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RESOLUTION NO. 07-87

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; ACCEPTING THE EVALUATION REPORTS FOR THE THALATTA PARK PROPERTY; APPROVING THE CONCEPT DESIGN FOR THE SITE AS DEVELOPED BY GURRI-MATUTE, P.A.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Palmetto Bay recently acquired the property located at 17301 Old Cutler Road to preserve the historically-significant 1926 Mediterranean home and redevelop the property into a public park; and,

WHEREAS, shortly thereafter, the Village hired the architectural flml of Gurri-Matute, P.A. to complete evaluation reports and a concept design and evaluation reports for the Thalatta Park property; and,

WHEREAS, on February 2, 2007, representatives from Gurri-Matute, P.A. made a presentation before the Council, to present the findings of the historic and structural evaluation reports and the concept design for the site; and,

and,

WHEREAS, the information presented will guide the redevelopment of the property;

WHEREAS, acceptance of the reports and particularly the concept design will allow the Village to move forward with the re-use designation for the property.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF P ALMEDO BAY, FLORIDA, AS FOU,OWS:

Section 1. The structural and evaluation reports for Thalatta Park, included herein as Exhibit 1, are hereby accepted.

Section 2.
approved.

The concept design for Thalatta Park, included as Exhibit 2, is hereby

Section 3.

This resolution shall take effect immediately upon approvaL

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PASSED and ADOPTED this 6'h day of August, 200/

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Me'zghan ader Bnge~. Flinn, J t.
Village Clerk Mayor

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APPROVED AS TO FORM:

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FINAL VOTE AT ADOPTION:
Council Member Ed Feller YES
. Council Member Paul Neidhart YES
Council Member Shelley Stanczyk YES
Vice Mayor Linda Robinson YES
Mayor Eugene P. .Flinn, Jr. YES

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PROJECT EVALUATION REPORT
Existing Structures at Village of Palmetto Bay's

THALA TT A ESTATE
PARK BY THE BA Y
(Former Connett and Haas Residences)

17301 Old Cutler Road
PALMETTO BAY, FLORIDA

Village of Palmetto Bay
8950 SW 152nd Street
Palmetto Bay, Florida 33157

Gurri Matute PA
November 17, 2006

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Why THALATTA ESTATE - PARK BY THE BAY?

THALLA T A is a Latin variation on the Greek word "thalassa", meaning "the sea". This is the name given to this property by the Connett family, original owners and builders of the now historical structures. Thus, an apt name for this park:

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The Village of Palmetto Bay's

THALA TTA ESTA TE - PARK BY THE BA Y.

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TABLE OF CONTENTS

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Project Directory

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Villa~e of Palmetto Bay

Eugene P Flinn, Jr.
Mayor

Linda roblnson
Vice-Mayor

Commissioners.
Seat 1 - Ed Feller.MD
Seat 2 - Paul Neidhart
Seat 3 - Shelley Stanczyk

Charles 0 Scurr
Village Manager

Ana M. Garcia. CPRP
Director of Community Services

Olga Cadaval
Assistant to Village Manager/ Project Manager
Village of Palmetto Bay
8959 SW 152 Street
Palmetto Bay, Florida 33157

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Tel. 305/259-1234
Fax: 305/259-1290

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Consultant Team

Gurri Matute PA
Architects
2701 Ponce de Leon Blvd
Coral Gables, Florida 33134
Phone 305/445-5611
Fax 305/445-0656

Heritage Architectural Associates
Historical Preservation Consultants
4770 Alton Road
Miami Beach, Florida 33140
Phone (305) 674-7665
Fax

EAc Consulting Inc
Civil Consultants
815 NW 57th Avenue
Suite 402
Miami, Florida 33126
Phone:
Fax

.

Douglas Wood Associates. Inc
Structural Consultants
299 Alhambra Circle
Suite 510
Coral Gables, Florida 33134
Phone 305/461-3450
Fax: 305/461-3650

Gariek Engineering Consultants
MEP Consultants
7210 SW 39th Terrace
Miami, Florida 33155
Phone: 305/266-8997
Fax 305/264-9496

Savino .~ Miller Design Studio
Landscape Architecture
4014 N Chase Ave
SUlte219
North Miami, FL 33140
Phone 305/538-9062
Fax 305/534-9062

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Architect's Project Summary

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,APPENDIX :3
UTILITY LETTERS

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Septcmber 15, 2006

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APPENDIX 4
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October 4, 2006

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rvliami, I-L 33126

Re VilLigc uf [Ja!mctto Day - Park DIl the Bay ProJcct

Dear Mr Devera

Florida City Gas has existing facilities in the limits of the above-mentioned project PCI' your request, please find enclosed your site plan showing approximate locations ofFCG facilities which consists of a 4" high pressure gas main along Old Cutler Road.

If YOll ha\iC any questions or need additic)IIal information, please contact me at (9] 2) 239-6505

.

Sincerely,

Cld\O~,-_

Craig M rv1cGalliard
M.anager - Engineering Services
Coastal Region CAGLC & FCG)

Enclosure

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APPENDIX 5
EXISITI"JG TOPOGRAPHY SURVEY

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i\PPENDIX G
FEMA FLOOD R;\TE M/\P

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;\PPENOIX 7

FIRE FLOIN REQlJIR.Ef',1ENTS

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Scction 08 - Water Supply

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In computing pressu::-e contouTS in distribuTion grids, fri ction
losses in mains ~'ill be cOffilluted by the Hazen and ~illia.ms ror-
mula. The value of the ,,(,,' factor to be used in this formula
15 100, C):cept fOT mains of 12" diameter and laTf;~r '../tH':re a. "["
-0 f 1 20 !JJ a)' be use d .

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In cases of ~xten5ions to existing syst~ms. prcssurt contours In
th:o exteiisioTl .,;ill be co:-;;puted on the basis of th~ ~ntirt S)'5t~.
in:: 1 u d 1 n g e X t ~ n 5 i 0 T, 5 . Pre s s UTe CO TJ ten.; r 5 I.' i II bee 0 mp :J :: ~ d 0 v ~ r th ~
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T c~J, u ire)), e ~. '- S 5 t c- :: e d i T: DE. (I::':: a b 0 \' e . e T' r ~ s 5 U T ~ S, P. n no t E :: ~ ~ ,
fT.';>' be sLf;stituted lor contourlnL 1:- ca.ce 0:: sn~cll systt'TLsor
[dei tic,ne cD'.'erinr: 2re25 no g:-(.~tt":, :hEn on~ squ2rc m: ~~

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l':'TC'ct pressu:-e diEcribJtior EYS:~LS ;.;iL :,e =oLsid~:-~j O::.c', ir,
5D,-211 E:,"ste.TJ5 ~..."he=-e the L:5e cf ft.o;-ag~ tl'ln.~~_s 1_5 7""ic-t ~C=):-l2c~=-all~.
reE.sitle. _.. En:, direc~ preBGL;:-e systcc El ~yjrc'-pn~:~rI:l\:::=-C: tt::1f:,
~"i_t:-: 2dequa:=e cor-:~Tol Eyst~:LJ shall be uL~d. l...ll p___L~~!1; (;"':E~~IT:[:
E.~~El~ ~lE\.YC 2. :-~se:'"\~~ Fu.r::rpin't: u~i[fOT ~~~[t_~eIlc:'~s, nr;~ &~ .l~-E.-[:~
on:: cf the p~lps s~~p::ying dome5~ic need; shE} 1 be dll!l~ -pD~"e-:-t.S
c :- s hall r; E \' e En am: i 1 i 2. ry PO;'" e r b CUT:: e . F 1. r e p y,rup 5 &: tH, II b ~
o:-ivc.n in~e:-nc.1 cOIT";bL:stior: engines ...ri:l, dUc.l ~l~ctri c driv~5
:J~:=-onE.l.

h~neTe aT, ::.ndependent, questionable water supply is a:;:;proved for
p,c;ces5ing, cooJlnbl fire p:-::,tec:tion, iTrigatioT':, 0:- oth~::.- 7IOT,-
O'~""P-~l'C U-e +-}-p r:~e liT~- Ucp-' !~~.-r -'U~"" ir:..,"r,...nd....r+- q"...~+-i n bl
, ~_,; I ~ ~ ~ _ " I L I ~ :-,;. j-' _ _ . J c.C . ~ ~ u .: ~. ~ ' " - J U L t' ~ , ~'~' , ~ -;:, .'- - o. a .
SLTP~> 5:-;;:;]] bE UT'..JTI~sta}:2t:JJ" l:jCT':t:;.n~c by w3T}',lng 0:- a dlstlnct:\'f
yelJ,~~' ce,lcT. TlleT~ sha.ll ~,e nD physicc.l c:Jnnec:-_i=:'n bet~e~;; E 52:":[
2;:rr:=-'\i'CC pCT3bJe ~'2tCT sU~Dpl:.r and c que5:iDnab1~ 5LI"pr].y ;:-,1:- c. S3TiJt;
OT ~t:::)rm se,.,'crE;:'t' system..lhich CDul::: a11o.. unsaf(' ..iEt~T' to ~'T'U'T tr
s c.. f f: ..- ate:; c: y 5 t efT' by d 1 r e c: t pre s s UTe I va c U lLT, . g =- a v it)' c, T' (I the =- ID ~ a ~

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For water distribution systems designed in accordance ~ith this
Hanual, the norma] maximwr: pressures \o,:ill g~neTally fIdJ ..'ithin the
T 2. nEe 0 f 60 t [I 7 S psi a t g r 0 u n del e vat ion; h 0 k' n' c r, P T ~ S 5 U T ~ 5 S h a I]
not exceed 100 psi. In a system uSlng fire pumps, pT~s5uTe will b!
al1~~ed to rise to 125 psifoT short p~riDd5 during t~sting or
oper2tion of th~5~ pump5; however, where the purnp cU:;\'~S indJc2.tt
B shL.::.-off head in C),ce55 or 125 psi, Fr~s5uTc n:,~j~f nil\'ts shEll
b~ in5t~lJ~d c:..tt.h~TJL1IT:FiTi[: s't2tion find set .at 110 PS2.[,.

DE.04 - FIF!.. rF>JTECTJ:J\

2. /,ctU2J :lO'r- T~qu::Tem~ri~s) s?2.:iTl6 2nd J ~atjof: c.[fiTe CTEnts 511

b::.- c' ten;,i Ji(:'J by t E "~etr()p=dl :'2;; D2Ge [c'~nry Fi:--c [1~D2TUJ;eTit cr
1~~uji:i=;2} JJTr: UC[)c.Tt~ent !-:3\:jnr jurisdic::iC)T1. Tne fCI1Jo~'=nf -;-~c
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Section D8 - ~ater Suprly

1.

Fire flows nre determined on the basis of structural
conditions and population of buildings. See Table I
be Jo\.,' for required fire flo~','s by loning classifiClltion.

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TA B LE I

REQUIRED FIRE FLOh'S BY zm\ING CUS5JFICATIOl\

EU-~1
EU- 2

TIie s}'sterr, shall dehvcT not l~ss than
500 GPH Et 20 psi res) dURJ on t...'f,c syster-,.
Each fire hydrant shall deliv~r not less
t h an .5 (I (I G P [.! .

EU-S

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F 11- 1
F i:-

Th f' 5 r 5 t err s h cil1 d C 1 i n: =- not 1 t s s t h a. r
'sc GPf~ at 20 PS) Te.sic>..l;ll OT'. Lhe 5)'S:'~':'
Each fire h)'cTc:nt sr,all d~livCT not l~ss
th2T ';0 G!='ii.

F_I- Ti-i
F U- :,
R L' - Y ~
R l!- 3

TI1C' syster: sha.:J del:v:>T no~ lese; thc:Ti
ISO C?': at 20 ~s.:i rcsldu,ll Of: th'" systcr..
Eacr. firc hy:Jyart shan deliver)lot less
th aT: 500 GP.f,j.

PU-4L
p,U- 4\)
RLi-4
HOS?1 t21s
Schools

TIit> 5,>,st2;; shall deliver not less than
2000 GPH 2t 20 psi resi"8ual on the systeFI.
Each fire hydrant shall delivcr not 1~s5
than 750 GPI.1.

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RU- 5:'"

The system shall de1iver not less than
150C CP!.) 2t 20 psi rcsidual on t.he S)'st~TT.
Each fl;f o:-Cint shall delivcr net l~S5
t.h2;: 750 CPf:.

R L:- 5

The s)'stCTTl snaJ; deliver not Jess than
2000 GPr.j at 20 psi rcsidual on the system,
Each fire hydra.nt shall dehver not less
than 750 GP~J.

BU-IA
BU-I
BLi- 2
BU-3

The systei.1 shall deliver not less than
3000 GPN at 20 psi residual on th~ system.
Each fiTC hydrant shall deliver not less
than lOOO GPH.

n:..l
I U- =
lU-3
lL!-C

The system shJJi deliver not l~ss than
300CJ CPr.j at 20 psi residual on tn~ Syst~TT.
Ead] fire hydrant shall de;i ver not l~ss
th an lODe: GPi'!.

