



TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting Held on July 22, 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, Patrick Segraves, Katherine Bryan, Kristin Kellogg

Members Absent: Alexander Ives

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes of the June 17, 2026, Landmarks Preservation Commission Meeting

A motion was made by Ms. Coleman and seconded by Ms. Herzig Desnick to approve the minutes of the June 17, 2026, Landmarks Preservation Commission. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

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

Commissioner Pat Segraves expressed concern regarding the size and appearance of newly installed traffic signal poles within the Town, stating that they are inconsistent with the Town's character and aesthetic goals. He questioned the process by which the poles were selected and suggested that future installations should be reviewed by the Landmarks Preservation Commission, the Architectural Commission, and the Town Council before implementation. Staff advised that Public Works is scheduled to present information regarding the traffic signal poles to the Architectural Commission at its next meeting and will convey the Commission's concerns to Public Works. Staff further noted that additional information regarding the selection process and coordination with the Florida Department of Transportation is expected during that presentation.

3. STAFF

Ms. Mittner indicated that 13 administrative approvals have been completed over the last month.

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. 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.

Ms. Mittner provided staff comments on the project. Several members disclosed ex parte communications.

Roger Janssen, Daily Janssen Architects, presented revised plans for a rear addition to the landmarked residence at 1047 South Ocean Boulevard, explaining that the updated design incorporated changes in response to the Commission's previous comments. The revisions included curved corners at the ground level, a recessed second floor with a curved balcony, and a cantilevered eyebrow intended to soften the massing of the addition while maintaining the previously requested setback variance. Mr. Janssen also noted that neighboring property owners had reviewed the revised plans and submitted letters of support. Commission members agreed that the revised design represented a significant improvement over the previous proposal, citing the softened massing, recessed second story, and curved balcony as enhancements that better complemented the historic residence. The Commission discussed the proposed eyebrow feature and suggested adding a similar architectural element over the second-floor north-east addition

to create greater visual balance and further soften the rear elevation. Staff confirmed that the decorative fountain proposed for removal was not original to the property and advised that the revised plans would be verified to ensure they remained consistent with the approved landmark adjustment and variance requests. No public comment was offered.

A motion was made by Ms. Kellogg and seconded by Ms. Coleman to approve COA-26-0005 at 1047 S. Ocean Blvd as presented, 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 an eyebrow is added on the previously approved north-east second-story addition. The motion was carried unanimously, 7-0.

A motion was made by Ms. Kellogg and seconded by Ms. Brooker to approve the landmark adjustment for the minimum side yard setback of 15 feet to 7.25 feet, resulting in 7.75 of relief for the property located at 1047 S. Ocean Blvd., finding that Section 134-235(A), items a through c, and Sec. 134-237(2)(a), items 1 through 3 have been met. The motion was carried unanimously, 7-0.

A motion was made by Ms. Kellogg and seconded by Ms. Coleman that the implementation of the proposed variance will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

6. 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. *This item has been deferred to the August 19, 2026, LPC meeting.*

****Note: This item was deferred to the meeting on August 19, 2026, upon the approval of the agenda.***

NEW BUSINESS

7. COA-26-0015 260 N OCEAN BLVD. The applicants, Anthony Lomangino and Lynda Lomangino, Trustees of the Anthony Lomangino Revocable Trust (Mario Nievera, Nievera Williams Design, Representative), have filed an application requesting a Certificate of Appropriateness for review and approval of landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates for the landmarked property.

Mr. Fogel provided staff comments on the project. Several members disclosed ex parte communications.

Cory Meyer of Nievera Williams Design presented proposed landscape and site improvements for 260 North Ocean Boulevard, explaining that the project does not include architectural modifications and is focused primarily on enhancing the property's functionality and landscape design. Proposed improvements include modifications to the service driveway, replacement of the existing generator with a smaller unit, construction of a dining pergola, installation of new fountains, reconfiguration of the courtyard to create a more usable outdoor space, selective reduction of landscape screening to improve views of the residence, and replacement of the existing driveway gate with a sliding gate. Commission members generally supported the

proposed landscape improvements and courtyard enhancements but discussed refinements to several design elements. The Commission encouraged the applicant to further study the design of the proposed driveway gate to better reflect the architectural character of the residence, noted that the pergola details should be consistent with the rendered design, and discussed preserving the character of the existing courtyard and landscape while improving its functionality.

