



HSB-22-015
177 Queens Lane
Palm Beach FL 33480

September 6, 2022

Letter of Intent – Renovations to a Historically Significant Building
177 Queens Lane 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 177 Queens Lane . The proposed home consists of 5,495 sq ft of enclosed space. The house has had several alterations, enclosures, additions, and renovations over time.

We intend to renovate the existing structure with improvements to hardscape and landscape. There is no additional square footage or additions being requested. We will be replacing existing windows and doors, shutters to match existing style, new roof tile, replace the balcony railings and pickets with a style to match Henry Harding original design, hardscape and landscape. No alterations to original roof are proposed except new roof tile.

A) LANDMARKS PRESERVATION COMISSION
Article VI Historic Conservation District.

We are submitting the proposed application on behalf of our clients, Mr. & Mrs. John Parsons. The design has been thoughtfully considered to be in harmony with the surrounding properties. The architectural design, building and hardscape materials, and landscape selections are of the highest quality and in keeping with the character of the existing house.

Section 18-305

- a. The structure is located in the North Beach District
- b. The original drawings are not dated but later drawings for revisions and additions are dated 1961
- c. The criteria by which the house meets the criteria as a historically significant building are as follows.
The house is in the Monterey Style which is prominent in the area near Queens Lane, Monterey Road and Orange Grove.
All existing drawings of the existing structure from 1961 – 1967 are attributed to Belford Shoumate, a historically significant architect.



B) ARCHITECTURAL REVIEW –

The project does not require ARCOM approval.

SECTION 18-206

Not Applicable

C) SPECIAL EXCEPTION 134-229

The project does not request any special exceptions.

D) SITE PLAN REVIEW APPROVAL 134-329

The project does not require approval review by town council

E) VARIANCES 134-201

The proposed project does not request any variances.