I T~ :; t T U c: ! u ;- e 5 r r 1 i! g 5 t 3. n p e 0 T fir e 5 p T i 11 }. 1 c r s, :- 1 r ern' d r a lJ t 5 5 h a I] b f'
FTC.'lCt'O n:r mOTe th2)) 15 feer from the Si3:T~' e connertior..

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Section DB - Water Supply

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(8) Single story residential - hydrants shall be so located
that the maximLJ.I:j hose trBvel di6taDce, BE roea&ured in
streets rights-of-~8Y, will not exc~ed 500 feet to the
center of the lot or to the edge of ~he structure being
protected, and no !:Jore than 500 feet apart.

(b) J-jI1}ti-s[ory residential - hydrant spacing along a m.ain
shell not exceed 300 feet, nor shall 8 hydrant be ~ore
t h a Ii 30 D fee t fro IT: t 11 e 5 t rue t u r e be i n g pro t e c t ~ d .

(c COr:8Jerciz,l and industT)' - hydrant spacing along II maiD
shall net exceed 300 feet nor shall a hydrant be more
than 300 fee: frorr: the structure being protected.

(c) Schoels, hospitals, institutions, prisons a.nd nursing
horE's - L'..lCi hydra:1ts not IDorc than 300 feet a?Brt must
be provided to protect each structure.

b. Fire hydrant branches (from main to hydrant) shall be not less than
six inches in diameter and as short as possible with 8 maximum
peTID.lssible length of 50 feet. Each branch will be individunIly
gate valved. Except vhere intermediate hydrants may be required on
8 long block, fire hydrants shall be at street intersections and
located as sho1,.'Tl or. GenerE.l Detail G2.l, "Utility Placement Within
2 Righ::-c,f-\.,'ay".

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c. All fire hydrants shal] be of the break-a~ay design, or as approved
by tbe Fi re Dep a r tmen t havi ng juris di c tion over the a rea under
design. In commercial areas, but not in residential areas, fire
hydrants shall be protected by guard p06ts from vehicular dam3ge,
as sho1,.'Tl 0:1 Detail WS 6.2, except vhere traffic safety or lack of
clear space will not allow their installation.

1. Hydrants to be serviced by the Dade County fire DepartIDent
shall have 2 - c~ inch hose connectioDs\olith 8 ~ inch
diameter pumper connection. Threads shall be .American
Nation,;] Standard. The operating nut shall be Ns.tional
Standard l~ inch point to flat. Drains viIl not be r~quired.

2 . Fir e h y d r 8 n t s to be 8 e rv ice d by de par trn e n t sot her t h.n DB d e
County IDay require slight modifications to the requir~eDt5
l10ted above in 1.

d. Hydrants shall not be located ~ithin three feet of HOY obstruction
[;:::- i:-I front clf ent:-2,;ce \..'3Y5, and the pu:mper discharge 8h811 fsce
tilL ne.::rcs~ TOd:J-~'2'. The center of the lo'~'e5t oGrlet 6hall be not
1 E: 5 5 t II 2 " lEi 11 ::: 11 e 5 8 OJ C ". e the [, u r r 0 u n din? g r B d f: B net) Ie op e r lJ tin b
!J1J:: 511211 net tc wore tn2!l fCiU::- feet above the 6crrounding RrBoe.
k- :::Cirin('ctions .:ill ~e !Lac1c tc hydrants or hydrant lines, either fc,!
pe~aner,t or te!!:pc-rar;.' ese, except under emerge>:c)' conditions by
5recif:..c auth:::ri:;: of the Dace Count)' Fire Department.

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Section DB - Water Supply

HYDRAJ\T SPACING (Continued)

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e. Unless other.....ise approved by the County, all fire hydrants 6hBll be cDnveyed to Dade County by plat or an approved instrument of dedication; and all maintenance Bnd operation costs of fire hydrants, after acceptance of said dedication, shall be the responsibility of Dade Coun ty.

f. \o.'nere required fire hydrants lie within B private property, appro-pri8tc easements and accessibility shall be dedicated to the utility ser.'ing the property.

D8.05 - VD,L'/ES AJ<D SEEVJ [ES

a.

Valves shall be installed at intervals of not mOTe than 5,000 feet in lC~f transmission ~ains; at intervals of not more than 1300 feet in ITic.ir: distribL:!lOn loops cr feeders; and on aJl prl:i1cT:.' brar:c:hc5 conrJccted to these lines. In high value aT~aSJ valves ~i11 be installed 50 that the average length of pipe affcctej b~' " b rea) 1-1' i 11 not ex c e e don e b 10 d: 0 T 660 fee t; e Is c..,' her c, t h ~ :ength shaJ1 not exceed t~o blocks OT 1320 fee:.

Except in cases of long blocks where additional valves ~ill be requiTe3, valves shidl be installed at street int~r5ections. T>~ic~l valve locations shall be as shown on General Detail G2.J, "Uti lit:; Flacement l'1'ithin A Right-of-Way". Details 0: valve in-stallation shall be as shown on Standard Water Supply Detail h'S 1.1, "Typical Valve Setting".

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b. Air releasE and vacuum break, valves ,.,'ill be installed at prominent peah or, long supply meins only. Air valves ...:ill not i~n~rall)' be necessar\' in the grid distribution system r,.:here air accurnulations ....'111 nDTIT,ally be released through service lines, See StandaTC \','attT Sun=l:: Detail hiS 2.1, "Air Relief Valve and Vault".

c. Sen'i ces

The follo~ing suggested sizcs of water meter and taps are list~d as a guide:

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20 gallons
50 gallons

lOCi gallons
160 gallons
3CiCJ gallons
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11)11 Het~r or less
2" Meter or lr-ss
4" Heter or 1~S5
6" Heter or l~ss
6" Me.ter or le55

Heter Capacity

Hain Size

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4"

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6"
8"
12"

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G HctCT

Size Pipe fro~ Hptcr
To Euildim:

Size T3D

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H:)JTie

S/8" 2/~" or I"~ ~::)~c: Plpl'''
I" 1~" si:e 31;'''3,\'5
5/8' 1" next 51 ze
1'''' }':." 1 PT th~r
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r e :: 0, TT'cl1 end e d .

H::'TT

ADartnents 2-~ Units
Apartnents 2-20 Unlts
Civer 2C U"i::5

Structural Evaluation Report

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DOUGLAS WOOD

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& ASSOCIATES, INC. fl STRUCTURAL ENGINEERS
299 ALHAMBRA CIRCLE 0 SUITE 210
CORAL GABLES, FLORIDA 33134
(305) 461-3450 FAX: (305) 461-3650
WI/II\N DOUGLASWOOD.BIZ

Evaluation Report of Existing Structural
Systems for the Residential Buildings at Park
by the Bay, Palmetto Bay, Florida

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August 28, 2006

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EVALUATION REPORT OF EXISTING STRUCTURAL SYSTEMS FOR THE RESIDENTIAL BUILDINGS AT PARK BY THE BAY, PALMETTO BAY, FLORIDA

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AUGUST 28, 2006

I. INTRODUCTION

A General

As requested. we have conducted a preliminary evaluation of the present condition of the existing primary structur-al systems for the I'esldentlal buildlllgs at Park by the Bay Palmetto Bay. Florida

B Purpose

The pur'pose of this Irwestlgatlon was to provide a general assessment of the present condition of the existing structural systems for the two eXisting buildings at ttllS point in time This irwestlgation also lflcludes some recommerldations for possible structur-al repairs and enhancemellts This report also addresses some Issues concerning future restoration and renovation to the buildings

C

Scope

This investigation includes the primary structural systems for the existing buildings Primary structural systems Include the following

.

Roof fr'aming and sheathing,
Ceillllg framing, where the ceiling joists al-e used in lieu of collar ties for the roof rafters or where ceiling JOists provide structural support for the roof rafters and/or assist in providing lateral support for the walls,
Wood floor framing and sheathing,
Exterior masonry bearing walls and columns,
Wood stud bearing walls (interior and exterior).
Concrete slabs on ground,
Concrete and wood steps and stairs, and
Foundations

Primary structural systems do not include roofing or other waterproofing systems, doors, windows. non-bearing pariltions non-stabilizing/supporting ceiling JOiStS, decorative elements, fixtures, cabinetry and architectural finishes However where Issues related to these items rnay have been observed. they may be reported herem for the Villages Informatiorl

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Roofing, insect infestations (including termites and other wood-destroying insects), mechanical and electrical systems, environmental issues (including radon and ground contamination) and hazardous materials (including lead paint and asbestos) are not included in the scope of this structural assessment The age of the building and the observation of certain material types indicate that environmental and hazardous materials issues could be present If it has not already beer1 done, the Village should consider hiring appropriate testing laboratories to investigate and address these issues as needed

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o Methodoloqy and Limitations
Th[s Investigation was conducted by visual obser"vatlons Since these are completed buildirlgs. most of the structural members and/or their connections ccHlnot be directly observed and. at the time of this vmtlflg we did not remove eXisting finishes or other construction to gal11 visual access to existing str-uctural members Where structural members could not be directly observed, a sampling of members was observed. or observations were directed at secondary signs of structural dlstr-ess such as cr-acks. staining and defiections Also, due to the constraint of time, Investigations did not include an exhaustive member-by-member inspection Therefore, it must be expected that during future renovations and at other times, deteriorated or distressed structural components that were not observed or reported during this investigation, may be found Calculations were not performed (and adequate Information is not available at this time) to verify the adequacy of the original design and construction. and this office assumes no responsibility for the structural design or construction of this building The findings presented in this report do not imply any war-ranty on the performance or Building Code conformance of the exrsting structural systems

No construction drawings for these buildings were made available to us for this Investigation.

It must be noted that portions of these buildings are quite old and are considered to be historical The building codes (If existent at all), materials, products and practices at the times of the original construction and also of the subsequent renovations and additions vary considerably from those of today. This is particularly true for the design of wind resistance, but also for gravity loads Therefore. it should be remembered that there are many aspects of the existing structural systems, which do not conform to today's standards and codes It is usually assumed, however, that older structures have withstood the test of time and proven to be generally adequate for their intended use This Investigation IS primarily directed at determining within the limits of visual observation, the presence of significant deterioration or failure

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II. DESCRIPTION OF EXISTING STRUCTURAL SYSTEMS

A General

The primary existing residence appears to have been constructed in at least three major phases There is the original two-story residence and tower (Refer to Photographs No.'s 1 (middle ar-ea), 2 (left), 3 ar1d 4(tower)), a two-story addition at the north side (kitchen and floor above) (Photogr-aphs No.'s 1 (right. rear) and 45 (left)) and the one-story rear Flmida room addition (Refer to Photogr-aphs No's 1 (foregmund) and 2 (right, rear)). The two-story addition appears to have been an early addition. and the Florida room appears to be a later addition

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It appears that the kitchen, Florida room, the tower (third floor-I ar1cJ secor1d floor addition area above the kitchen of the nlaln residence were being renovated at the time of the Village's purchase (Refer' to Photographs No's 83 through 90,109 (background) 118 (backgrOLJild) 119. 120 and 121). No permit records for this wmk have been provided to us at the time of this writing The renovation work in these ar-eas was not completed

It IS assumed (though no records have been provided to us at the time of this writing) that both buildings were repaired and renovated to some extent after Hurricane Andrew (therefore, some time after August of 1 992)

It appears that the auxiliary building was or-lginally a garage with SOllle type of occupied space on the second floor above the garage Additions were made to the east and west sides of the original building (a one-story two-car garage to the west and a one-story three-car garage to the east) (Refer to Photographs No's 39 and 44). The original ground floor area has been converted to a small apartment The original second floor has also been made into an apartment

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B Roofs

1) Main Residence

The roof structure above the original second floor and above the southeast tower consists of wood board sheathing on conventional wood rafters (Refer to Photographs No's 64 thmugh 78) At the roof ridges (main and hip), the rafters meet at a ridge board In general each rafter IS connected to the ridge board with two to four toe nails (refer to Photographs No's 75 and (6) There are several 1 x wood pmps, Illost likely used dur-ing construction (Refer to Photographs No's 64 through 66. 70 thmugh 74 and 76 through (8).

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There are also wood ceiling joists spanning in the east-west direction (Refer to Photographs No's 64 through 68). These bear on the exterior walls and on interior partitions at the main part of the house. These joists do not align with and are not directly connected to the roof rafters (Refer to Photographs No.'s 65 through 67).

