



COA-23-041
177 Queens Lane
Palm Beach FL 33480

September 21, 2023

Letter of Intent – Renovations to a Landmarked House
25 Middle Road Palm Beach FL 33480

We are submitting this letter of intent with the accompanying drawings for consideration at The Landmarks Preservation Commission for alterations to an existing two story house. The project is located at 25 Middle Road designed by Harold Martin. The house has had several renovations and improvements by the owner over the last 20 years.

We intend to expand the current second floor covered balcony. The first floor loggia will be extended and enclosed. The foot print is expanded by a total of 86 square feet. The intent of the project is to preserve, protect and reuse all existing wood paneling, balcony details, railings, and balusters. The completed design will add a full bay to the second floor balcony and first floor covered loggia. The loggia will be enclosed and glass will be added between the columns to preserve the look of the original architecture.

A) LANDMARKS PRESERVATION COMISSION

We are submitting the proposed application on behalf of our clients, Mr. & Mrs. John Preston. The design has been thoughtfully considered to be in harmony with the surrounding properties. The proposed scope of work is intended to preserve the character, use, materials, and design of the original home. The intent is to preserve the design and character of the existing home by visually making very little visual change to the existing structure.

The home was designated as a Landmarked structure on January 18, 1991. The home was built in 1924 in the Spanish or Baroque style and designed by architect Harold H. Martin. It was described in the designation report as “one of the finest examples of symmetrical Spanish composition in Palm Beach”

The records do not provide for any documents or images related to the area of proposed work. It appears that several modifications and repairs were done at the existing balcony and loggia. Columns have been replaced, there are new copper drip edges, a new ipe deck, and various areas of repair.



The intent of the project is to save and reuse as much as we can of the existing material. We will proceed with panel removal to determine existing structural systems. The intention would be to preserve as much of the structure as possible and add a single bay. However, until we know what is behind the decorative layers, we will not know the systems, structure, or any potential unknowns. Rather than come back to the town and staff with a request for additional demolition, we are providing our intent to preserve with the caveat that more may be needed. We do not want to slow down the project with further approvals if not needed.

B) SPECIAL EXCEPTION 134-229

The project does not request any special exceptions.

C) SITE PLAN REVIEW APPROVAL 134-329

The project does not require approval review by town council

D) VARIANCES 134-201

The proposed project does not request any variances.