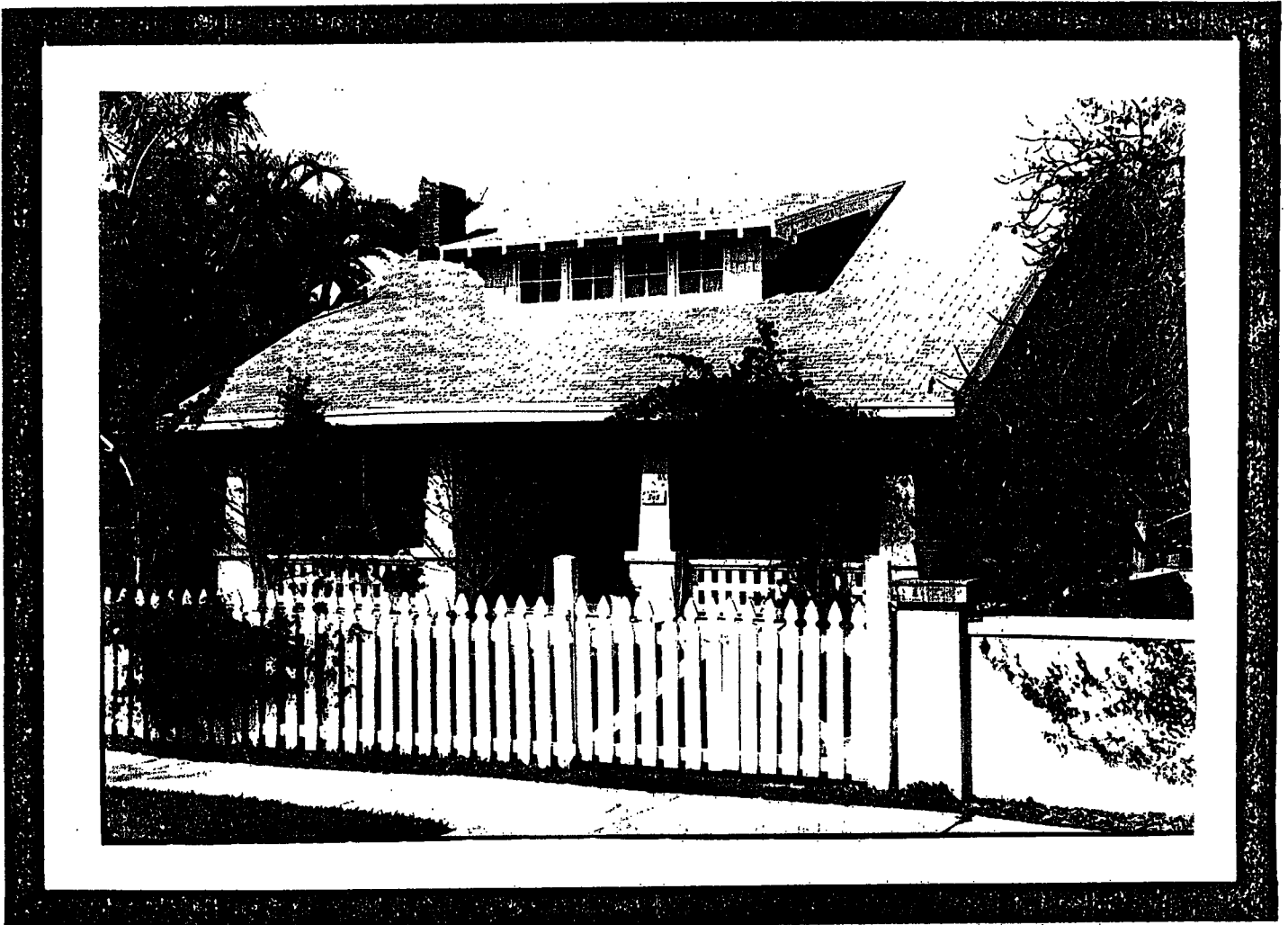
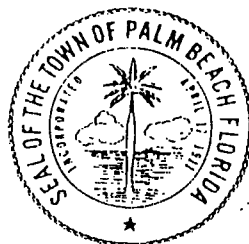


345 BRAZILIAN AVENUE



Designation Report

FRIDAY, FEBRUARY 16, 1990



LANDMARKS PRESERVATION COMMISSION
Palm Beach, Florida

DESIGNATION REPORT: 345 Brazilian Avenue

TABLE OF CONTENTS

- I. GENERAL INFORMATION
- II. LOCATION MAP
- III. ARCHITECTURAL INFORMATION
- IV. HISTORICAL INFORMATION
- V. STATEMENT OF SIGNIFICANCE
- VI. CRITERIA FOR DESIGNATION
- VII. SELECTED BIBLIOGRAPHY
- VIII. PHOTOGRAPHY

Report prepared January 1990 by Eric Egan, Intern, Preservation Foundation of Palm Beach and James Edward Sved, AIA, Preservation Consultant.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach, and James Edward Sved, AIA, Preservation Consultant.