There are no access panels to the flat roofs over the additions These roofs have not, therefore. been directly observed It is believed. however, that these roofs consist of wood board or plywood sheathing on wood rafters

2)

Auxlliarv BUlldlrlq
The roofs of the auxiliary lJllldlllg are fldt There IS no access to the upper' roof, and the t'vVO car garage additlorl was not open at the time of our site Visit Therefore. these two r-oof areas could nut be observed It IS assurlled, however, that they consist of wood board or plywood sheathing over wood rafters

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The roof of the three-car garage (east side of the bUilding) is exposed to view on the inside) flere, the roof structure consists of wood board sheathing on wood rafter's (Refer to Photographs No's 17 through 32). The rafter's are generally supported on the exterior masonry bearing walls or on interior wood plates over steel bearns (Refer to Photographs No. 's 17 through 19. 21 and 30 through 32) The steel beams are in turn supported on the exterior rear wall and front concrete beams and columns (Refer to Photographs No. 's 18 22 and 32)

C Second Floor
1) Main Residence
The structure of the existing second floor is not observable at this time In most areas, it is assumed to consist of wood finish floor over wood board sheathing on wood joists The joists span typically between the exterior bearing walls and interior bearing partitions In the bathroom area, there is tile instead of wood finish and in the renovation area, a Portland cement board underlayment had been placed

The third floor in the southeast tower IS also wood-framed, but with plywood sheathing The ceiling height in this room is very low

2)

A u x Ii i a r y B_L.J.ilifu.Jg
The second floor of the auxiliary bu!ldlng consists of plywood over wood joists

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o Ground Floor
1) Main Residence
The ground floors of the main residence appear to be concrete slabs-an-ground. This could not be directly observed since the floors are covered with Cuban tile in the original sections (Refer to Photographs No.'s 81, 82, 87, 93, 95, 99, 102, 104, 106, 107, 109 (foreground) and 110) and ceramic tiles In the other sections (Refer to Photographs No's 82, 85. 86 87 (foreground), 89. 91 and 109 (background))

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2) Auxiliary Buildinq
The ground floors of the auxiliary building also appear to be concrete slabs-on-ground

E Bearinq Walls
1) Main Residerlce
The bear-ing walls of the original residence arld of the early tvvo-story addition are constructed of wood studs Although they could not be directly observed this conclusion was reached by tapping on the walls in many ar-eas This stud construction applies to both interior and exterior bearing walls Since both sides of these bearing walls are finished with plaster/stucco, it was not possible to determine the presence and type of wood sheathing. nor was it possible to determine the size and spacing of studs, nor was It possible to observe the condition of these concealed members

The exterior bearing walls of the Florida room addition are constructed of concrete block. which were observable in a couple of small areas where the interior gypsum board finish had been renloved

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The chimney walls appear to be constructed of masonry.

The stem walls below the ground floor level appear to be masonry or concrete

2) Auxiliary Buildinq
The bearing walls of the original garage bUilding appear to be masonry. probably concrete block, at the ground floor and wood studs at the second floor-

The bearing walls of the eastern one-story, three-car garage addition are constructed of concrete block (Refer to Photographs No's 27 through 29) It IS assumed, at this time, that the walls of the western garage addition are also constructed of corlcrete block

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There is a small shed on the north side of the two-car garage addition. The walls of this shed are also constructed of concrete block

F

Stairs
1) Main Residence
There is one stairway in the main residence connecting the ground floor and second floor. The structure of the stair is covered and could not be directly observed The stair is. however, apparently constructed of wood framing (Refer to Photographs No 's1 04, 110 an(114)

From the second floor to the Ullr'd floor Irl the souUleast tower, there IS a steel spiral stair (Refer to Photographs Nos 54, 57, 58 and 591

2) Auxiliar'y Building
There is an exterior concrete stair 011 the north side of the auxiliary building.

c;

Foundations
1) Main ,Residence
Except in one small area where the writer unearthed the top of the existing footing (south side of main residence), the existing foundations are bUried and not directly observable I n the area which was unearihed, it appears that the eXisting fourlcJatiorl IS a shallow concrete wall footing, probably approximately 16 to 18 inches wide

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It is assumed, at this time, that the remaining foundations are also shallow concrete wall footings

It appears that the footing for the Florida room wall addition may be a monolithic footing (I.e. thickened slab edge)

2) Auxiliary Buildinq
On the east side of the eastern garage addition, there is a small area of what appears to be the exposed top of the continuous concrete wall footing It protrudes approximately five Inches fronl the face of the wall above Therefore, it is assurned that footings fO!' this addition are 16 to 18 Inches wide. Othervvlse, the existing foundations are bLmed and are not dir'ectly observable At this tlnle. it is assumed that they are also shallow continuous corlcrete wall footings

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III.

NOTED OBSERVATIONS AND EVALUATIONS OF SPECIFIC CONDITIONS OF EXISTING PRIMARY STRUCTURAL SYSTEMS (AND SOME OTHER ITEMS AS MAY HAVE BEEN OBSERVED AND REPORTED BELOW)

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A Roof Structures
1) Main Residence
a) The observed wood board roof sheathing does not provide verifiable In-plane shear capacity for use as horizontal dlaphragnls At a minimum to meet CLJrrent Code requirements It would be necessal'Y to r'CrilOVe the existing roofing systems 31ld Install plywood sheathing

b) The observed toe nailing of the rafters to the ridge boards does not provide sufficient uplift resistance i\t a minimum, appropriate straps would need to be added

c) The sloped roof rafters and horizontal ceiling JOists (at sloped roofs) also appear to be fastened with toe nails. These connections are not adequate relative to current requirements At a minimum, appropriate connections (combinations of straps and clips) would need to be added

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d) The size and spacing of rafters is pr'obably not adequate relative to current Code requirements Additional rafters would need to be installed

e) There is some insect damage to at least one rafter in the southeast tower roof This would need to be repaired by installing a replacement rafter

f) There are some broken and some missing roof tiles (Refer to Photographs No. 's 61 through 63)

g) The cornice of the original portion of the residence appears that it may have been covered with plyvv'ood and stucco (hollow sound when tapped) The exact construction and anchorage for this area could not be observed. There ar'e no ventilation openings In this cornice, and there do not appear to be (my other provisions for ventilation The Building Code requires ventilation of attic spaces It will be necessary to add verltilation

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h) There is HVAC equipment which is supported from the rafters in the roof over the second fioor (Refer to Photograph No. 76) These rafters appear to be overstressed. Rafters may need to be added and thee existing may need to be replaced with larger rafters

21 Auxiliary Buili:iliJg
a) There is a wood-framed roof over the exterior stair As with the other roofs, the rafter connections do not appear- to be adequate relative to cUITent Building Code requirements Also, the conrlectlon of the \Nood beams at the steel post at the trarlsltlon from the horizontal to the sloped area does not appear to be adequate (Refer to Photograph No 11) The horizontal beam IS not anchored and the slope beam is notched and connected with ollly two small lag screws The connections will have to be Improved by installing combinations of straps, clips and designing an adequate connection for the steel posts

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b) The connection of the steel post described In Item a) to the stair guard wall below has only two small-diameter anchors (Refer to Photographs Nos 10 and 12) and probably IS. therefore. Inadequate An adequate connection must be analyzed and designed

c)

The roof of the shed on the north side IS Inadequate In a few respects. The rafter connection devices are Improperly oriented and Inadequate for combined loads (Refer to Photographs No. 's 13 and 16) The plate at the north side does not appear to have any anchorage (Refer to Photographs No_'s 13 and 14). The ledger at the south side of the shed is inadequately anchored with nails into the concrete block (Refer to Photographs No 's15 and 16). This roof will need to be reconstructed

d)

The roof of the eastern three-car garage addition also appears to have nlany deficiencies including Improperly used and Installed Joist hangers (Refer to Photographs No's 17 and 22), inadequately sized wood beam (Refer to Photogr-aphs Nos 17 and 22) and Inadequate anchorages (Refer to Photographs No's 19 through 71 23 through 27. 30 and 31) The \Nlde loof overhang. in pariicular results Irl high wlrld

uplift reactions which are not adequately resisted. It also appears that the steel roof beams may be undersized and/or insufficiently braced, particularly for wind uplift resistance. This roof will need to be analyzed and portions may need to be replaced and reconstructed,

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B Second Floors
1) Main Residence
All of the second floor areas In the main residence feel rather flexible under foot This is probably In general due to insufficient sIzing and spacing of the floor JOists for deflection (culrent Code limit for deflection under live load IS the span / 360) and possibly for strength

It IS possible that deterioration (rot and/or insect damage) of the joists and other framing may corltribute to this condition but the JOiSts are all covered at this time, and they could not be directly observed

The second floor structures should be strengthened by installing additional framing members

It appears that the spiral stair's to the third floor of the tower was set directly on the previously existing second floor and lag-screwed (Refer to Photographs No's 54 and 55) It IS unlikely that the previously existing floor was adequately framed for this load It is also possible that the lag screws only penetrate the finish floor and sheathing In Wlllch case the anchorages would also be inadequate.

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The unfinished bathroom on the second floor has Portland cement board underlayment with no floor finish. Of course, the floor will need to be finished (Refer to Photographs No. 's 118 and 119) Also, it does not appear that there are a sufficient number of screws anchoring the underlayment (Refer to Photograph No 119)

2) Auxiliary BUlldinq
The sheathing on the second floor of the auxiliary building IS rotted in one area (Refer to Photograph No.8) The floor joists irl this ar'ea and also towards the rllldle of the floor are also rotted There is a noticeable deformation of the floor In the midspan region and also In the rotted area of the noriheast corner It also appears that in addltiorl to the deterioratlOll. the floor JOiSts are Inadequate for deflection and probably also for strength

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The second floor of the auxiliary building needs to be largely reconstructed

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Ground Floor
1) Main Residence
The ground floor of the Florida roonl IS flush with the dining room. hail and original Florida room (Refer to Photographs No's 87, 89 and 90), but there is a srnall step down from the kitchen (Refer to Photograph No. 85) This small step is somevvhat awkward and could be a tripping hazard It appears that to create (his step the Florida room floor slopes clmvn toward the norUl end of the roorn

The floors should be leveled

2) Auxiliary Buildlnq
The ground fioor of the auxiliary bUilding appears to slope somewhat in the kitchen area of the apartnlent The reason for this slope IS not apparent

The floors should be leveled

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o Bearin~ Walls
1) Main Residence
As previously discussed, the Ulterior and exterior bearing walls of the original house and of the older additlorl appear to be constructed of wood studs. None of the wood studs nor any wall sheathing (if present) were observed since both sides of all of these walls were covered with plaster or stucco

Also, as previously stated, we assume that this residence must have undergone some level of repair and renovation after Hurricane Andrew in 1992. At this point In time, however, we do not have any records indicating what might have been done In general, it appears to this writer that most of the exterior stucco may be orlglrlal sirlce It has a sllllllar- texture and profile throughout the original house and ear-ly addition One of the exceptions to this IS around the windows which were replaced (Refer to Photographs No. S 5 through 7) This would be expected where the stucco was probably dalllaged by the rellloval of the previous wlIldovvs The interior plaster however appears that It may

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be relatively new. Therefore, if significant repairs or enhancements were done to the walls, the work was most likely done from the interior side If this is the case, then it is unlikely that significant enhancement to wall sheathing (if present) was made In general, it should be noted that to meet current Code requirements and structural engineering practices, it is somewhat difficult to design and construct a two-story, exterior wood-stud bearing wall This is particularly true due to desigrl wind forces perpendicular to the walls, parallel to the wall horizontally and parallel to the wall vertically. Therefore. we assume at this time that the existing bearing walls particularly the exterior ones are structurally inadequate relative to current Code r:Jrld practice Gerlerally speaking, to enhance older' \Nood stucJ bearing walls to meet current Code and pr-actices It vvould be necessary to completely remove the exterior stucco and wall sheathing (rf present), Install more studs and many connecting devices, Install adeq uate ply\vood v/a II sheathing and finish with metal lath and stucco

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These existlllg wood stud walls are also probably most deficient adjacent to wjde window openings (such as at the third floor of the tower (Refer to Photographs No. 's 1, 4, and 61) and at the narrow columns between wall openings (Refer to Photographs No.'s 3, 50 and 92)) There may not be room to install a sufficient amount of wood in these narrow column areas

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The concrete block bearirlg walls of the Florida room addition are also most likely deficient relative to cur'rent Code and practices. Again this IS most true adjacent to the large sliding glass door openings (Refer to Photographs No 1), where concrete block was observed It was not possible to determine by observation alone if any of the concrete block cells are grouted and reinforced. Most likely, significant reinforcement of the Florida room addition walls is necessary to meet current Code and practices

There are what appear to be sorne large previously patched horizontal cracks on the east wall of the second floor of the early addition (Refer to Photographs No's 36 through 38) This wall IS above a bearn soffit in the ceiling of the kitchen below (Refer to Photographs No's 83 through 86) It IS the writer's belief that perhaps a previous bearing wall was removed without proper shoring lmtil a beam \N3S constructed or that beam deflected due to Inadequate capacity or H1e beam dcformed under' corlstant dead load It should be assumed until further IIlvestlgatlOll of the beam

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can be conducted, that this beam is inadequate relative to current Code and practice.

