

This landmark ‘needed love’

Betsy and Will Todd lavished attention on their 1925 house at 130 Brazilian Ave., which is priced at \$16 million

ON THE MARKET

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When residents Betsy and Will Todd of New York City and New York’s Sag Harbor brought their horses to Wellington last year, they chose to buy a 1920s-era landmarked home on Brazilian Avenue.

“I used to come down to Jupiter every year to visit my grandparents,” Will says. “But Jupiter was too far away from Wellington.”

And anyway, adds Betsy, “we thought owning a home in Palm Beach would be fun.”

They had also redone their home in Sag Harbor and enjoyed the process, so, they were up to the challenge of renovating the house at 130 Brazilian Ave. Built in 1925 with Mediterranean-style architecture, the house stands on about a third of an acre, the third property west of Midtown Beach.

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“We thought we would rehabilitate it and it would be our forever house,” Betsy says. “It was fun to redo, and now we have the bug. We’ve already picked out another house to redo after this one.”

Will echoes his wife: “It needed love and we were willing to give it the love — and we are ready to do it again.”

The town designated the house a landmark in 1996, so the walls viewable from the street cannot be altered without the permission of the Landmarks Preservation Commission.

With the renovations complete, the Todds have listed the six-bedroom, six-bathroom, house — with two half baths and a guest house — through Greg Forest, an agent with Sotheby’s International Realty, Inc. It is priced at \$16 million, with the furniture available sepa-

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Betsy Todd

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rately. In all, the property offers 5,793 square feet of living space, inside and out.

One steps into the entry, foyer and stair hall and finds the living room and library to the east, while the dining room, kitchen and family room are to the west. On the second floor is the main bedroom suite as well as two guest bedroom suites, and on the third floor is another bedroom suite.

When they first saw the property, the main house was “very pretty but needed freshening up,” Betsy says.

The guest quarters above the garage, however, was in poor shape, Will explains. “The beams were so rotten,” he says, “you could put your finger through the wood.”

To help refresh the main house, the Todds turned to one of Betsy’s longtime friends — designer Kimberly Koch of Koch Design in Locust Valley, New York. They carried out major redecorating projects, painted everything white and put in new light fixtures.

“In the kitchen, we also put in the (work) island; added the crystal and china cabinets that flank the door, because there wasn’t enough storage; and added a beverage-and-wine fridge, too, so we would have a proper kitchen,” Betsy says.

Other new fittings in the kitchen are the professional-grade appliances, which include a Lacanche French oven, along with white cabinetry, marble counters and a tile backsplash. Floors were recovered in oak to match the rest of the house.

They also redid the powder room to give it a “Palm Beachy” look, Betsy says.

The living room, kitchen and family room have French doors that open to the pool and patio area. Both the living room and main bedroom have marble fireplaces.

The main bedroom suite, which opens to a roof terrace, features a custom- fitted walk-in closet and a bathroom with a freestanding soaking tub, a glass-enclosed walk-in shower and double vanities. On the third floor, the guest suite has a rooftop terrace.

The renovated guesthouse by the pool took far more work but “is now ready for the next 100 years,” Will says.

Besides making structural improvements to the support beams, crews installed impact-resistant glass windows and doors. They also refinished the Dade County pine floors.

Downstairs, the original two-car garage was reconfigured for a single car. That change provided room for carcharging stations, a gym, a half-bath and a laundry area.

Also on the first floor of the building are the reworked kitchen and breakfast nook, the living room and a bathroom. Upstairs are two bedrooms, with one opening to the roof terrace.

“Each room has a personality,” Betsy says.

Although they are looking forward to their next project, the Todds agree it will be difficult to leave their house, which is within a few blocks of shopping and dining destinations on Worth Avenue

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and South County Road.

“It’s the best location in Palm Beach,”

says Will. “I had a stroke and am not allowed to drive, so being able to walk to everything made it a great location for me.”

Adds Betsy: “When I choose everything, I love everything, which makes it hard to leave.”

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After buying the property last year, Betsy and Will Todd carried out improvements to their landmarked house built in the 1920s near the beach at 130 Brazilian Ave. The house, which has a separate guesthouse, is on the market for \$16 million. SHAWN HOOD MEDIA/COURTESY SOTHEBY'S INTERNATIONAL REALTY



A French Lacanche oven is the focal point of the reworked kitchen. The Todds added the work island during the renovation.



The Todds installed new chandeliers in the formal dining room as part of their improvements to the house. SHAWN HOOD MEDIA/COURTESY SOTHEBY'S INTERNATIONAL REALTY



With oak floors, the living room has French doors fitted with impact-resistant glass that open to the pool patio.



A doorway leads from the family room into the kitchen. SHAWN HOOD MEDIA/COURTESY SOTHEBY'S INTERNATIONAL REALTY



Viewed from the guesthouse, the two wings of the main house shelter the pool area.



The Todds installed built-in cabinetry in the library, with its fringed sofa and plantation shutters at the windows.



The curved staircase has a fanciful scrollwork metal banister.



From the second-floor landing, a set of stairs ascends to a third-level guest bedroom with a rooftop terrace.



With a marble fireplace, the primary bedroom opens to a rooftop terrace overlooking Brazilian Avenue. SHAWN HOOD MEDIA/COURTESY SOTHEBY'S INTERNATIONAL REALTY



The guesthouse has a combination living room and kitchen, with two bedrooms above.

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