



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-24-0019 345 BRAZILIAN AVE

MEETING: NOVEMBER 20, 2024, LPC

COA-24-0019 345 BRAZILIAN AVE. The property owners, Randi and Rob Valerious, have filed an application requesting a Certificate of Appropriateness for the review and approval of partial window and door replacement, new front porch flooring, exterior alterations to the accessory structure, and hardscape and landscape modifications for the Landmarked structure.

Property Owners: Randi and Rob Valerious
Professionals: Varnava Design Studio
Parker-Yannette Design Group, Inc.

HISTORY:

The bungalow-style residence was constructed circa 1910, the architect of which is unknown. The property was designated as a landmark in 1990. According to the designation report: *“345 Brazilian Avenue is a fine example of the Bungalow style of architecture in Palm Beach. This house, virtually unchanged from its original design, is representative of the earliest period in Palm Beach’s architectural history.”*

In 2003, the Landmarks Preservation Commission (LPC), approved a Certificate of Appropriateness (COA #14-2003) for roof replacement, window replacement, rear porch addition, rear second-floor dormers changes, hardscape modifications, and exterior alterations to the rear accessory structure. Additional landscape and hardscape modifications were approved by LPC in 2004 (COA #4-2004).

In 2020, roof replacement was approved administratively (L-20-00260). In 2021, new fencing and gates were approved administratively (L-21-00371).

THE PROJECT:

The applicant has submitted plans, entitled “Renovation of a Landmarked residence for Mrs. Randi & Mr. Rob Valerious”, as prepared by **Varnava Design Studio**, received by the Town on October 4, 2024.

The following is the scope of work for the Project:

- Partial window and door replacement.
- New front porch flooring.
- Exterior alterations to the accessory structure.
- Hardscape and landscape modifications.

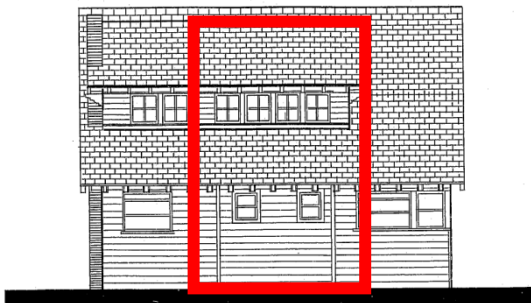
Site Data			
Zoning District	R-C	Future Land Use	MULTI-FAMILY-MODERATE DENSITY
Architect	Unknown	Year of Construction	Circa 1910
Designation	1990	Lot Size	9,000 SF
Lot Depth	180'	Lot Width	50'
Lot Coverage*	Permitted: 2,700 SF (30.0%) Existing: 2,735 SF (30.38%) Proposed: 2,735 SF (30.38%)	Awning Exception	Permitted: 270 SF (3.0%) Existing: 175 SF (1.94%) Proposed: 225 SF (2.50%)
Overall Landscape Open Space	Permitted: 4,050 SF (45% Min.) Existing: 3,692 SF (41.02%) Proposed: 3,767 SF (41.85%)	Front Yard Landscape Open Space	Permitted: 500 SF (40% Min) Existing: 681 SF (54.5%) Proposed: 659 SF (52.7%)

* Excludes awning.

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness for partial window and door replacement, new porch flooring, exterior alterations to the accessory structure, as well as hardscape and landscape modifications. Specifically, Kolbe impact wood windows and doors painted white to match existing, porch flooring proposed as Ipe wood, and a fabric awning. Most exterior changes impact non-original features constructed circa 2003. The changes are generally compatible with the architectural style of the Landmarked structure and match materials previously approved on site.

On the north elevation, the French door configuration on the first and second floors, will be changed from three (3) equal parts to pairs of doors with sidelights on each side. This area of the residence is an addition constructed post 2003.



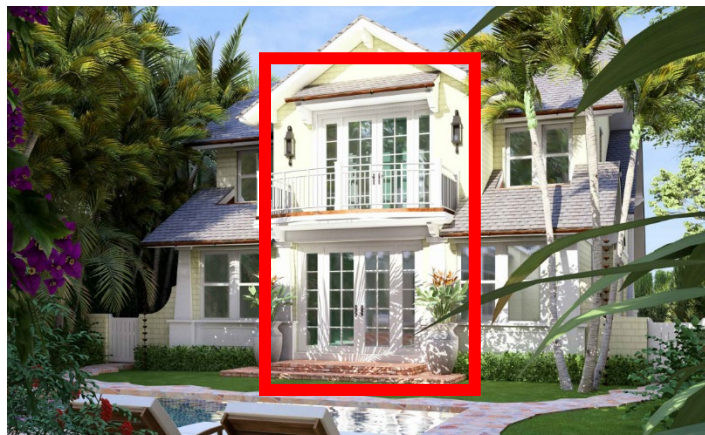
1 EXISTING REAR (NORTH) BUILDING ELEVATION
A-5 scale: 1/4" = 1'-0"

Pre 2003



2 PROPOSED REAR (NORTH) BUILDING ELEVATION
A-5 scale: 1/4" = 1'-0"

Post 2003



Current Proposal

On the east elevation, two (2) non-original window openings will be modified to accommodate smaller windows.