2)

Auxiliary Buildinq
The exterior wood stud bearing walls for the second floor have all of the same issues as discussed for these types of walls in the mairl residence There is also a wood-framed and partially stuccoed wall at the top of the north stair. Some of the wood in this area looks like there was some sort of pass-through window here This arec:J is most definitely deficient

Similarly It is assumed that the concrete block walls of the ground floor are irladequate relative to cUllent Code and practice This IS almost certairlly true for the 8x16" concrete block columns between the garage door openings of the eastel"n addition It IS also most cerialnlv true for the long expanses of block turned sideways to create ventilation in the eastern addition (Refer to Photographs No.'s 28, 29 and 40) Obviously, there IS no veriical reinforcement in these areas

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The walls of the shed on the north side of the auxiliary building appear to have been unprofessionally constructed and without a building permit There is no tie beam at the top of the wall (Refer to Photograph No 14) and there do not appear to be any reinforced cells Also. part of the south wall of the shed (shared wall with north side of western garage addition) appears to have been unprofessionally filled In with concrete block (Refer to Photograph No.'s 15 and 16)

It must be assumed at this time that there are significant deficiencies relative to current Code and practices of In all of the bearing walls of this building

E Stairs
1) Main Residence
The main wood stair feels somewhat weak under foot We assume, therefore, that its framing IS Inadequate relative to current Code and practice It will. therefore be necessary to enhance this stair with additional franling

The likely deficiency of the support and arlchorage of the spiral stair was previously discussed

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The exterior concrete stair appears to be structurally stable at this time.

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F. Foundations
1) Main Residence
The small area of the footing which was unearihed appears to be relatively small for a two-story residence For a very long time the bUlldirlg codes in South Florida have required a minlnlunl wall footing width of 24 inches for two-story construction Althougrl calculations have not yet been performed, it is possible that a narrow, shallow wall footlrlg may not provide adequate resistance to wind uplift and/or overturnlflg parilcularly with the relatively lightweight wood stud wall constructior1 Further Investigation and analysIs relative to the footing adequacy is necessary

21 Auxiliary BUlldinq
Irlsufficient information is available at this tirne to perform any evaluation

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Non-Structural Items
1) Main Residence
There are several deficiencies and potential deficiencies of rlon-structural Items These Include

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a) VVlndows
Most of the windows are aluminum-framed slngle-hung windows. At this time, their capacities to resist wind pressures and impact are not known to the writer There are no present provisions for hurricane shutters This requires further investigation.

On the third floor of the tower, the windows are aluminum-framed sliders, and bear a fairly recent Miami-Dade County N.OA number Again thOUg~l the adequacy of the windows needs to be further investigated

The large sliding glass doors at the Florida room addition also require furiher investig8tiorl

The arc-topped window at the stair landing appears to have been unprofessionally fabricated from an older

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wood French door. We assume that this window IS inadequate and will need to be replaced

b)

Doors
The front entrance doors are relatively short. They also appear to have been unprofessionally modified The locking bolts appears to be weak (Refer to Photograph No. 103). It should be assumed that these doors are inadequate

There IS a large drop from the rear- door of the second floor to the adjacent Florida room addition roof (Refer to Photographs Nos 50 through 52)

C) Roofing
There are some missmg loose or damaged roof tiles

dl Miscellaneous
1. There are three protr-udlng ducts or pipes on the sides of the tower (Refer to Photographs Nos 4 and 51) which appear to have been stuccoed over The present or past purpose of these items is unknown

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2., It appears that an air-conditioning duct enclosure was constructed on top of the Florida room addition roof (Refer to Photographs No.'s 37 through 52). The construction and cHlchorage of this enclosur-e is unknown

3

There is an uncapped exposed conduit end below the rear, second floor door to the Florida room addition roof (Refer to Photograph No 53). This open-ended conduit may allow rain water infiltration

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The railings of both stairs appear to be relatively weak. The railing of the main stair appear to be low

5.

The eXisting elevator is certainly not intended for public use,

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There is an avvkward step up to the second floor bathroom (Refer to Photograph No 125), This step is a potential trlppirlg hazard and, of course is not ADA compliant

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The unfinished renovation work was, if permitted at all, most likely not closed out If there was a permit, it has most likely expired by the time of this writing. Therefore, it may be necessary to recreate design and obtain appropriate re-inspections, and it may be necessary to remove some of this work.

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2) Auxiliary Buildinq
a) Some of the windows In this building are older-aluminum awning and single-hung types, and are assumed to be deficient irl both wind pressure and impact resistance The east side wirldow on the second floor is missing and the 'Nail openlrlg IS olll,! partially covered with plywood and a piece of corrugated metal (Refer to Photograph No. 2~n.

One of the srnall wltldows orl the west side of the west garage addition is also missing The operllng has been filled-in on the Inside of the walls There IS also a rnissing window on the north side of the second floor. This wall opening has been enclosed with plywood on the inside These improperly enclosed wall openings need to be corrected

b) The personnel doors are old and some areas of the doors and frames are deteriorated

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c) There is no personnel door access to the western garage addition

d) The ventilation openings at the floor level of the west garage addition have been closed from the inside Such ventilation is currently a Code requirement for garages.

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IV. GENERAL ISSUES RELATING TO REPAIRS, RESTORATION AND RENOVATION

A

General Discussions

1) In general these bUlldlllgs have withstood the "test of tlflle and proven to have structural systems that are generally adequate for their intellded pur"poses Hmvever. It must be recognized that the building standards methods products and practices of the times these bu II dl ngs a rld thei r subseq uent renovations a nd ad d Itio ns were bUilt vary considerably frorn those of today It must also be recognized Hlat structural design for older historical buildings was generally performed by the architects and/or builders and based on '"rules of thurnb."" Resistance to high wind forces in older buildings IS almost always deficient relative to current standards In general this Includes inadequate fastening and anchoring of roof structures to the bearing walls, madequate bending and in-plane capacity in the exterior walls" inadequate resistance to wind uplift (and possibly overturning) throughout the structure, and inadequate protection of wall openmgs (doors and windows) All of these general deficiencies relative to present-day wind resistance design eXist In these bUildings

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Also, it must be recognized that str-uctural systems in older buildings also tend to lack adequate capacities to resist present day design gravity loads (live loads, superimposed dead loads and building material weight) and to meet present deflection criteria. Capacities of older structural systems are also most often somewhat lessened by age and by deterioration.

2)

The original buildings were constructed to be a single family residence and a detached garage with an occupied space above Additions were added to the main residence and to the garage building and the lower floor of the original garage was converted to living space Therefore, the use of these buildings has always been residential If it is Intended to use these building for any use other thall residential, the requirements of Section 807 of the Florida EXlstmg Building Code 2004 will apply This section requires that all structural systems subJcct to higher- design gravity loads be made adequate for those loads This Code

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section will require appropriate repair and enhancement to all second and third floor structures.

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Section 202 of the Florida Existing Building Code 2004 gives specific definitions of "dangerous" conditions Generally speaking, a structural member is considered "dangerous" if it is one third overstressed relative to current Code requirements for gravity loads, one half overstressed relative to current Code requirements for wind pressures or obviously severely weakened or unstable

It must be assumed that the work required for the secolld floor structures will uncover many "dangerous" conditions The total of this work then (also in conjunction with other necessary work) will, most likely lead to classification of the work as an Alteration Level 3 (Chapter 7 of the Florida Existing BUlldlflg Code, 2004) Alteration Level 3 is applied when the "work area" exceeds 50 percent of the building floor area Of course, If any additions ale proposed. they would also tend toward the application of Alteration Level 3. Alteration Level 3 requires a structural engineering evaluation and analysis of the existing structural systems If more than 30 percent of the total sum of floor and roof areas is involved in structural alteration, the building structure needs to be made to comply with current Building Code requirements If less than 30 percent of the existing floor and roof areas IS involved in structural alteration, the building structure needs to be made to comply with the Code requirements of the time they were built. For these buildings. there probably was IlO bUilding code In strict effect at the time the original portions were built. The City of Miami and City of Coral Gables had codes ill the mid-1920's, but they were probably not enforced in unincorporated County areas. Assuming that It would be reasonable to apply these Codes now, however, their requirements were for a 30 pound per square foot wind load.

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Generally speaking, we believe that more than 30 percent of the existing floor and roof areas will be involved in structural alterations Therefore, it will most likely be required that all structural systems meet current Code requirements for gravity and wind loads Even if less than 30 percent, of the structural floor and roof area is involved III structural alteration, we believe, at this point In time, that the existing structures are most likely significantly deficient relative to the 30 pounds per square foot wind load

As mentioned in prevIous sections of this report to achieve CUfTent Code compliance will require the removal of all roofing roof sheathlflg exterior wa!1 finishes and wall sheathlllg This

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will, most likely, be followed by substantial amounts of addition of structural framing, connection devices, plywood roof sheathing, plywood wall sheathing, concrete block wall reinforcing and many other repairs and enhancements. This, of course, would also require reroofing, re-stuccoing, repainting, etc. Of course, many if not most or all of the exterior doors and windows will need to be replaced Further investigation may also show that some of the foundations are inadequate This will result in additional work In the end, the building will be largely new. It should be noted that Chapter 10 (Historical Buildings) of the Florida Existing Building Code, 2004. does not allow application of lesser design loads for historical buildings (even where historical materials may be lost) It only allows for solutions which provide "equivalency" to Code-prescribed techniques and materials Therefore, very little relief from the Building Code requirements IS afforded to historical bUildings

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This level of work is often warranted for important historical buildings and we have accomplished it for buildings such as the Richmond Inn at the Charles Deering Estate, Dice House, Old Mianll High, Seybold Canal House and Sundy Feed. The Village must recognize. however, that the process is time consuming and costly. The Village will need to consider the historical irnportance of these buildings, the Village's conmlitment to their restoration, the usefulness of the restored buildings. the availability of substantial funds for construction and acceptable tirne schedules for obtaining funds and accomplishing the work

If it is determined that the Village is committed to the restoration and adaptive re-use of these buildings, it will be necessary to conduct extensive investigation of the existing structural systerns. This will include furiher research for previous permit documents and drawings at the County Building Department, removal of existing architectural finishes in many areas, soils exploration and analysis, excavations to expose footings, concrete sampling and testing, metal detection and other testing as may be deemed appropriate

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PHOTOGRAPH NO.3

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PHOTOGRAPH f'10. 22

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MEP Evaluation Report

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Gartek

Gartek Engineering Corporation ~
7210 SW 39th Terrace / Miami, Florida 33155/ (305) 266-8997 / Fax (305) 264-9496/ wwwgartek-engineeringcom

FIELD REPORT

PROJECT:
CLIENT:
OBSERVER:
PROJECT No:

City of Palmetto Bay
Gum Matute. PA
J C fJereyra, EriC Shea
2347 00

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DATE:
DAYNISIT:
TIME:
WEA THER:

08/25/06
Friday 8/18/06
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ITENT:

TillS field VISit was performed at the request of the architectural firm Gum Matute In order to evaluate the eXisting structures for code compliance, to determine the extent of work required to convert the structures from a residential application to commercial use

OBSERVATIONS:

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The field visit was performed on Aug 18, 2006 at 1000 am The site CCJrlSISts of tvvo separate structures and a swirnmlflg pool area

Mechanical

The malrl structure (house) IS two stories tall Wltrl a srnall loft type ohservatlon area on the UlIfd floor The air conditioning for the house IS provided by two, 5 ton OX spilt system Trane air conditioning units, manufactured in October of 2002 One air Ilandllng unIt (AHU) IS located on the first floor Ir1 a utility closet (also housing the water heater), and the second AHU is located Ifl the ceiling space of the second floor (this unit was inaccessible at the time of the VISit)

Due to the occuparlcy change of the building both units would have to be replaced ane! a heat IOCJd calculation \vill h(]ve to be performed once a revised floor plan design has been COlllplptecJ III order to select flew Ufllts to serve the lJlJlleJmg Ifl ItS new irlter1CJed use

The second structure on this property COIISIStS of (] tvvo car g::Jrage CJ tvvo

t\vo UI1Il

apartment Jlld a Ulree car garage 80U1 sets of garages au" IlJtulallv ventilated throuq!1

perfcJlated blocK wails The t,vo (]Oartlllellts are
condltfCJfllrlg LJlllt with tllP f\HU located Oil thE'? first floor

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Gartek

th
August25 ,2006
FIELD REPORT
Re City of Palmetto Bay

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Due to the occupancy change of this building, the unit would have to be replaced, and a heat load calculation will have to be performed once? a revised floor plan desigrl has been conlpleted, in order to select new urllts to serve the building In Its ne'vv Ifltended use It is also recommended that ttle perforC3((:?d bloc:k walls be sealed. arld (] forced all' mechanical ventllatiorl system be Installed for both garages. In order to mlfllmlze IIlsect/roderlt Irltr'uslon and to seal the building from the elem(:nts

Electrical

We have performed eHl e\3lu3tlorl of the electrical system of this facl!lty For the purpose of identifYing electrical pallels and selVlces, Cartek selected the deslgnatlyn Indicated on tillS report The numenclature shown does not necessarily reflect any particular order 0r location

This facility consists of a malrl huuse, a guest house and a 3-car garage The 3-car garage IS attached to the malrl house by a conllecflng cOrridor with a roof

The facility has tvvo electrical ser-vicps Service #1 located at the guest Ilouse is an overhead 200 A 120/240V, slllgle phase 3 wire Service #1 feeds eXisting Panel A

.