Ms. Damgard called for public comment.

Jordan Hodges, representing the Preservation Foundation of Palm Beach, stated that the Foundation had one design recommendation. He suggested incorporating the historic Gothic arch pattern from the property's original balcony ironwork into the design of the proposed vehicular gates, noting that the detail would be an elegant design element that better reflected the character of the residence.

Commission members generally supported the proposed landscape improvements but recommended that several design elements be refined to better reflect the historic character of the residence. The Commission encouraged the applicant to study the original architectural details of the home and incorporate those design cues into the proposed pergola and vehicular gate, including the historic Gothic arch motif found in the original balcony ironwork. Commissioners also recommended further refinement of the proposed arched openings in the courtyard wall to better complement the home's architectural style. Following discussion, the Commission directed the applicant to return with revised details for the pergola, vehicular gate, and courtyard wall arches for further review while allowing the remainder of the site improvements to continue moving forward.

A motion was made by Mr. Segraves and seconded by Ms. Coleman to approve the project, with the condition of reviewing the gates, arches behind the pool, and pergola detailing to return to the August 19, 2026, meeting. The motion was carried unanimously, 7-0.

8. COA-26-0016 70 MIDDLE RD. The applicant, Jennifer Naegele (Jacqueline Albarran, SKA Architect + Planner, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of demolition and reconstruction of portions of the exterior walls and front door replacement, requiring a landmark adjustment to maintain existing nonconforming street side (south) setback and building height for the landmarked property.

Ms. Mittner provided staff comments on the project. Several members disclosed ex parte communications.

Jacqueline Albarran of SKA Architects presented a request to reconstruct portions of the exterior walls of the landmarked residence using reinforced concrete masonry due to significant deterioration of the original terracotta walls. Tom Abbasi, the project's structural engineer from Botkin Parssi and Associates, described extensive structural deficiencies, including deteriorated terracotta blocks, missing mortar, previous incompatible repairs, and inadequate structural capacity under current engineering standards. He explained that the proposed work would replace the affected walls in sections while temporarily supporting the structure and reconstructing the exterior to match the existing appearance, including restoration of the original front door design. Commission members expressed significant concern regarding the extent of

the proposed demolition, emphasizing the Commission's responsibility to preserve as much historic material as possible. Commissioners questioned whether less invasive preservation methods could be employed, discussed restoring the original window configuration above the front entry, and sought clarification regarding the sequencing of construction, structural alternatives, and the amount of original exterior fabric that would remain. Staff advised that alternative methods existed that could preserve more of the historic material through a more incremental approach and noted that historic landmark structures are not required to meet the same wind-load standards as new construction. Commissioners expressed their preference that the applicant further evaluate preservation-oriented alternatives and return with additional analysis before proceeding with the proposed wall replacement. No public comment was offered.

During executive session, the Commission discussed the proposed demolition and reconstruction of the exterior walls in relation to the review criteria of the Town Code, including the impact on the architectural and historic integrity of the landmarked residence. Commissioners expressed a preference for preserving as much original historic material as possible and discussed the potential for alternative construction methods that could reduce the extent of demolition while addressing the structural deficiencies. The Commission also discussed obtaining additional clarification regarding the proposed scope of demolition and construction methods, as well as the possibility of an independent structural review by an engineer with experience in historic preservation before taking action on the application.

A motion was made by Ms. Kellogg and seconded by Ms. Coleman to defer COA-26-0016, 70 Middle Road, to August 19, 2026, meeting for further study in terms of the scope, clarification of the plans in terms of what is being proposed for demolition, the feasibility of retaining more, and for the town to consult with an independent structural engineer. The motion was carried unanimously, 7-0.

9. HSB-26-0004 (ZON-26-0026) 335 COCOANUT ROW (COMBO) The applicant, 335 Cocconut Row Trust (Dustin Mizell, Environment Design Group, Representative), has filed an application requesting the review and approval of landscape and hardscape modifications including a new pool which requires a variance to reduce the side (north) yard setback for the property containing two (2) historically significant buildings. 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.