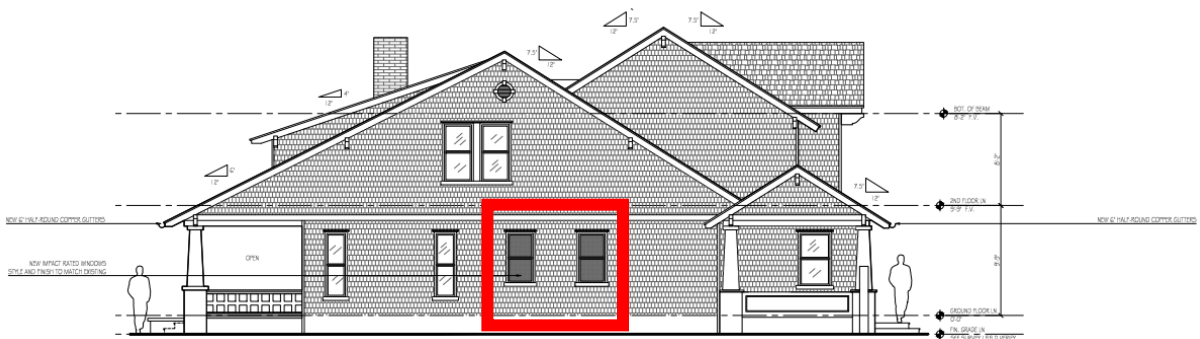
1 EXISTING EAST BUILDING ELEVATION
A-7 scale: 1/4" = 1' - 0"

Pre 2003



2 PROPOSED EAST BUILDING ELEVATION
A-7 scale: 1/4" = 1' - 0"

Post 2003



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

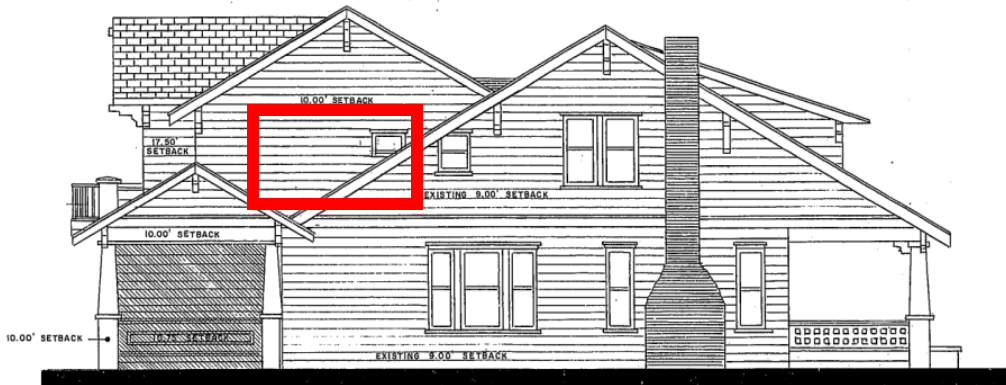
Current Proposal

On the west elevation, a window opening will be enclosed, and a new window will be added in the addition constructed post 2003.



