

Historically Significant Building Designation Form

177 Queens Lane



Historic Conservation District:	North Beach Conservation District
Address:	177 Queens Lane, Palm Beach, Florida
Date of Construction:	1945-1946
Current Owner:	Karen E. Parsons Trust
Architect:	Henry Harding
Builder:	Arnold Construction Company
Present Use:	Residential
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-03-12-000-0031
Current Legal Description:	Palm Beach Shores–Palm Beach West 100 Feet of Lot 3

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below are criteria that relate to this property and the justification for designation:

(1) “Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.”

Construction of the residence at 177 Queens Lane began at the very end of 1945, just as World War II concluded and Palm Beach’s second boom time era was beginning. Following World War II, Florida had explosive economic and demographic growth and the lifting of wartime restrictions coupled with an increasing supply of materials accelerated Florida’s post-World War II economy with new construction. Palm Beach’s north end received a surge in single-family residential development and 177 Queens Lane was part of this significant development. Many houses on Queens Lane, like this residence, were built by Arnold Construction Company as speculative houses. Arnold Construction Company commissioned prominent local architects to design many of these speculative ventures and Queens Lane has houses designed by many of the best Palm Beach architects including John Volk, Howard Major, Maurice Fatio, Henry Harding and Howard Chilton. These houses were built on a more modest scale than most of their earlier designs, demonstrating how architects could adapt to the changing times. 177 Queens Lane reflects the broad economic and social history of the Town of Palm Beach as it was developed at the very beginning of the Town’s second building boom and the design, size and scale of this Harding designed residence at helps to maintain the character of the North Beach Conservation District.

(3) “Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.”

The residence at 177 Queens Lane is a very good example of the Monterey Revival style of architecture designed by prominent architect Henry Harding in 1945. The Monterey Revival style originated in California and was especially popular in the United States between 1930 and 1950. It was a fusion of revival styles including Spanish Colonial, Colonial Revival and French Creole design details. The result was designs that were two-story residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. Decorative detailing of Monterey residences is often confined to the balcony railing, which are typically styled in wood or iron. Early examples of the Monterey style tend to feature more Spanish detailing, while those constructed after 1940 typically emphasized Colonial details. During the 1930s and 1940s, many notable Palm Beach architects including Henry Harding, Gustav Maass, John Volk, Maurice Fatio, Marion Sims Wyeth, Howard Chilton and Belford Shoumate designed houses in the Monterey Revival style.