



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**  
PZ&B Staff Memorandum: Landmarks Preservation Commission

TO: LPC Chairperson and Members

FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B

SUBJECT: HSB-22-015 177 QUEENS LANE

MEETING: NOVEMBER 16, 2022

**HSB-22-015 177 QUEENS LN.** The applicants, Mr. & Mrs. Parsons, have filed an application requesting Landmarks Preservation Commission review and approval for the renovation of a Historically Significant two-story building with related landscape and hardscape improvements.

Applicant: Karen Parsons  
Professional: Caroline Forrest, MHK Architecture | Environment Design Group

**HISTORY:**

The property located at 177 Queens Lane was designed by architect Henry Harding and was constructed between 1945-1946 by the Arnold Construction Company. Palm Beach's north end experienced a surge of single-family residential development immediately following World War II and 177 Queens Lane was part of this significant development period. Many houses on Queens Lane, like this residence, were built by Arnold Construction Company as speculative development.

The residence was designed in the Monterey Revival style, which originated in California. The style is a fusion of the revival styles popular at the time, including Spanish Colonial, Colonial Revival, and French Creole. These residences typically feature a two-story design with the primary identifying feature being a second floor cantilevered open-air balcony covered by the building's principal roof. 177 Queens Lane was designed as a Historically Significant Building in August 2021 at the request of the current owner.

**THE PROJECT:**

The applicant has submitted plans, entitled "Renovations to the Property at 177 Queens Lane", prepared by **MHK Architecture & Planning**, dated September 26, 2022.

The following is the scope of work for the Project:

- Complete renovation of the existing Historically Significant building
- Site wide landscape and hardscape improvements

Site Data			
Zoning District	R-B	Lot Size (SF)	10,552 SF

<b>Future Land Use</b>	SINGLE-FAMILY	<b>Exist Fin. Floor Elevation</b> <b>Prop. Fin. Floor Elevation</b>	5.20' NAVD 5.20' NAVD
<b>C-O-R</b>	3.88' NAVD	<b>Flood Zone</b>	AE 6
<b>Year of Construction:</b>	1946	<b>Architect/Builder:</b>	Henry Harding
<b>Project</b>			
<b>Front Yard Open Space</b> 40% (980 SF)	Existing: 53.6% (1,972 SF) Proposed: 91% (2,240 SF)	<b>Landscape Open Space</b> 45% (4,747 SF)	Existing: 30% (3,269 SF) Proposed: 53% (5,620 SF)
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	110 El Pueblo Way   Two-story residence / R-B		
<b>South</b>	1102 N Ocean Blvd   Two-story residence / R-B		
<b>East</b>	1139 N Ocean Blvd   Two Story Residence / R-B		
<b>West</b>	201 Queens Lane   Two Story Residence / R-B		

### **STAFF ANALYSIS**

As a HSB project, the proposed changes shall meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and 54-123 of the Landmark Preservation Ordinance. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

The applicants are proposing a complete rehabilitation of the existing two-story residence with site-wide landscape and hardscape improvements. The property has undergone alterations over time, including a substantial single-story rear addition. Façade alterations include fenestration modifications (removal, relocation, and adjustment to existing window and door openings), window replacement with new double-hung and casement windows, door replacement with new French doors and the installation of a new glazed front entry door with sidelight surrounds, and the replacement of the existing roof with a new grey flat concrete tile roof. The residence is proposed to be painted white with back shutters.

There are also significant improvements requested for the property's landscape plan, including the removal of extensive amounts of paving in the front yard, as evident on Sheet L7.1 of the landscape plan set. The applicants are requesting to install a new decorative walkway from Queens Lane to the front door, and to install a new paver driveway off N Ocean Way. A new rectangular pool is proposed in the east yard, along with new site walls, gates, and a rear equipment yard area.

Per the submitted plans, the property maintains a finished floor elevation of 5.20' NAVD. The property sits within the boundaries of the AE6 Flood Zone, which requires finished floors to be at 7' NAVD (6' NAVD + 1' Freeboard = 7' NAVD). Should the permit value of the improvements to the structure exceed 50% of the value of the Palm Beach County Property Appraiser's improvement assessment, or that of an independent appraiser's assessment, the property will need to receive a floodplain variance from Chapter 50 of the Florida Building Code, which exempts historically designated buildings from complying with FEMA requirements. While the process has been streamlined and transferred the regulatory authority of granting the variances to the Landmarks Preservation Commission for authorization, it would require a new application and new notice.

WRB:JGM:JRH