1 EXISTING WEST BUILDING ELEVATION
scale: 1/4" = 1'-0"

Pre 2003



2 PROPOSED WEST BUILDING ELEVATION
scale: 1/4" = 1'-0"

Post 2003

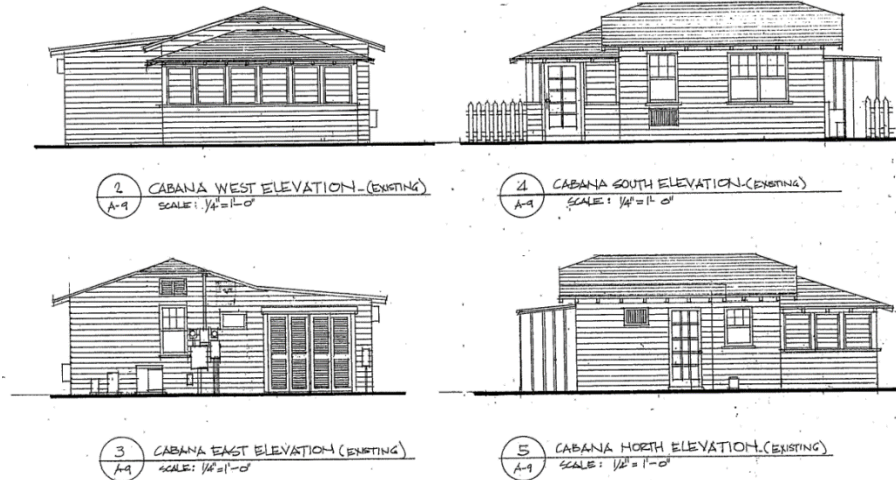


2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

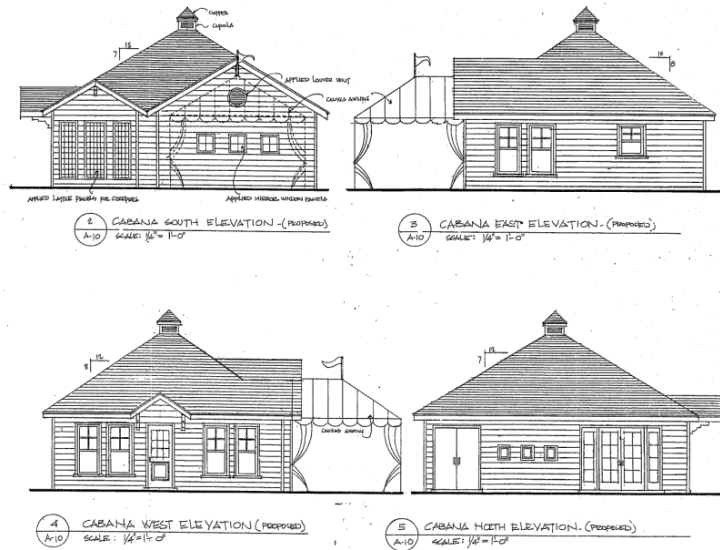
Current Proposal

The accessory structure was subject to substantial architectural changes post 2003. The proposed scope of work includes the installation of a new awning, changes to window and door locations, and relocation of the entrance on the west elevation.

