



TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting Held on June 17, 2026

CALL TO ORDER AND ROLL CALL

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

Members Present: Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Kim Coleman, Alexander Ives (arrived at 9:33 a.m.), Patrick Segraves, Kristin Kellogg, and Katherine Bryan

Members Absent: Julie Herzig Desnick, 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 of the May 20, 2026, Landmarks Preservation Commission Meeting

A motion was made by Mr. Segraves and seconded by Ms. Coleman to approve the minutes of the May 20, 2026, meeting as presented. The motion was carried unanimously, 7-0.

CONSENT AGENDA

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

2. ZON-26-0036 217 CLARKE AVE. The applicant, Southern Mark, LLC (Lessor), (Michael Marquart and Winifred Marquart (Lessee), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the landmarked property.

APPROVAL OF AGENDA

A motion was made by Ms. Coleman and seconded by Mr. Segraves 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 comments were heard.

4. STAFF

Ms. Mittner indicated that 18 administrative approvals have been completed over the last month. Ms. Mittner provided an overview of the Town's floodplain management regulations, explaining the substantial improvement threshold and compliance requirements for properties in FEMA flood hazard areas. She highlighted that landmark and historically significant properties may apply for a floodplain variance, which can allow qualifying structures to remain at their existing elevations and serves as an important benefit of landmark designation.

Ms. Churney announced that Mr. Segraves declared a conflict of interest for HSB-26-0003, 125 Brazilian Avenue, at the May 20, 2026, meeting, and had correctly completed the 8B form in accordance with State Law. Ms. Churney also reminded the commission that their Form 1 is due by July 1, 2026.

5. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

6. ITEMS PULLED FROM CONSENT

UNFINISHED BUSINESS

7. COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage 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.

This item has been deferred to the July 22, 2026, Landmarks Preservation Commission

meeting

****Note: This item was deferred to July 22, 2026, upon the approval of the agenda.***

8. COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO) The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Fogel reviewed the revisions made in response to the Commission's previous comments, including replacing the proposed fiber-cement siding with wood siding, submitting a landscape plan, providing additional information on privacy screening, and clarifying window materials. He noted that the applicant had also provided exhibits demonstrating existing landscaping conditions and screening between neighboring properties. The applicant's architect, Brian Brady, presented the revised plans and materials, explaining modifications to the window trim and the dormer detailing to better reflect the home's historic character. He discussed the proposed roofing material, landscape improvements, and existing vegetation screening the rear-facing window from adjacent properties. Commission members generally expressed appreciation for the revisions and the applicant's responsiveness to prior comments. Discussion focused on the appropriateness of the siding and roofing materials, the privacy concerns associated with the rear second-floor window, and the adequacy of existing landscaping as a visual buffer. Several commissioners commented favorably on retaining the original window proportions and preserving the structure's historic character. Additional suggestions included consideration of a galvalume roof finish and potential screening measures, such as interior treatments or shutters, if future privacy concerns arose. Chair Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Coleman and seconded by Ms. Kellogg to approve COA-26-0004 located at 151 Root Trail, finding that the overall design of the project meets the criteria set forth in Sections 54-122 and 54-123, subject to the following conditions: the roof shingles shall have a galvalume finish, wood siding shall be utilized, and all windows shall also be wood. The motion was carried unanimously, 7-0.

A motion was made by Ms. Brooker and seconded by Mr. Ives that the implementation of the proposed variances for COA-26-0004, 151 Root Trail, will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

A motion was made by Ms. Brooker and seconded by Mr. Ives to approve COA-26-0004, 151 Root Trail, for a landmark adjustment related to the side and rear yard setbacks as it meets the criteria set forth in Sec. 134-237(2)(a), items 1 through 3, and Sec 134-237(2)(b). The motion was carried unanimously, 7-0.

