flood hazard area, and below the base FEMA elevation.

Ms. Coleman stated that being in a flood zone does not preclude the home from being landmarked.

Ms. Lindsay Scott observed that, while the house's basic structure remains intact, there have been substantial changes over time. These include removing the Porte cochère and enclosing what was once an open patio. She also questioned whether the defining eyebrow window on the east side is still present. Ms. Fick stated that the eyebrow window had not been in the home since they had owned it.

Ms. Herzig-Desnick expressed concern about alterations that impact the building's landmark

eligibility. She noted that the front porch had been enclosed with sliding glass doors and single-pane windows, now obscured by landscaping and hedges. The property has also lost its trellis over the front door and its *Porte cochère*. While the core structure remains intact and charming, Ms. Herzig-Desnick stated that the building's original character and visibility have been significantly diminished.

Ms. Brooker offered a different perspective, acknowledging that some original features have been altered but emphasizing that the main structure and outline remain intact. She noted that enclosed porches have not prevented landmarking in past cases and referenced a recent example. Regarding Criterion 1, Ms. Brooker highlighted the historical significance of the property's development by the same company as another recently landmarked home, while maintaining architectural distinctiveness.

Mr. Segraves referenced similar City Builders homes, noting that the property shares distinctive features such as the jerkinhead roof. He suggested that restoring the trellis, which was previously removed, would be a valuable enhancement. Mr. Segraves agreed that the main structure is well maintained and stated that enclosing the porch with glass does not, in his view, diminish the property's significance.

Ms. Albarran highlighted the benefits of landmark designation under FEMA elevation rules. She explained that without landmark status, renovations are limited to 50% of the home's value, restricting improvements to minor updates, such as a kitchen remodel. Landmarking removes this limitation, allowing full renovations without cost restrictions, which she described as a significant advantage.

Ms. Lindsay Scott added that if a property is below FEMA elevation, landmark status does not prevent demolition under state law and federal FEMA rules. She noted that even if the current owner sells the home, a future owner could tear it down despite its landmark designation.

A motion was made by Ms. Albarran and was seconded by Ms. Herzig-Desnick to recommend 230 Seaspray Avenue 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 that the owner opposed the designation. The motion was carried unanimously, 7-0.

13. 140 SEAVIEW AVE DESIGNATION HEARING

Owner: Nancy Ann Beach and John Bloomfield Beach

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified about the architecture and history of the Georgian Revival-style residence. Ms. Stillings pointed out the residence's design features and testified that the residence 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,

Sec. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect

whose individual ability has been recognized or who influenced his age.

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and seconded by Ms. Coleman to make the designation report for 140 Seaview Avenue part of the record. The motion was carried unanimously, 7-0.

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

Ms. Lindsay Scott noted that the house appears largely unaltered externally and is highly recognizable on its block of Seaview Avenue. She emphasized its prominence, sitting elevated on the left side as one approaches from the ocean, and stated that it is the defining home that comes to mind for that street.

Ms. Brooker expressed appreciation for seeing multiple homes that retain their original design. She noted that this house clearly meets all three criteria for designation and described it as beautiful. While not historically significant, she added that she loves its distinctive pink color.

Ms. Coleman thought it was impressive that the home had been in the family since it was built. She thought the home stood out on the street.

Ms. Albarran expressed strong support for landmarking the property, noting her long-standing admiration for the house and its distinctive pink color. She praised its architectural details, such as the low arches, and remarked that it was surprising the home had not been landmarked earlier. Ms. Albarran stated she is very much in favor of the designation.

A motion was made by Ms. Coleman and seconded by Ms. Albarran to recommend 140 Seaview Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161, and with the acknowledgment that the owner opposed the designation. The motion was carried unanimously, 7-0.

14. 425 SEASPRAY AVE DESIGNATION HEARING

Owner: Percival P. Steinhart, III

[This item has been deferred to the November 18, 2026, Landmarks Preservation Commission meeting.]

Please note: This item was deferred to November 18, 2026, at the Approval of the Agenda.

Ms. Churney announced that Jacqueline Albarran declared a conflict of interest for COA-25-0035, 860 S. Ocean Blvd., at the January 21, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Ives noted that there were no representatives for LPCS-25-0445, 401 Peruvian Avenue, and suggested a deferral to March. Ms. Mittner stated that the representative reached out to her during the meeting and indicated that they would like to withdraw the application.

A motion was made by Ms. Coleman and seconded by Mr. Ives to accept the withdrawal of LPCS-25-0445, 401 Peruvian Avenue. The motion was carried unanimously, 7-0.

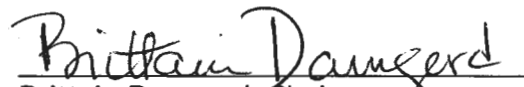
MEETING SCHEDULE

15. The next meeting is scheduled for March 18, 2026

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 12:23 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,


Brittain Damgard, Chair