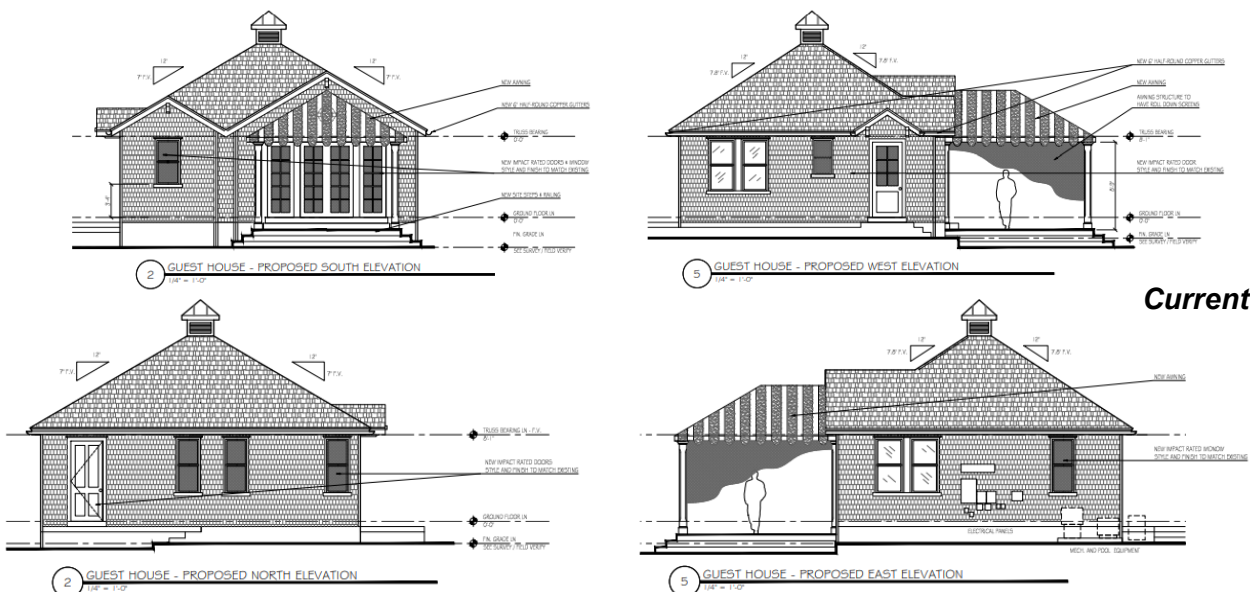
Pre 2003



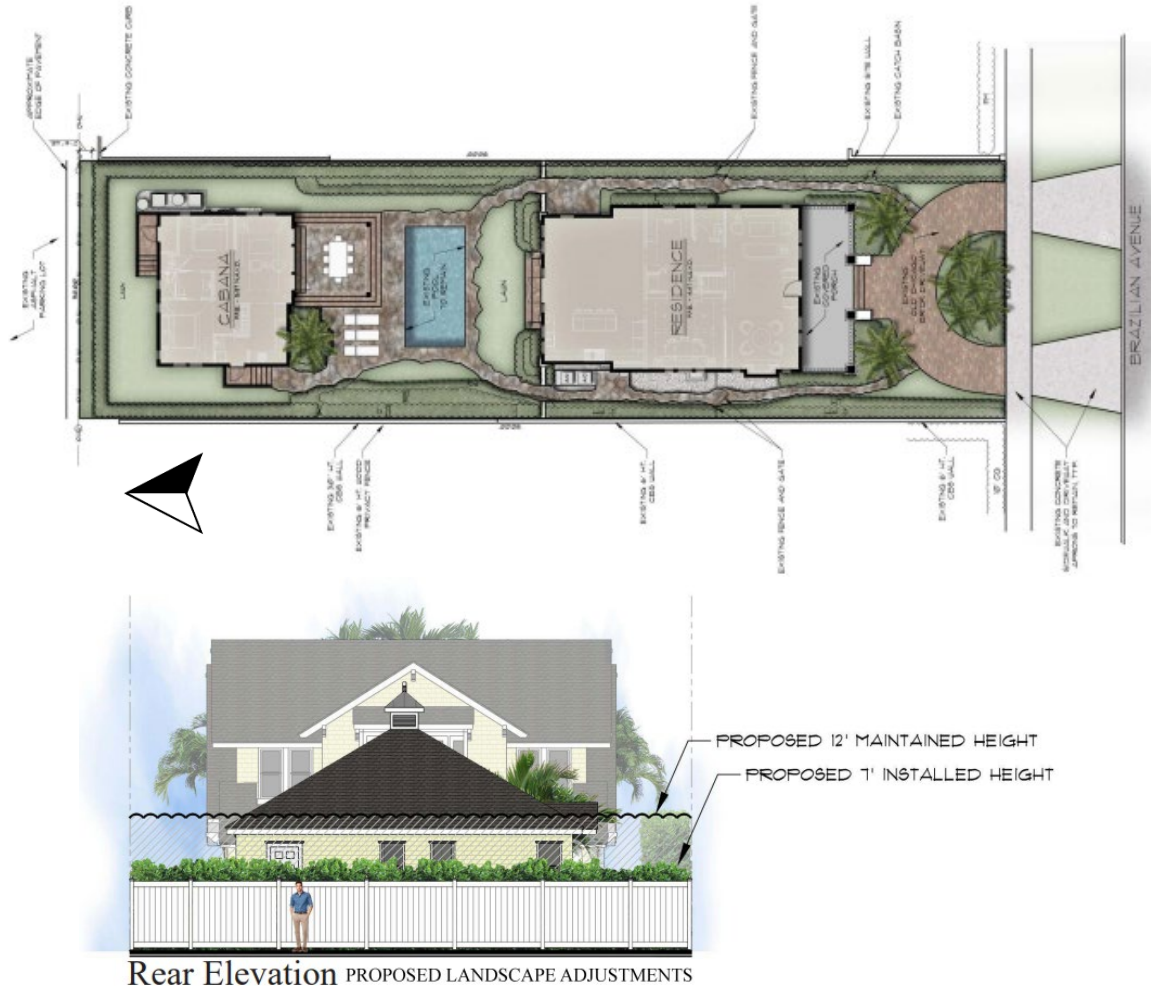
Post 2003



Current Proposal



Regarding landscape and hardscape modifications, an additional walkway is proposed on the east side of the residence. The hardscape surrounding the pool will be modified and the access to the accessory structure will be reconfigured. The hardscape surfaces will be old Chicago brick and natural flagstone. Along the rear property line, a new 6-foot-high aluminum fence is proposed. A new Christmas Palm is proposed along with a variety of shrubs and vines including Small Leaf Clusia, Garden Croton, Green Island Ficus, Liriope, Yew Podocarpus, and Mexican Bluebell.



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.

WRB: FHM: ALF