I. General Information

Location: 345 Brazilian Avenue, Palm Beach, Florida

Date of Construction: circa 1910

Architect: Unknown

Present Owner: Merry E. Nethery

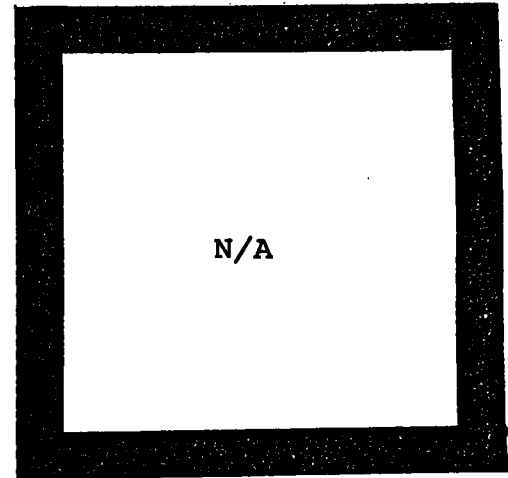
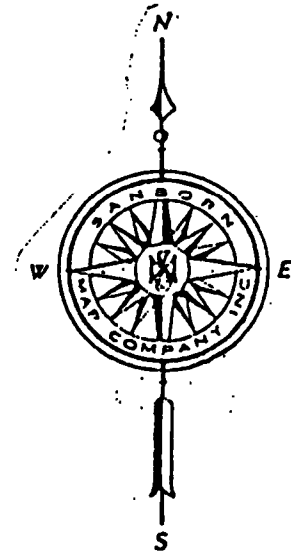
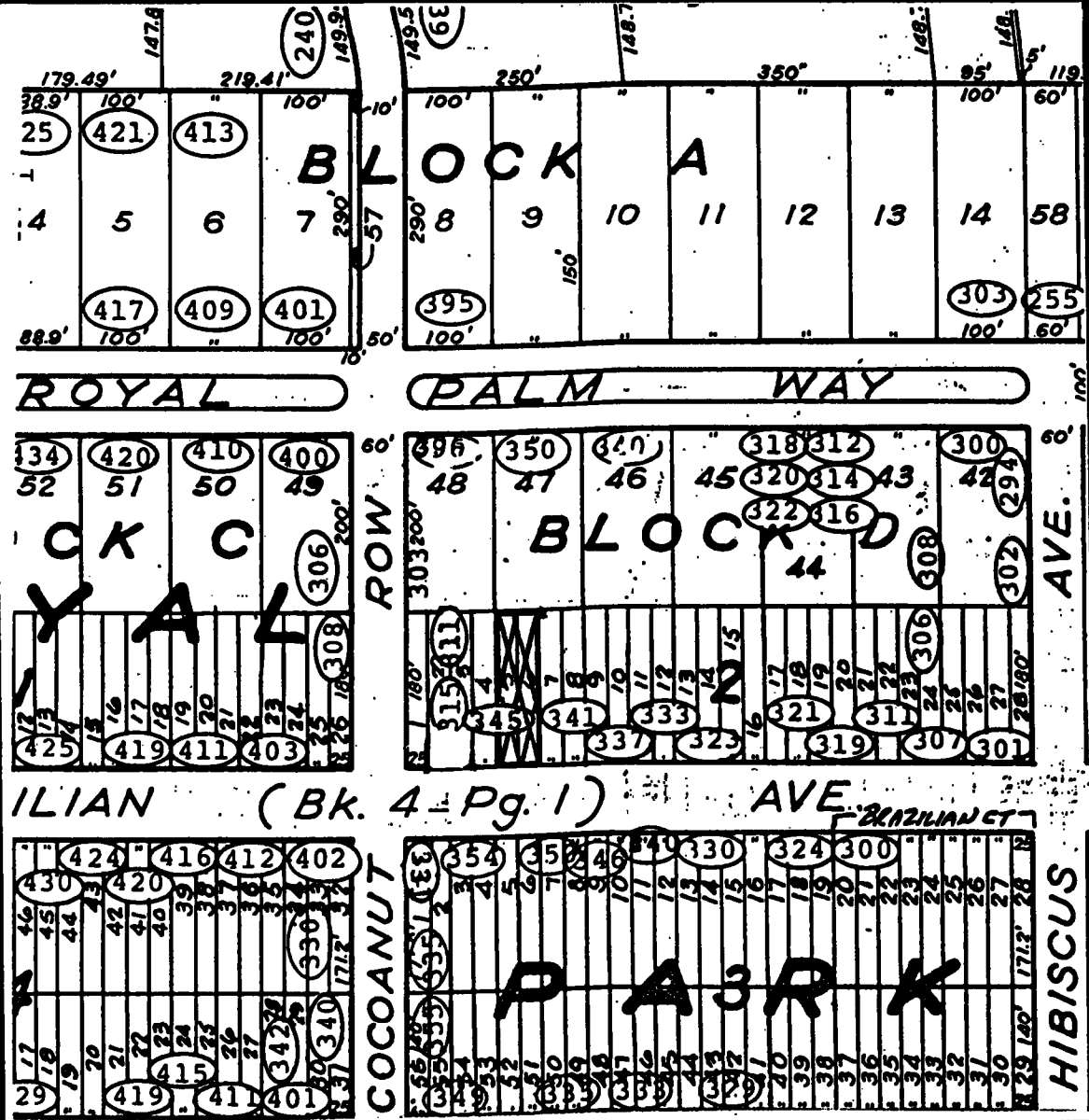
Present Zoning: R-B