Service #2 IS an overhead 450 A 120/240V. single pllase, 3 wire located III the connecting cOrridor between the 3-car garage and the main house This lateral consists of tvyo service breakers A 2P 175 A enclosed circuit breaker which feeds Panel B. and a 2P 200A enclosed circuit breaker feeds
I
PanelC

Thoro eXists a load gutter adjacent to the 2P 200A CircUit breaker which has been used to route ne'<'" branch CIrCUits to what appears to be the maill house plectrlcal distribution system, and consisting of (10.1;<, conclults T~lIS gutter IS servpcJ l)y Circuits from both Panel B and Panel C

The electrical instailatlorl appears to have lJeell lecentlv upgraded VIsible equlpmellt seems to be III good condition The condition of the IIlternai vmlng wlthlll the main house and guest Ilouse C3nllot be determined wlthuut additional investigation which call be better performed by a licensed electrlclall but glvell that all Circuits arc provided flev\! from the eXisting gutter 111 Ule connecting cOrridor one can deduce tllat for. at least. tillS portion of tile electrical dlstrllJutlDr1 system tile electrical '::uulcJ have eIIlTllnat,::;d potential bad wiring conditions

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Gartek

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August 25th, 2006
FIELD REPORT
Re City of Palmetto Bay

Relevant Items to be considered for the proposed renovation

1. Trle prcsent use of Ule facility has been for single family reSidential use It IS our understanding that the City Interlds to cflange that to Business use This will affect the

[)i3ilCll circuit cOllcLJCtur sizes

replacement of all #14 ,A.\VC; CUfl!.Juctors

to #12 /\VJG ar1d the out uf c111 156, C 13 to 2U/\ C B. some de/Ices mer,' r1fceJ replacement as well Also as Irldlcated III the HVAC porilon of the report the electr iCCii system will be affected by the new HV/\C lead

.

2 The facility presently exhibits two separate elpctrlcal services This IS only allowed by thp NEC under very specific conditions -large electrical load. I@rge facility, different voltage requlrernents - none of whictl the present facility appears to meet Under special conditions, Hie Authority Having Jurisdiction (AH.J) may waite that requirement It is our recommendation. however, that part of the renovation process Include conversion to a single service

3

With the ploposed changes to Business Use the electrical load of the facility may Irlcrease beyond the preserlt service capacity This cannot be verified LHltil the program IS finalized It will need to be studied furttler at that time

4 The attached ptlOtographs Indicate the f'elevarlt location~ and position of the main electrical distribution equipment Gartek prepared a simple schematic layout of ttle electrical system and the relative locations of the electrical equipment within the spaces Gartek also prepared a basIc electrical riser diagram showlflg principal irlter-connectlons All drawings are attached to tillS report for easv reference

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"THALATTA" EVALUATIONREP()l{T
(For fQrnlCrHaasResidence)
/
VILLA.GE OF PALlVIETTO BA Y
PALl\1ETTO BAY~ FLORIDA

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Submitred To:

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L u rri-l\la tu le
2701 Ponce De Leon BtHlleViud
Suite 203
Cora! GLibles, FL 33134

NC:VCHiber to, 2006

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"THALATTA" EVALUATION REPORT
(For former Haas Residence)

VILLAGE OF P AL\1ETTO BAY
PALMETTO BAY, FLORIDA

.

Prepared by:

Steven A vdakov, R.A., Principal, Heritage Architectural Associates
Gordon B. Loader, Sr. Preservation Consultant, Hedtage Architectural Associates
Kathy Mast Kane, Histodan, Heritage Architectural Associates
Toni Reynolds, Director of Operations, Heritage Architectural Associates

Submitted By:

Steven A vdakov, R.A.
Principal
Heritage Architectural Associates
4770 Alton Road
l\1iami Beach, Florida 33140
305.761.3642

.

Submitted To:

Gurri-l\-latute
2701 Ponce De Leon Boulevard
Suite 203
Coral Gables, FL 33134

November] 0, 2006

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Introduction,

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STATEl\1ENT OF INTENT

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Heritage Architectural Associates was retained by Gum Matute Architects of Coral Gables, Florida to conduct an Historic Preservation Assessment of the property located in the Village of Palmetto Bay, Florida on Old Cutler Road. This report was intended to provide the Village of Palmetto Bay with the following:

1. Identify significant features that contribute to the historic character of the site, residence, and carriage house and identify non-contributing feature that detract from the historic character of the propelty.

2. Identify regulations that could effect the proposed rehabilitation and adaptive reuse of the property depcnding upon the funding source.

3. Undertake an assessment of the property in terms of code and accc\ssibility issues, including identification of current code and accessibi I ity rrovisions pertaining to Certified Historic Structures.

4. Undertake a visual survey of the exterior and interior conditions of the architectural elements of the residence and carriage house.

SITE LOCATION AND DESCRIPTION

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The property is located in the Village of Palmetto Ray in southem Miami-Dade County on a t1at and narrow parcel adjacent Biscayne Bay. The parcel is configured with its length oriented in a general east-west direction. Old Cutler Road defines the \vestem edge of the property, and serves as the main vehicular route and entrancc to the property. The northem boundary of the site is the C-l 00 drainage canal, and the site is bounded on the south by a private residence. The property is bounded on the east by Biscayne Bay.

The main structures on the site consist of a two-story residential building with a three-story tower, and a two-story Carriage House with om~-story flanking \vings. These buildings are located towards the western end of the site. Southeast of the Residence is a rectangular, in-ground swimming pool surrounded by fencing. The southern boundary of the propelty is defined by a chain-link fence from the coral rock wall east to Biscayne Bay. To the east of the Residence the site is a level open lavm, \vhich extends to Biscayne Bay with a vista that is significant.

The residential structure appears to date from the early part of the Twentieth Century. The structure is a representative example of ivfediterranean Revival style, which was prevalent in south Florida from 1917 through the 1930s. Typical stylistic elements that are evident include the use of twisted columns, arched openings, a low hip roof that is clad in clay tile, the use of a terrace and balcony, and the three-story tower located at the southeastern comer of the Residence. The main block of the Residence is t\.\"o stories in height, three bays in width, and has a one bay recessed extension at the northern end.

.

The Residence is connected to the Carriage House located to the northwest with a flat roof with sloped tile fascia similar to that of the rear tcrrace. This connection forms an open breezeway, which leads to the rear of the property.

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ACKNOWLEDGE~IENTS

Special thanks are offered to Rick A. Ferrer of the Miami-Dadc County Office of Historic Preservation for his investment of time and his expert guidance and decoding of the many Miami-area resources. Other people who assisted with this research project includc Olga Cadaval, Chief of Staff with the Villagc of Palmctto Bay, who shared what information and contacts had been gathercd prior to our work, Professor Aristides 1. t\1illas of the University of Miami \vho shared his knowledge and passion, and helped providc historic contcxt, the staff at the I-J.istorical MuseulTl of Southern Florida and Dawn Hugh in particular, who helped locate Rose Connett Richards, and Bonnie Dearborn of the Southeast Preservation Office of the Florida State Historic Preservation Of lice. Thanks also to Carlos Dunn of the Miami-Dade County Office of Historic Preservation for providing a detailed tour of the Charles Decring Estate and discussing issues associated \vith its restoration

This report is dedicated to Rose Connett Richards and George Pedersen .If., both former residents of Thalatta, wholTl Kathy Mast Kane had the good fortllne to interview. They \vere patient with her many questions and their willingness to cull from and share their personal family collections helped to vividly interpret the interesting story that Thalatta has to tell. Both are genuinely interested in learning hO\v the next chapter of the Thalatta story unfolds.

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Executive Summary

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EXECUTIVE SUMMARY

Heritage Architectural Associates was retained by Gurri Matute Architects of Coral Gables, Florida to conduct a Historic Preservation Assessment of the property located in the Village of Palmetto Bay, Florida on Old Cutler Road. This report was intended to provide the Village of Palmetto Bay with the following:

.

1. Identify significant features that contribute to the historic character of the site, Residence, and Carriage House and identify non-contributing feature that detract from the historic character of the property.

2. Identify regulations that could effect the proposed rehabilitation and adaptive reuse of the property depending upon the funding source.

3. Undertake an assessment of the property in terms of code and acce~sibility issues, including identification of current code and accessibility provisions pertaining to Certified Historic Structures.

4. Undertake a visual survey of the exterior and interior conditions of the architectural elements of the Residence and Carriage House.

General Description

The property, historically known as 'Thalatta", is located in the Village of Palmetto Bay on a flat and narrow parcel adjacent Biscayne Bay. The parcel is configured with its length oriented in a general east-west direction. Old Cutler Road defines the western edge of the property, and serves as the main vehicular route and entrance to the property. The northern boundary of the site is the C-1 00 drainage canal, and the site is bounded on the south by a private residence. The property is bounded on the east by Biscayne Bay. A pedestrian \valkway is located adjacent Old Cutler Road. A rubble-laid coral rock \vall approximately 8 feet high appears to define the western boundary of the site and contains a gateway at the southern end to provide vehicular access to the property. To the north of the gateway is an arched opening for pedestrian access to the property. Mature trees provide visual screening to the property and arc located immediately adjacent the western face of the coral rock wall. At the southern edge of the property the wall extends to the east along the southern property line to a depth that is adjacent the Residence. An asphalt drive provides vehicular access to the property adjacent the Residence and Carriage House and loops around a large banyan tree, which is one of the western site's most significant landscape features. Between the coral rock wall and the Residence the site consists of an open grass lawn.

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The main structures on the site consist of a two-story residential building and a t\VO-story Carriage House, with one-story flanking \\!ings. These buildings are located tmvards the \vestern end of the site. Southeast of the Residence is a rectangular, in-ground swimming pool surrounded by fencing. The southern boundary of the propeliy is defined by a

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chain-link fence from the coral rock wall east to Biscayne Bay. To the east of the residence the site is a level open lawn, which extends to Biscayne Bay with a vista that is significant. Two trees are located in the lawn near the pool area, but there is a stunning view to the bay from the rear terrace of the residence.

The residential stmcture appears to date from the early part of the Twentieth Century. The structure is a representative example of Mcditerranean Revival style, which was prevalent in south Florida from 1917 through the 1930s. Typical stylistic elements that are evident include the use of twisted columns, arched openings, a low hip roof that is clad in clay tile, the use of a terrace and balcony, and the three-story tower located at the southeastem comer of the residence. The main block of the Residence is two stories in height, three bays in \vidth, and had a onc bay recessed extension at the northern end. It appears that the northern bay originally hOllsed a Kitchen. The main entrance to the residence is located in the central bay. The Residence is clad in a rough trowel stucco finish. The First Floor level is slightly elevated above grade. The original outdoor terrace has been enclosed with a one-story addition with a flat roof and a parapet with a continuous sloped tilc fascia. A non-original exterior patio extcnds to the east from the enclosed terrace. The northem end of the Residence is connected to the Carriage House located to the northwest \vith a flat roof with sloped tile f~lscia similar to that of the rear terrace. This connection forms an open breezeway, which leads to the rear of the properiy.

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The residential stmcture retains the general integrity of the original plan configuration with alterations that have occurred most significantly at the Second Floor Level. The internal plan is essentially organized around a central Stair Hall that is oriented in an east-\vest axis. On the First Floor Level south of the Stair Hall is a Living Room \vith a Florida Room to the east. NOIih of the Stair Hall is a Vestibule that leads to a Dining Room to the east. To the nOIih of the Dining Room is the f0n11er Kitchen space, which has been opened at the eastern end to the enclosed terrace. Access to the rear terrace is provided from the northern end of the Florida Room and from the open eastern end of the fonner Kitchen space. The Second Floor plan configuration is essentially organized the same as the First Floor Level. The main stairs lead to a Second Floor I-Ialllanding. To the south is the Master Bedroom suite with non-original modifications at the western end, which include closet space and a Master Bath. At the eastern end of the Master Bedroom is located a Chamber with a spiral stair, which provides access to the Third Floor Level tower space. To the north of the hall are two bedrooms. At the northern end of the Northeastern Bedroom an opening provides access to a Chamber with a nOOf level that is lower than that of the Second Floor Level.

Historic Character

The historic character of the exterior of the residence is generally intact with some modifications. The original cladding is rough trowel stucco finish, which has been painted a salmon color. The windows at the First Floor Level have been modified, as the original sills were lower and the tops of the windows had flattened arches with smooth

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stucco surrounds. The original windows, which appear to have been easement, have been replaced by modem aluminum windows with divided lights. The rear terrace has been enclosed, and the sloped tile fascia appears to have been added at that time.

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In addition to the retention of the general plan configuration much of the significant interior materials and finishes have been retained. Floors in the Living Room, Florida Room, Stair Hall, Vestibule, and Dining Room are clad in omamental clay tile. The tile has been layed in an omamental manner w'ith borders and fields of altemating decorative and solid tiles. At the center of the fields are smooth finished concrete rectangular panels in the Living Room and Dining Room. Ornamental iron railings and natural finished woodwork provide a distinct character to the Stair Hall. The ceilings in the Stair Hall and the Living Room feature natural finished wood beams that extend at regularly spaced intervals in both directions of the room. The main entrance door and the door betwecn the Vestibule and the Dining Room are all the only original doors \vhich have been retained. and they have original door hardware. The Second Floor LeveJ has had more alterations to the original plan configuration and materials. A caged residential elevator has been incorporated in the Stair Hal!, with a new wood trim clement projecting from the Second Floor landing. The f\1aster Bedroom Suite including Bath and Storage has been modified substantially.

