



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

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

SUBJECT: COA-24-0003 214 BRAZILIAN AVE

MEETING: JULY 17, 2024, LPC

**COA-24-0003 214 BRAZILIAN AVE (UNIT 212).** The applicant, Jaime Torres-Cruz with Fairfax & Sammons, has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to an existing retail storefront (Unit 212) to install a new storefront window and door system.

Applicant/Professional: Jaime Torres-Cruz / Fairfax & Sammons Architects

**HISTORY:**

The subject property was built in 1925. Although the architect is unknown, the Wilcox Brothers, Inc. were the builders. The commercial building exemplifies the Mediterranean Revival architectural style. As stated in the designation report: *"The Daily News Building, located at 204 Brazilian Avenue, has been a vital part of Palm Beach since the building was constructed in 1925."*

**THE PROJECT:**

The applicant has submitted plans, entitled "214 BRAZILIAN AVENUE, SUITE 212 PALM BEACH, FLORIDA", as prepared by **Fairfax & Sammons Architects**, received by the Town on June 6, 2024.

The following is the scope of work for the Project:

- Removal of two (2) existing windows.
- Installation of a single storefront window and door system.

**STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness for Unit 212 of 214 Brazilian Avenue to create a new storefront by removing two (2) existing windows and installing a new window and door storefront system.

The storefront system will replicate the design of the other storefronts on the Brazilian Avenue façade with a centered glazed door flanked by fixed windows on each side and a three-part transom. The storefront system will utilize metal frames painted in white and clear glass with a low-E coating. The north elevation, fronting Brazilian Avenue, is characterized by a symmetrical design with three (3) central commercial units. Historically, the east and west ends of this façade featured window and door openings that differed from the central storefronts. From a historic preservation perspective, the best approach for Unit 212 would be to maintain distinction in the storefront appearance and design. However, the proposal certainly is compatible with the building and

completes the rhythm of the building on the street. The proposal maintains a subtle differentiation by being flanked by only an existing pilaster on one side.



Site Data			
Zoning District	C-TS	Future Land Use	SINGLE-FAMILY
Designation	03/11/1986	Architect/Builder:	Unknown
Lot Area	9,185.96 SF	Year of Construction	1925
Surrounding Properties / Zoning			
North	215 Brazilian Avenue and 316 South County Road / R-C & C-TS		
South	322 South County Road / C-TS		
East	Palm Beach Memorial Park and Fountain / C-TS		
West	218 Brazilian Avenue / R-C		

**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.