Legal Description: ROYAL PARK ADD, LTS 5 & 6 BLK 2

Palm Beach County Tax Folio #: 50-43-43-23-05-002-0050

Classification in the "Historic Building Survey of Palm Beach":

"This house is about 60 or 70 years old. Good proportion and a homey quality characterize such houses, often to be found in the historic part of town. Grade: D."



LOCATION MAP 345 BRAZILIAN AVENUE

III. & IV. Architectural and Historical Information

The battered piers which support the sloping gable roof identify 345 Brazilian Avenue as an example of the Bungalow style. These modest houses typified the earliest period in Palm Beach's architectural history, before the popularity of the Mediterranean Revival style. Increasingly unusual, attention has now been drawn to the necessity of preserving these legacies of Palm Beach's past.

The wide porch spreads across the face of 345 Brazilian Avenue to provide a shaded, outdoor living area in the days before air conditioning. Today it is the house's principle design element. The extended gables of the shallow roof and the raised dormer with the extended eaves add to the visual perception of horizontality.

The exterior of 345 Brazilian Avenue is clad in wood shingles, a material popular at the time of construction, for it allows air to circulate through the house. The shingles of the street facade are appropriately whitewashed, while those on the sides are left unfinished.

345 Brazilian Avenue is appropriately scaled and well-suited to its mid-town location. The house is nearly unchanged from its original design and appears to be in excellent condition. The house still maintains its open-air porch, double-hung sash windows, and porch entrance. The addition of a picket fence along the sidewalk adds to this picturesque property.

V. Statement of Significance

345 Brazilian Avenue is a fine example of the Bungalow style or architecture in Palm Beach. This house, virtually unchanged from its original design, is representative of the earliest period in Palm Beach's architectural history. These modest houses are in danger of extinction in the face of constantly escalating land prices. The best examples of the Bungalow style, like 345 Brazilian Avenue, deserve the protection and special consideration they would be afforded if designated Town Landmarks.

VI. Criteria for Designation

Section 16-38 (a) of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation.

(a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county, or town."

Bungalow style houses are frequently found on the streets which were first developed in the teens and twenties. Although modest in comparison with the mansions for which Palm Beach is famous, these houses built by the earliest residents of the island have tremendous charm and employ high quality Craftsman details.

Despite their northern design influence, the wood shingle siding (often changed to clapboard) and ventilated attics allow the bungalow to "breathe" in the tropical Florida climate. The front porches which appear on nearly every bungalow encouraged outdoor living in the days before air conditioning.

345 Brazilian Avenue has many distinctive characteristics of the Bungalow style. The house is virtually unchanged from its original appearance and offers a look back in Palm Beach's architectural, social, and cultural history.

(c) "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 Bungalow style is a wholly American design type developed in California in the late nineteenth century. Originally conceived as a one-story version of the Queen Anne style, the Bungalow style incorporated Queen Anne, Stick, and Craftsman style influences in "a distinctively American synthesis."

Features of this style include a low pitched roof, twin double

hung windows, and exteriors of weatherboard, decorative siding, and wood shingles. The entrance will always be found on a front porch, which is supported by battered, elephantine piers in the most authentic versions. While these piers are often heavily rusticated, simpler piers are often found in Bungalow variations.

The battered piers, shallow-pitched gable roof, front porch, and wood shingle siding show 345 Brazilian Avenue to be a very pure Bungalow style house valuable for study in terms of period, style, method of construction, and craftsmanship.

VII. Selected Bibliography

Curl, Donald W. Palm Beach County: An Illustrated History,
Northridge, CA: Windsor Publications, 1986.

Fletcher, Sir Bannister A History of Architecture
Glasgow: Robert Maclehouse & Co. Ltd. 1896
(17th Edition) New York: Charles Scribner's
Son's, 1967.

Hoffstot, Barbara D. Landmark Architecture of Palm Beach
Pittsburgh: Ober Park Associates, 1980.

Kidney, Walter C. Historic Building Survey of Palm Beach
Pittsburgh: Landmarks Planning, Inc., 1981.

Palladio, Andrea The Four Books of Architecture
(Issac Ware translation)
(Adolph Pleczak, editor)
New York: Dover Publications, 1961.

Sved, James Edward "Architectural Styles" section for
Preservation Guidelines,
Preservation Foundation of Palm Beach
and Town of Palm Beach, 1990.

Additional information from the Town of Palm Beach Building
and Zoning Department records office.