The Carriage House is located to the northwest of the Residence and is oriented in a perpendicular configuration. The structure consists of a main t\vo-story central block with a flat roof that is flanked by one-story garage additions that project from the eastern and western sides. Access to the Second Floor Level is provided by a stair adjacent to the northern fayade The Carriage House is situated at the extreme nOlthern edge of the proper1y with the rear of the building located near the canal. The one-story eastern bays consist of open garage space, \vhich is accessed from the south by large garage doors. The building is clad in a rough (rowel stucco. and has a t1at roof with sloped Llscias defined by clay tiles. The Carriage House has lost thc general integrity of its original configuration due to significant alterations. as both noors of the main two-story block of the building have been subdivided into apartments. Both apartments include numerous non-original modifications including partitions, a Bathroom, a Kitchen, and suspended ceiling systems.

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The following recommendations are provided as suggestions to improve the overall integrity of the historic character of the site, Residence, and Carriage House:

Protect and retain the viewshed to and from Thalatta, in particular, the open vista to Biscayne Bay, which is one of the site's most significant resources.

2 Provide landscape screening as requircd at the southern edge of the property from the bay to the east end of the coral rock wall to visually screen the contemporary residence under construction.

] Protect and retain the significant originallandseape elements including the mature live oak, banyan, mangrove, and other significant trees located on the site.

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Provide appropriate landscape treatment at the base of the perimeter of the Residence in order to visually soften the composition.

5 Retain significant original site elements including the coral rock wall that extends along the \vestern and southern boundaries of the property.

6 Repair and repoint the coral rock wall, gateways, gatehousc and fountain grotto, as necessary.

7 Preserve the historic decorative ironwork features.

~ Provide paving materials for vehicular and pedestrian circulation that are sympathetic to the era and style of the structures on the property.

') Preserve, at a minimum, the original "footprint" of the swimming pool.

1 () Document the historic natural and cultural landscape features and preserve or restore where possible.

11 Utilize the historic images and research for design cues for landscaping and any new construction on the site.

12

\Vhere original doors have been removed, provide new doors of the same materiaL detail, profile, and finish as per the remaining original exterior and interior doors.

13

Re-establish the vertical proportion, dimension. and profile of the original First Floor Level window openings per historic photographic documentation.

14

Provide ne\v casement windows per historic photographic documentation typical of the Mediterranean Revival style.

15

Conduct paint analysis to detennine original colors and finish treatment for exterior and interior.

16

Reestablish the one-story rear terrace as an open space with finishes and details based upon historic photographic documentation that are appropriate to the period
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and style of the Residence. Retain original detail adjacent to east entrance to Stair Hall.

17

Remove non-original floor finishes from the former Kitchen and enclosed terrace space. Refll1ish original Kitchen floor or replace with in-kind as required.
Provide new terrace flooring appropriate for Mediterranean Revival style.

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18

Retain original and significant interior finishes including tile floor, natural finished woodwork, ceiling eoffers in Hall and Living Room, original mantelpiece, wall finishes of the First Floor Level, door hardware, and light fixtures.

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19 Remove non-original non-contributing alterations to the Second Floor Level including the Master Bedroom storage and bath suite. Remove non-original light fixtures and door hardware, and finishes. Replace with new to match detail of original.

20 Reinstall doors and hardware where missmg and removed, including thc door opening between the Living Room and Florida Room, the Florida Room and the terrace, and the Dining Room and terrace.

2] Provide ncw underground electrical service. Remove all conduit fmm the cxterior LICC of the building, and provide new service in concealed chasing.

22 In order to maintain climate control in a sensitive manner, providc a new HV ^C system that does not intrude on the interior nor exterior significant spaces and elements of the building.

23 Incorporate new programming including conference space, reception space, and historic exhibit display space in a manner that respects the original plan configuration and the historic significant finishes.

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Future use required by the program of the Village can be incorporatcd within the Carriage House with the spaces modified as required to suit the program.

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Regulatory Review

If the property is locally designated as an historic property, any improvements will bc subject to review by the Miami-Dade County Office of Historic Preservation and subject to approval by the Historic Preservation Review Board. If the property is listed in the National Register of Historic Placcs, work on the property could be subject to review depending upon the funding sourees utilized for \vork on the site by the Village. Federal fLmding provided to the project would be subject to Section 106 Review, a regulatory process involving the State Historic Preservation Office and the Advisory Council on Historic I)reservation.

All work utilizing state or fedcral funds would be subject to review by the Florida State Historic Preservation Office. The reviev,I would be conducted in accordance \vilh The Secretary of the Interior's Standards for Rehabilitation, which are stalldard federal guidelines utilized to ensure that \vork undertaken is in accordance with the historic character of the property. If the building is determined to be eligible for listing, but in Ltct is not listed the same Section 106 requirements would be enforced. Thus it is not

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necessary to list the property to be subject to 106 compliance if federal funds are utilized. If fcderal funding is involved, the Davis Bacon Wage Act covers the wages used for undertaking rehabilitation work. Additionally, if work involves partial funding from the source, the work is still subject to the above referenced wage rate requirements. Private funding sources such as individual donations and foundations do not require compliance with the Secretary of the Interior's Standards nor review through the State Historic Prcscrvation Office. However, utilizing the U. S. Department of the Interior's Standards for Rehabilitation is highly recommcndcd evcn if not required.

If the property is listed in the National Register of Historic Places, provisions developed for use in historic buildings within the Florida Building Code could be utilized. Equivalency provisions in the code allow for flexibility in achieving compliance to the general intent of the code. Like\\'ise. with regards to the Americans with Disabilities Act (ADA). listing in the National Register provides flexibility in achieving compliance. The general intent in both the building code and ADA is that the general compJiance IS achieved without adverse effect upon the historic character of the structures.

Due to the aforemenlioned advantages of historic building code and accessibility criteria, listing in the National Register of Historic Places could provide the property with flexibility in code compliance. Significantly, designation could enhance funding opportunities and credibility for competitive local, slate, and federal sources as well as private foundations. Therefore, it is recommended that "Thalat1a" be 10ca1ly designated in Miami-Dade County as an historic property and also be lisled in the National Register for Historic Places.

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Code and Accessibility

^lthough the structure has been historically a residential use, the discussed program with the Village includes the possibiJity of a public use. If the use of the building is changed, the rehabilitation will have to comply with code for the revised use. Accessibility to the First Floor of the stmcture would be required with an accessible route leading from an accessible parking space. Accessible loilet room, accessible door hardware, and room signage would also bc required. Depending upon the future use of the Second Floor Level, the provision of accessibility of that level may be required. The stmcturalload of the building would need to be reviewed for compliance with the new use. Additional life safety provisions including emergency lighting, exiting, and alarm systems would be required. Sprinklering of the structure may be a desirablc way to provide compliance and flexibility in order to satisfy life safety requirements. .

Existing Conditions

A visu'al -field investigation-was conducted during numerous visits to the site from July 2006 through September 2006. Based upon this field investigation, it appears that the hui ldings are in generally sound physical condition. The highest level of priority of

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physical rehabilitation is the provision of hurricane compliance to the performancc of the building's exterior envelope. The second level of priority includes interior issues and the accommodation of programmatic requirements for the future use of the structure. It is recommended that the Carriage House is utilized to provide support space for programmatic requirements for the activities and uses to occur in thc Residence. Additionally, if new constmction would be required on the site, it should be detached from the Residence, and should correspond to the general scale and massing of the existing structures. New construction should also be contemporary in architectural character reflecting that it is of its own time, and should be clcarly distinguishable from the existing buildings.

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Recommendations

Based upon the assessmcnt of the information gathered from the pre-field and on-site research, a series of general recommendations has been developed to gO,vern the future rehabilitation and reuse of "Thalatta". Specific information re'lating to the recommendations can be found in the related sections of the repprt. Gelleral recommendations regarding the condition, rehabilitation and adaptive use of the buildings and site include the following:

1. Expand the scope of the investigation and design to include the entire property.

2. Additional pre-construction investigation should be undertaken including a lead paint and hazardous materials investigation, and termite and pest inspection.

3. Provide limited on-site parking in existing front lawn space to the west of the residence and to the east of the coral rock waiL Provide parking for large events ill the existing lot to the Ilorth if the C-IOO canal.

4. Provide an accessible route from the accessible on-site parking space to the First Floor Levels of the Residence and Carriage House.

S. Provide identification signage that relates to the scale and original building materials of the site and/or Residence.

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6. Involve design professionals experienced in working with the rehabilitation and preservation of historic building when planning and implementing any adaptive use for Thalatta. All rehabilitation work should comply with the U. S. Department of the Interior's Standards for Rehabilitation.

7. Prepare a Prcseryation Maintenance Plan for Thalatta regardless of its fllhlre use. Investment in cyclical and long-tenn maintenance of this historic complex should remain a priority and not be deferred. A maintenance plan would help establish priorities, guidelines, a schedule and a budget. A Preservation Maintenance Plan \vill enable the Village to be proactive rather than reactive with regard to maintaining the property.

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8. Explore adaptive uses that build on the interests and paSSIOns of the former owners, for example:

Horticulture - The Connetts promoted the protection of the natural landscape and orchid cultivation. Although the landscape of Thalatta has been significantly altered, efforts should be undertaken to investigate what, if any, of the landscape components rcmain from when it was nurtured in the 1920s _n 1940s. Furthermore, where practical, efforts should be made to document and reconstruct this natural setting.

Literary Arts - Virginia Connett was a published poet. Consider establishing a Poet-in-Residence Program, hosting public poetry readings, or offering poetry-writing classes.

Visual Arts - Rose Connett Richards \vas a painter and recent owner Charles Heol1anowski was a finc art collector. Consider establishing gallery space for art exhibitions or offering art classes.

History - Rose Connett Richards was a published \\Titer. researcher, and historian of south Florida history. Consider establishing a public museum for interpretation of South Dade County]ocal history. Topics of interest could include, for example, the Old Cutler Road, the town of Cutler, I3iscayne Bay, the canal system, homestcading pioneers, and the agricultural f(mndation of the area.

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9. Develop a heritage tourism plan, building on the historic and architectural significance of Thalatta as a marketable asset fUliher promoting the Village of Palmetto Bay. Thalat1a' s location on Old Cutler Road, a state scenic highway, and its close proxlInity to other attractions such as the Charles Deering Estate at Cutler and Fairchild Tropica] Gardens enhance its tourism potential.

Genera] recommendations regarding historic documentation and preservation of the buildings and site include the following:

1.

Conduct additional research to evaluate the significance of Thalatta in the context of other existing early twentieth century residences still standing within a defined geogfaphic area, such as in Palmetto Bay, along Old Cutlef Road Of in southern Dade County'. I .

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Pursue historic site designation \vith the Miami-Dade County's Office of Historic Preservation and the state registry. Listing in the county and state's historic registries may open up additional opportunities for funding the rehabilitation.

J.

Complete a PSIQ (Preliminary Site Information Questionnaire) for the Florida Division of Historical Resources; Bureau of Historic Preservation; Survey and

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Registration Section. This will provide a preliminary reading from the staff regarding the eligibility of the property for listing in the National Register of -Historic Places. Listing in the National Register may open up additional opportunities for funding the rehabilitation.

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4. Explore tools such as deed covenants and conservation easements, in addition to historic designation, to help protect Thalatta in perpetuity.

5. Nurture partnerships with the preservation community at the loeal, eounty, statc and federal levels, as caretakers of Thalatta. The Village of Palmetto I3ay is to be commendcd for their vision and investment in Thalatta, for recognizing the value in its rehabilitation and adaptive use, and for planning fora revived future for this historic property.

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METHODOLOGY

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PRE-FIELD RESEARCH

Research for this project began at, the Miami-Dade County Office of Historic Preservation. In addition to utilizing the archives from this office, research was also conducted on location at the Miami-Dade Public Library, the Historical Museum of Southern Florida, the Charles Deering Estate at Cutler, the Miami-Dade County Courthouse, the South Dade County Govenunent Center, and the Fairchild Tropical Gardens Other archives contacted include the Florida State Historic Preservation Office (Tallahassee) and the University of ivliami Otto G. Richter Library Florida Collection. Other resources utIlized inc luded the internet and oral intervie\vs with former residents of Thalatta.

This pre-field research provided the project team with historic information pertinent to the immediate site and the adjacent local community. Infonnation consisted of documents, aerial photos, maps, historic photos, and tax records. As a result of this effort, the history of the site and its context was developed and utilized as a basis for the consideration of eligibility of historic designation for the property. These efforts also served as the baseline for the existing conditions survey of the structures and site.

ON-SITE RESEARCH

Steven A vdakm. (Jordon Loader, and Kathy !\1ast Kane of Heritage Architectural Associates visited the site on multiple occasions from July 2006 through September 2006. During these visits. existing field conditions were reviewed and photographed. The on-site investigation was limited to the evaluation of visible conditions of the site, the Residence, and the Carriage House. No non-original finishes which concealed original historic finishes or structural elements were removed. No destructive or intrusive evaluation techniques of investigation were utilized, and no selective demolition was undertaken. No materials were tested for performance or their material propeliies. The scope was limited to the investigation of architectural elements only. All other building systems including but not limited to civil, structllral, mechanical, electrical, and plumbing systems were beyond the scope of this work.