NEW BUSINESS

9. COA-26-0012 102 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc. (Harvey E. Oyer, III, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of removal of four (4) statues on the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner introduced the item. Attorney Harvey Oyer presented the request to remove the Four Seasons statues from the Society of the Four Arts campus. He summarized the historical research conducted by the applicant team and stated that the statues were not identified as contributing features in the property's historic designation reports, were relocated to their current location in 1984 as part of a landscaping project, and were not originally associated with the historic buildings on the campus. He explained that the approved building expansion and related site improvements necessitated their relocation and noted that a private party had expressed interest in accepting the statues for display elsewhere in Town.

Dr. Philip Rylands discussed the condition, history, and artistic significance of the statues. He stated that they were not part of the Four Arts' accessioned art collection, had experienced significant deterioration, and did not align with the institution's long-term goals for the campus sculpture program. He supported their removal and relocation to another property within the Town.

Commissioners questioned the applicant regarding the history of the statues, their significance to the site, potential relocation options, and the approved Four Arts expansion plans. Several commissioners observed that, regardless of artistic merit, the statues had been part of the property for many decades and contributed to the site's historical evolution and character. Discussion also addressed whether the statues had acquired significance through their longstanding association with the Four Arts campus, the effects of their deteriorated condition, and the practicality of retaining them given the approved site improvements and loading dock configuration.

A motion was made by Mr. Ives and seconded by Ms. Coleman to defer the project to July 22, 2026, for restudy. The motion was carried unanimously, 7-0.

10. COA-26-0013 480 S OCEAN BLVD. The applicant, E AND A PROPERTY HOLDINGS LLC (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness and Ad Valorem Tax Exemption for the review and approval of relocation of the two-story residence within the property, renovation, exterior alterations, selective demolition, one and two-story additions, construction of a basement and a new two-story accessory structure, as well as landscape and hardscape improvements including a new pool and generator, requiring a landmark adjustment to maintain existing nonconforming side (south) and rear (west) setbacks for the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner introduced the application for a Certificate of Appropriateness, landmark adjustments, and an ad valorem tax exemption for the landmarked Marion Sims Wyeth residence at 480 South Ocean Boulevard. Staff noted concerns regarding the extent of demolition, the treatment of the pavilion, and the use of shingles on the historic portions of the residence.

The applicant team from Fairfax & Sammons presented plans to relocate portions of the residence within the site, renovate and expand the home, construct a guest house and basement, and implement extensive landscape improvements. The applicant emphasized the goal of preserving and rehabilitating the historic residence while adapting it for contemporary family use, and presented revisions that incorporate wood shingles on the historic structure.

Zack Ciomek, a neighboring property owner, expressed concerns regarding privacy, the proposed garage orientation, and the adequacy of the landscape buffer along the north property line.

Commissioners generally expressed appreciation for the owners' commitment to preserving and restoring the landmarked residence. Discussion focused on the extent of demolition, treatment of the pavilion, landscape buffering, and the use of shingles on the historic portions of the structure. Several commissioners supported the proposal, finding that it appropriately balanced historic preservation with modern living needs while maintaining the property's historic character and integrity.

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve COA-26-0013 located at 480 S. Ocean Blvd., finding that the overall design of the project meets the criteria set forth in Sections 54-122 and 54-123, subject to the following condition that the shingles presented at the meeting as the second option by the architect shall be utilized. The motion was carried unanimously, 7-0.

A motion was made by Mr. Ives and seconded by Ms. Lindsay Scott to approve COA-26-0013, 480 S. Ocean Blvd., for a landmark adjustment related to the setbacks as it meets the criteria set forth in Sec. 134-237(2)(b). The motion was carried unanimously, 7-0.

A motion was made by Ms. Coleman and seconded by Ms. Kellogg to approve COA-26-0013, 480 S. Ocean Blvd., finding that the overall design of the project meets the Secretary of the Interior Standards for rehabilitation and the criteria set forth in Sections 54-122, 54-123, and 54-198, incorporating the plans that were presented with the second option relating to the building shingles. The motion was carried 6-1, with Mr. Ives dissenting.

ANY OTHER BUSINESS

No other business was discussed at this time.

MEETING SCHEDULE

- 11. The next meeting is scheduled for July 22, 2026**

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 11:53 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,



Brittain Damgard, Chair