Dustin Mizell of Environment Design Group presented revisions to a previously approved landscape plan that are intended to enhance the functionality and appearance of the outdoor spaces while the project is under construction. The proposed changes include replacing a previously approved paved parking area in the front yard with stabilized turf to provide a softer appearance, reducing the size of the approved swimming pool to an 8-foot-by-8-foot plunge pool, and reconfiguring the rear yard to create separate seating and dining areas. To accommodate the revised courtyard layout, the applicant requested a variance to reduce the required pool setback from 10 feet to 7.5 feet, explaining that the narrow 40-foot-wide lot limits the usable outdoor space and that the revised pool would remain within the building envelope

and have no additional impact on adjacent properties. No public comment was offered.

Commissioners agreed that the revised site plan represented an improvement over the previously approved design. The Commission supported replacing the front paved parking area with stabilized turf to reduce the appearance of hardscape and agreed that the smaller plunge pool and reconfigured courtyard created a more functional and attractive outdoor living space. Commissioners also noted that the requested pool setback variance was appropriate given the narrow lot configuration and the enclosed courtyard location, which minimizes impacts on adjacent properties.

A motion was made by Ms. Herzig Desnick and seconded by Ms. Kellogg to approve HSB-26-0004, 335 Cocanut Row as presented, finding that the overall design of the project meets the Secretary of Interior's Standards for Rehabilitation and the criteria set forth in Sections 18-306, 54-122 and 54-123. The motion was carried unanimously, 7-0.

A motion was made by Ms. Herzig Desnick and seconded by Ms. Lindsay-Scott that the implementation of the proposed variance will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

10. HSB-26-0006 242 PARK AVE. The applicant, Dr. Rhonda Nasser (Richard Sammons, Fairfax and Sammons, LLC, Representative), has filed an application requesting review and approval of exterior alterations including window and door replacement for the historically significant building. *[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 has been requested.]*

Mr. Fogel provided staff comments on the project. Several members disclosed ex parte communications.

Jaime Torres of Fairfax & Sammons presented proposed modifications to the historically significant residence at 242 Park Avenue, explaining that the application focuses primarily on restoring the home's architectural character through revised window and door configurations while retaining the previously approved pool and site improvements. Mr. Torres stated that little original fenestration remained and that the proposed design was based on available 1981 drawings, with the goal of reestablishing architectural features more consistent with the historic character of the residence. Proposed changes include restoring the front façade window pattern, replacing the front door with a design reflecting the historic appearance, adding a balcony overlooking the pool, creating a recessed tiled niche, and enclosing an existing storage area with a loggia. Commission members generally supported the revised design, noting that it represented a significant improvement over the previously proposed fenestration. Commissioners discussed the limited historic documentation available, questioned whether additional evidence of the original window openings existed, and confirmed that the proposed design sought to better reflect the home's architectural style while preserving existing historic elements, including the front entry door. No public comment was offered.

Commissioners expressed support for the proposed revisions, noting that the updated design represents a substantial improvement over the previously proposed fenestration and is more compatible with the architectural character of the residence. The Commission discussed the limited historical documentation available and questioned whether any additional evidence of

the original window openings or façade details could be identified through further investigation. Commissioners also supported the removal of non-historic cast window surrounds and commended the applicant for pursuing a historically significant designation and for restoring the home's character through the revised design.

A motion was made by Ms. Herzig Desnick and seconded by Ms. Coleman to approve HSB-26-0006, 242 Park Avenue, as presented, finding that the overall design of the project meets the Secretary of Interior's Standards for Rehabilitation and the criteria set forth in Sections 18-306, 54-122 and 54-123. The motion was carried unanimously, 7-0.

A motion was made by Ms. Herzig Desnick and seconded by Ms. Coleman that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building, in accordance with Section 50-114. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

There was no other business discussed at this time.

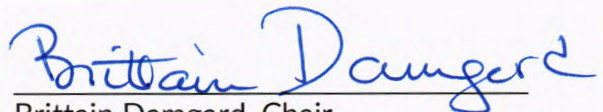
MEETING SCHEDULE

11. The next meeting is scheduled for August 19, 2026

ADJOURNMENT

A motion was made by Ms. Coleman and seconded by Mr. Segraves to adjourn the meeting at 11:42 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,


Brittain Damgard, Chair