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ASSESSl\IENT

Heritage Architectural Associates has prepared a \vritten assessment regarding historic architectural features and the existing conditions of architectural elements of the site, Residence, and Carriage House. This analysis includes a description of visual observation, evaluation, and supplementary graphic and photographic documentation.

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RECO 1\iffi1END A TI ONS

Based upon the assessment of the infon11ation gathered from the pre-field and on-site research, a series of reconllnendations has been developed regarding the future rehabilitation of the site, Residence, and Carriage House.

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History of Thalatta

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THALATTA
17301 Old Cutler Road

"The {First! World War created a renaissance in South Florida, and the Miami area in particular, with a new affiuent class fostering a demand for extravagant dwellings in harmony with climate and background. At the beginning, architects conceived a flamboyant style known as Florida-Mediterranean, and the boom era (~r building here resulted in a conglomerate of true and distorted Italian, Spanish and Moorish designs. Cement block, coral rock, alld stucco Oil lath, wire, and wallboard were the pre~'ailing materials; paint pots of the 1V0rld were dredged for fantastic colors. Old tile roof~' were stripped from buildings ill Cuba and Central American countries; floor and wall tiles, statuar:r and omamental urns were brought from Spain and Italy. Full grown exotic shrub.'I, palms, and other trees, many imported from the JVest Indies, trall.~formed the jIat, desolate sand and scrub land into a garden .~pot." (Federal JYriter's Project, pp. 2/ /-2/2)

Connett Famil~' Ownership

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"Thalatta:' named by the Connett family who built the house, is set on a 3 Ii acre parcel Cronting the Biscayne Bay in an area once known as Cutler. Thalatta is a Latin variation of the Greek \vord "thalassa," meaning "the sea." The property is significant as a representative rural bayfront residential complex constructed in South Dade County at the conclusion of the boom era of real estate development and into the era of depressed economy resu1ting from the devastation of the 1926 hlllTicane and later, the Great Depression. Unlike the many architect-designed homes constmcted between 192 I and 1926 during the boom time of south Florida development, the buildings that \VerT part of the Thalatta complex \,'ere largely designed and built by the owner. Alan Ford ConIlett and his hired help. Original construction dates assigned to Thalatta range between 1925 and 1930. depending on the source. The buildings in the complex were a work in progress through these years, The complex today consists of a main Residence and a Carriage House. The stucco-covered two-story Residence is a modest interpretation of the Mediterranean Revival style. Unusual to the houses of this period and style in this locale is the third story tower, a feature the owners built to take advantage of the view of the bay over the verdant natured vegetation OIlCC cO\'ering the rear of the parceL

Characteristics of the Mediterranean Revival style contributing to the architectural significance of the Residence include the red clay-tiled roof, stuccoed walls, symmetrical fa\ade, representative round-arched openings, varied window sizes with broad expanses of wall between them, doorways emphasized with pilasters, random examples of carved and cast ornament, wrought iron balconies and light fixtures and the former open terrace to the rear (where the one story east addition stands).

Significant IIltcrior characteristics include the wrought iron stair rail, decorative/tile floors and insets, ornamental manteL carved wood entry doors and moldings, round-arched openings (including \vindows, doors and built-in bookcases), faux ashlar plaster wall treatment, wood ceiling beams and decorative cast plaster brackets. Original wood multiple light window sash and wood trim are character-defining elements that were replaced following hurricane damage.

The c()ra! rock walls with assorted hand-carved insets that line the front of the parcel, the coral rock gatehouse, the fountain grot10 with sculpted face, the vehicular and pedestrian gateways off of Old Cutler Road, and the drive that circles in front of the Residence and Carriage House are

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significant cultural landscape features. Fonnerly there was a drive leading from the Residence to the bay as well. Other landscape components that are no longer extant include three fish-ponds, one west of the greenhouse, one elevated in the circle of the drive, and one in the former rear patio.

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The natural landscape of the property was also of significance historically, Not unlike others settlina into the South Florida area in the 1920s,. both Alan Ford Connett and his wife, Virginia b
Neill Connett, were avid naturalists. Mrs. Connett was keenly intercsted in maintaining the landscape of the Thalatta property in its natural state, particularly between the housc and the bay. Multiple natural systems are represented in the area, including the coastal mangrove, the upland (hammock) and the pine rockland. The Connett's daughter, Rose Connett Richards, recalls the "native stand of persimmon, bay, stoppers, and palms that blocked a vievv of the \vater from the house." She also writes of exploring the "natural jungle gym of mangroves" and the "endless tracts of pines and palmetto where we picked bouquets of purple liatris spikes in the CalL Closer to the bay, dense tracts of native trees bordered by scarlet coral bean harbored an abundance of smal! creatures." (Richards, "Life in Cutler With Mrs. Deering As a Neighbor") The area bet\veen the house and Old Cutler Road was more formally landscaped. The parcel on which Thalatta was built was originally seven acres, but later reduced to half that size after Connett ownership. The acreage historically associated with Thalatta contributes to the setting of the complex.

Virginia Neill. born in 1892. aITived in the south Florida area with her parents from Nashville Tennessee ca. 1900. Alan Connett, born in 11583, moved to the Homestead area of South Florida from Montclair, New Jersey with his mother ca. 1905-1906, Alan, who had worked with his father, a patent attorney, abandoned his education at Princeton and moved to Florida. Alan's mother, Rose Caplinger Connett. moved after her husband's death, together with hcr siblings Samuel and Ilattie, ca, 1905-1906. "Samuel and two sisters moved to south Florida in the early 1900's [sic] and settled about 25 miles southwest of Miami on the south side of Avocado Drive. Hattic Caplinger and her husband Fred Thomas settled on the east side of Richard Road, while Samuel Caplinger settled next east. Rose Caplinger and her son Alan Connett settled southwest of them on King's Higlnvay." (Bonawit, p,118) The Cap lingers were a noteworthy early pioncer family that made a significant contribution to the early settlement of south Florida.

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In 1917 Alan Connett and Virginia Neill married, The Connetts lived on 25 acres west of Homestead where their two daughters, Rose and Isabelle ("Dolly"), were born, It is believed that this house is still standing. In addition to Alan's mother, Virginia's mother and aunt also lived in this area.

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The Connetts moved to Old Cutler Road where they built Thalatta over eighty years ago. The property they acquired is in Township 55 Range 40 Section 35, in the north half of Blocks 103 and 104 of Richmonds Survey of Cutler recorded at the Miami-Dade County Recorder's Office in Plat Book B-1 7 . Tax records indicate ownership as early as 1925, Rose Connett Richards believes the reason for their move was so that Mrs. Connett could be closer to the social life of .i'v1iami, such as the concerts and shows at Bay Front Park. Upon arrival to Old Cutler Road. the Connetts lived in a long low frame house that was located to the right of the drive on the property. This building, built by Alan Connett, is no longer standing. \Vhile they lived there. the

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two-story Carriage House was built. The parents moved into the apartment above the garage (Carriage House), and the girls lived with a nanny in the frame house. The main Residence was then built, with much of the design and labor being done by Alan Connett and his hired help. One helper, Fred Clark, walked from Perrine to assist Mr. Connett. Connett and his help constructed the coral rock wall, the carved decorative insets, the carved wood doors and wood trim, the \vood ceiling beams and cast concrete brackets, the wrought iron stair rail, light fixtures, cast concrete balustrade at the rear patio, and small spider web leaded glass in the front doors. The barrel tile roof on the Connett house was salvaged from the Ponce de Leon School nearby. The Cuban tiles used in the 1100rs and as decorative insets were purchased in odd lots.

The garage (CaITiage House) served as lv1r. Connett's workshop for his many projects at Thalatta. Other outbuildings on the property included a coral rock boat house that Connett built. It once stood near the bay OIl the north side of the property. There was also a greenhouse on the propeI1y, west of the garage. where Mrs. Connett cultivated orchids and Mr. COIlnett gre\\. vegetables. Other features once on the site include a water storage tank on top or the garage, a gasoline tank underground west of the garage and a generator in the garage that was turned off in the evening. Richards remembers that \vindows needed to be kept closed due to the insects that could get through the screens and that the house got very hot 011 summer nights. There \vas no electricity or telephones at the property until the 1930s.

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The Connetts lived at Thalatta ror approximately 20 years, selling it in 1945, when Mr. Connett could no longer get help caring for the property due to \Vorld \Var II. Richards remembers the flooded living room following the 1945 hunicane. The Connetts moved to Sunset Drive for a few years and then to the French Village in Coral Gables where they lived for 18 years. After Alan died in 1955 and Virginia in 1970, the daughters moved to Long Boat Key in the Sarasota area together They later I11m.cd inland, due to the fear of hurricanes.

Virginia Neill Connett was Secretary of the Humane Society, a charter member of the Fairchild Tropical Garden and long-term member of the South Florida Garden Club. She was also a published poet and a member of the National League of American Pen \Vomen. The Connett children attended the Perrine Elementary School. Virginia and Alan CO/mett are both buried in Palm Cemetery near Naranja. Their daughter Isabelle, who died in 2006, is buried there as well. Rose Connett Richards lives in the Miami area with her daughter and son-in-law.

Thalatta is located on a parcel immediately south of the Charles Deering Estate at Cutler. Charles Deering was buying land in south Dade County by 1913. By 1916 he had started transforming the old Richmond Cottage into his winter home and by 1920 he had purchased 380 acres of bayfront property in Cutler By 1922, he had begun constructing the Stone House, and by May of 1923 his furnishings were being shipped to this locatioIl. Mr. Deering died soon after the completion of the Charles Deering Estate at Cutler in 1927. According to Richards, the Connetts did not knO\\' the Deerings prior to their move to Old Cutler Road. While living there, however, the family developed neighborly relations. with Mrs. Deering in particular. A small cluster of families that lived in this area at the same time as the Connetts included the Canneys, Bodleys, and "Stelly" Stellwagon.

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Pedersen Family Ownership

George C. and Pasqualina Pedersen purchased the property from the Connetts in ,1945 and owned it for over 30 years, until it sold out of the estate of Mrs. Pedersen after her death in 1976. George Sr. and Pasqualina Trombetta met in the tomato growing and packing business and became business partners. They married ca. 1938. They were active in local civic affairs, including the library, the Perrine Women's Club, Perrine Civic Club, the Perrine Elementary PT A, and they helped build the first Youth Center in the area. They had four children, Marietta and Martine (7/2/1939). George Christopher (12/9/1940), and Johanna (12/17/1942). Prior to moving to Old Cutler Road, the Pedersens lived near 15211(j and U. S. I in a large log house. It was due to the successful tomato-growing season of 1944-1945 that Mr. Pedersen was able to payoff his debts of four years to the fertilizer companies and purchase this property. The family moved in a iter the 1945 hUll'icane. r'vIr. Pedersen also grew potatoes for the war errort and traveled extensively during World \Var II. He had ranns in South Carolina. Maryland and Florida. Aner \Vorld \Var II, the Pedersen prOpeI1}' was the socia] center or South Dade County, according to George Pedersen Jr. George Pedersen Sr. died in 1969 and the property transferred into his wife's name. Upon Pasqualina Pedersen's death in] 976. the property was sold as pari of her estate.

Changes made to the house during the Pedersen occupation include the installation of an attic fan in the late 1940s and the installation of air conditioning in one room and an elevator in 1958 (after Mr. Pedersen had a heart attack). The \",indow openings in the third floor of the tower. now enclosed, were open when the Pedersens lived here. In addition, there were carved and painted wooden moldings surrounding the openings. Casement windows in the Carriage Housc were changed to modem aluminum windows ca. 1970.

During the Pedersen family's mvnership, the acreage of the parcel was reduced to its current 3.52-acre size and extensive vegetation was removed. Also, a modest canal was constructed ca. 1948 to aid mosquito control and provide better access to the waterfront. The carp0I1 was built ca. 1954 and garage doors have since been added, enclosing it. The pool was built ca. 1955, purportedly one of the first private pools built south of Miami. At high tide, \vater would come to within 10' of the pool. As components that have been associated with the property for over fifty years now, the carport and pool contribute to the significance of Thalatta.

There was a large chicken house west of the garage (Carriage House) on the property, possibly convetied from Connetts' f0D11er greenhouse. Near the chicken house was also a large sapadiIlo tree. The Pedersens' source of fresh water was a well approximately 8' deep at the east end of the pool. The large oak trees by the pool were the scene of weekly family gath~rings. George Pedersen Jr. recalls that therc were also mahogany trees and hundreds of coconut palms. I\1any of these palms were donated to the Homestead Air Force Base when it was constructed ca. 1958. The Pedersens would hunt on the propeI1y to the north, where the canal is today.

Canal 100 was built on the not1h side of the property ca. 1960. The legal description of the propeIiy now excludes the C-I 00 Canal right-of-way. The dredging, blasting and fiJling-in of the waterfront involved in the construction of this canal were destructive and the fresh water supply to the property was disrupted.

