

PLANNING, ZONING & BUILDING DEPARTMENT

**WHAT DOES LANDMARK DESIGNATION REALLY MEAN?**

1. Landmark designation does not prohibit an owner from altering his or her structure. It simply provides a method by which proposals for change and restoration can be reviewed by the LPC to determine their appropriateness as related to the architectural integrity of the structure.
2. Landmark designation does not prevent additions or the removal of nonconforming previous alterations to the structure. In fact, most Landmarks in Palm Beach have been altered over time, allowing for family growth and individual needs. Many of these alterations were sensitive to the historic fabric of the structure, were designed by well known architects, and have become significant in their own right. Therefore, additions and alterations to a Landmark property are not forbidden.
3. Landmark designation protects properties from deterioration caused by neglect. A process is outlined in the Historic Preservation Ordinance that allows the LPC to notify owners of preliminary findings of neglect when appropriate, and gives the owner of record thirty days to commence work rectifying the evidence of neglect. If the owner does not begin work or agree with the preliminary findings of the LPC, he/she has an opportunity to present their arguments against such action at a regularly scheduled public hearing of the Landmarks Preservation Commission. If it is determined that the property owner is still in violation, the Town Council can order that repairs be made with the assistance of Town appropriated funds and put a lien on the property until repair costs are recovered.
4. A Landmark property cannot be demolished, except when approval has been granted by the LPC and ratified by the Town Council.
5. Becoming a Landmark of the Town of Palm Beach does not add another level of bureaucracy to repairs, building permits or restoration of the site. In Palm Beach all building projects are subject to review and under the jurisdiction of either the Architectural Review Commission (ARCOM) or the Landmarks Preservation Commission.
6. Becoming a Landmark of the Town of Palm Beach allows the property owner to take advantage of certain Tax Abatements for restoration, renovation or rehabilitation of their historic properties. These abatements are conveyed through a covenant that accompanies the deed to the property, and may be transferred to future owners during the ten years of the abatement period. The review process for this program is more stringent than that of a regular review. All properties under this program must have interior as well as exterior work reviewed and be consistent with the Secretary of the Interior Standards for Historic Preservation. All projects of this type must be announced before any work begins so that the LPC may review them as Tax Abatement projects.

How Many Landmarks are currently protected in the Town of Palm Beach?

At the present time 246 Landmarked properties, sites and vistas are protected under the Historic Preservation Ordinance of the Town of Palm Beach.