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More recent owners of 17301 Old Cutler Road include Charles C. Hennanowski, fanner Americable executive, from ca. 1976 to 2003 and Edward Haas from 2003 to 2004.' Changes made by Hennanowski, a fine art collector, include the addition of a large one-story living room to the rear of the house, ca. 1979, where the open terrace was located. A small building (approximately 10' X 20') was built at the west end of the pool, but it was later demolished, perhaps when the pool was extensively remodeled ca. 1987. In 1988 the Carriage House was modified and enlarged to the west.

Thalatta suffered extensive damage as a result of Hurricane Andre\\' in 1992 and subsequent ones in 2000 and 2005, most notably to the roof and original windows. The windows and interior trim were subsequently rcplaced with inferior substitutions The fa<;:ade windows of the main Residence. once extending to the ground level. have been shortened and tIle segmental arches squared ofT The date of this alteration may coincide with this wholesale window replacement.

The Residence and Carriage House interiors were remodeled ca. 1995 and 2003. The rectangular centra! haJI plan of the house is largely intact. however, with the exception of the one story 1979 addition and reconfiguring of the second noor master suite with an expanded bath and large closets. The Carriage I-Iouse, once a (me-car garage/workshop on the first floor and apartment on the second, has been conve11ed to two unfinished apariments. In December 2004, the Village of Palmetto Bay acquired this property with the assistance of the Trust for Public Lands.

Old Cutler Road

The road that forms the western boundary of Thalatta was formerly called Cutler Road, then IngrahalTl Highway and after 1935, Old Cutler Road. The Florida legislature designated Old Cutler Road as State Route #271 in 1935. The original path for the road was cut by William Fuzzard in 1883 between Coconut Grove the Fuzzard property. where Cutler was founded. It was the first overland route to connect the t \Yo cOlTlmunities. This path that ran along the coastal ridge was improved and declared a public road (Cutler Road) in 1895 and extended south and west of Cutler in 1901. When extended south, the road would have traversed the parcel where Thalatta stands today, rurming south to north between the house and the bay. In the early twentieth century, the road ran in front of the Richmond 11m, now of the Deering Estate. By 1918 Charles Deering had the road relocated to run outside the wall surrounding the Deering Estate. Upon the founding of Fairchild Gardens in 1935, the road was moved again to the west and renamed Old Cutler Road. It was designated a state historic highway in May 1974. (La\vs of Florida Chapter 74-400, Senate Bill No. 340)

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Existing Conditions & Recomn1endations

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SITE

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The Thalatta site is situated in Miami-Dade County to the east of Old Cutler Road and to the south of the Charles Deering Estate in southern Miami-Dade County on the shore of the Atlantic Ocean. The site is located in the Village of Palmetto Bay on a flat, narrow, rectangular parcel of land of approximately 3.5 acres that is oriented in an east-west manner. Old Cutler Road borders the western edge of the property and serves as the vehicular route to the property. A pedestrian walkway that parallels Old Cutler Road extends along the western edge of the property outside a coral rock wall that defines the western edge of the property. The northern boundary of the site is the C-I 00 drainage canaL and a private residence borders the property on the south.

The principal structures on the site are a two-story Residence and a t\vo-story Carriage House \vith tlanking one-story wings, the original sections of which \vere both built ca. 1926. These buildings are situated on the ridge, toward the western end of the site. The Residence is oriented to the west although sited to take full advantage of the view of the bay to the east and the Carriage I louse sits perpendicular to the house. to the n0l1hwest. The placement of the house divides the parceL and from when originally built, the western portion \vas developed \vith more fomal landscaping while the eastern portion \vas left in a more natural.state.

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An historic rubble-laid coral rock wall defines the western boundary of the site. The wall, ranging in height from seven to eight-and-one-half feet, has a generally flat top. The \vall is continuous except where interrupted by an opening for vehicular access near the southern end. This opening is enclosed with a modern metal gate. To the north of the vehicular gate is a narrow ver1ical arched opening with a gate providing pedestrian entrance to the site. Flanking the vehicular gate entrance is a pair of lanterns mounted on the face of the wall On the northern side of the entrance gate is an embossed 'c' for Connett, the original builders of the property. North of the gateway on the interior side of the \vall is a gatehouse, also of coral rock construction, with a small arched opening and a fountain grotto on its northern side. The coral rock wall returns to the single width thick wall north of this feature. Mature trees, including live oak, provide visual screening to the property and are located immediately adjacent the western face of the coral rock wall. The coral rock wall extends around the northeast comer and continues briefly to the east along the northern boundary.

The western portion of the site is comprised of a grassy lawn that slopes up in the northwestern corner, near Old Cutler Road. At the northern and \vestem edge of this lawn there are ground-plantings that are defrned by coral rock borders. Mature trees are located at the western edge of the property inside the coral rock waJl. Additionally, miscellaneous trees are scattered throughout the front lawn. Vehicular access to the site is provided by an asphalt paved drive, which enters the site from the gate and extends due east to the Residence. The drive loops towards the primary Residence and around to the north at the Can-iage House where it returns back towards the southeast to the main drivc. The drive forms a loop around a banyan tree, which is the most promInent feahlre of the front laWIl. This tree is located to the \\'cst of the main entrance of the Residence.

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The eastem portion of the site is one of the most stunning features of the property as it is open with a view to Biscayne Bay and the Atlantic Ocean. The site slopes down from the ridge, immediately east of the Residence, and extends to the ocean in a flat, uninterrupted expanse of green grass lawn. At the base of the slope, two large live oak trees frame the view from the Residence to the bay. At the extreme eastern edge of the sitc the lawn is terminated with large rocks that border the ocean. The rocky slope expanse is only approximatcly five feet in \vidth and slopes down approximately three feet. Located at the extreme southeast and northeast corners of the site are clumps of mangroves. At the northeastern corner of the site a concrete ramp slopes into the canal at its juncture with t he ocean.

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The northern edge of the property is bounded by the C-IOO Canal. Adjacent the canal. the site is bordered by a five feet tall chain-link fence, which jogs slightly into the site as it defines the canal's right--of-\vay. This fence extends to the canal flood control gate. which is located approximately midpoint in the lot. The chain-link fence extends to the \vest and passes within three-and-one-half teet of the Carriage I-louse, connecting with the small section of coral rock wall at the northwest corner.

The southern end of the propel1y is bordered, in part, by a t1at top coral rock wall that is shOlier than the western wall, at approximately four-and-one-half feet tall. The wall extends from the southwest corner of the property east to a point that is approximately even with the front face of the Residence. From where this wall stops, the southem edge of the property is defined by a row of smaller trees and vegetation, and then east of that, a concrete block wall extends to the eastern edge of the property. East of the driveway and south of the residence is an area of grassy lawn where a rectangular in-ground swimming pool \vas built in the] 950s. The pool is approximately thirty feet wide by fifty five feet long, and has an east-\vest orientation. The pool was remodeled and a Jacuzzi was added ca.] 987. Around the perimeter of the pool is a concrete deck that is formed in the manner of a stone terrace with cementitious joints, which is bordered by a four-foot high chain-link fence. At the northern end of the pool is a landscaped area of groundcover that is bordered by a coral rock edge. Mature live oak trees are located at the northwestern edge of the pool, contributing to the setting of the property.

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The site, setting and landscape of Thalatta have been altered from whcn the complex was constructed. Onc major alteration to the site includes the removal and change of the cultivated and natural landscape. The eastern portion of the site was fonnerlJ; all natural vegetation with a road leading from the house to the bay. A large number of palm trees also were removed ca. 1958. Other changes include the addition of a pool ca. 1955 that was then remodeled ca. 1987. The constmction of the C-l 00 Canal ca. 1960 reduced the acreage of the parcel and changed the viewshed and setting to the north. The northern vicw is now framed by the canal and dominated by the f100d control gates. Immediately nOlih of the canal is a large open space with parking and access to the water and north of that is undisturbed hammock. This acreage north of Thalatta is all part of the Charles Dcering Estate, which is a park that is managed by Miami-Dade County. A large new

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house is being constructed within the viewshed to the south. The siting and scale of this residence adversely impacts the viewshed from Thalarta toward the bay. Additionally, chain link fencing has been added along the property lines and the pool. A modern gate has been installed at the vehicular entrance and the circular drive paved in asphalt.

Most significant about the setting of Thalatta is its expansive view of the ocean. Further contributing to the context of the property is its location along Old Cutler Road, a route that is important in the history of South Dade County.

Historic Character Assessment

Features of the site that are historically significant include:

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The viewshed to and from the house. in par1icular the view from the house to the bay.

2 The mature trees.

3 The coral rock wall, gateways, gatehouse and fountain grotto with carved and cast decorative insets constructed by the original owner.

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Decorative ironwork, such as light fixtures, brackets, gates, and railings on site that are at least fifty years old. The original owner made features such as these.

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5 The circular drive.

6 Thc pool, although an addition, as one of the first private in-ground swimming pools constlllcted in South Dade County. The pool has achieved significance in its own right as being associated with Thalatta for at least fifty years.

Condition Assessment

The site, in general, is being well-maintained in its present configuration.

The coral rock \vall has been inappropriately repointed with cementitious mortar.

2 Some of the decorative stone insets in the coral rock wall are in deteriorated condition.

3 Some of the decorative ironwork has been replaced with modern components.

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The pool was remodeled ca. 1987, including the addition of a Jacuzzi and stone terrace.

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Recommendations

Protect and retain the viewshed to and from Thalatta, in pariicular, the open vista to Biscayne Bay, which is one of the site's most significant resources.

2 Provide landscape screening as required at the southern edge of the proper1y from the bay to the cast end of the coral rock \vall to visually screen the contemporary residence under constlllction.

.3 Protect and retain the significant original landscape elements including the mature live oak, banyan, mangrove, and other significant trees located on the site.

4 Provide appropriate landscape treatment at the base of the perimeter or the residence in order to visually soften the composition.

5 Retain significant original site elements including the coral rock waJ] that extends along the westem and southem boundaries of the property.

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RepaIr and repoint the coral rock walL gatev..rays, gatehouse and fountain grotto, as necessary.

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7 Prcserve the historic decorative ironwork features.

8 Provide paving materials for vehicular and pedestrian circulation that are sympathetic to the era and style of thc stmctures on the property.

9 Preserve, at a minimum, the original "footprint" of the swimming pool.

10 Document the historic natural and cultural landscape features and preserve or restore where possible.

11 Utilize the historic images and research for design cues for landscaping and any new constmction on the site.

12 Expand the scope of the design and investigation to include the entire property, including the manmade landscape features, the plantings, the shoreline, the setting, the Old Cutler Road streetscape, and the views to and from the Residence.

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Provide limited on-site parking in existing front lawn space to the \vest of the residence and to the east of the coral rock wall. Provide parking for large events in the existing lot to the north if the C-l 00 canal.

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14 Provide an accessible route from the accessible parking space to the First Floor Level of the Residence and Carriage House.

15 Provide identification signage that relates to the scale and original building materials of the site and/or Residence.

RESIDENCE - EXTERIOR

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The western C'1l(ade of the residence j~lcing Old Cutler Road is the most significant elevation. The main block of the residence consists of three bays, punctuated by five window openings and one door opening in the lower central bay of the fal(ade. Extending across the base of this entire fal(ade and interrupted only at the entrance is a planter two feet in height that is capped in a concrete coping. Between the planter and the asphalt drive is an area of course gravel that is approximately four feet in \vidth. The entrance terrace is paved with a tile border, an aqua colored field, and four inset omamental tiles. The entry consists of a pair of original omate wooden doors \vhich were carved by the first owner of the Residence. Each leaf has five panels, which consist of four inset carved rosette panels and a top panel \vith a ornamental carved vineyard. The top rosette panel is inset with small rollnd lights of custom glazing with a golden caning The entrance also has a protective iron security door, which is non-original. The entrance bay is flanked by two engaged concrete pilasters with omamental capitals. Each pilaster has two surface mounted sconces. The entrance composition is capped by a hipped barrel tile roof. The bays flanking the entrance have non-original vertically proportioned rectangular aluminum windows with six-over-six lights. The original window openings in these areas at the First Floor Level were more vertical in proportion with large sills, the tops were capped by flattened arches. The original sills of these windows are evident and are located slightly above the finished floor of the First Floor Level. At the Second Floor Level, the outer two bays consist of non-original six-over-six aluminum windows, which are square in proportion and appear to be located in original window openings. In the central bay above the main entrance is a non-original rectangular sliding aluminum \vindow. Beneath this \vindow opening is an ornamental iron balconet that appears to be original. Ornamental elements on the western fa<;:ade include relief panels at the southernmost bay of the Second Floor Level, and a relief ornament in an irregular shape above the roof of the entrance. The face of the western fa<;:ade is covered in a rough-trough stucco finish. The entire fa<;:ade is crowned with a sloped soffit that extends up to the eave of the tile roof, and is capped by a non-original tile hipped roof.

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The architectural character of the southern fa9ade is defined by vertical features. The fa9ade of the main block of the residence is three bays wide, with an attached three-story tower located at the southeastern comer. The center of this fa9ade is defined by the vertical fonn of an engaged chimney that extends well above the hipped roof. The chimney is flanked by non-original vertically proportioned rectangular six-over-six aluminum single-hung windows. As per the western fa9ade, the window openings at the First Floor Level have been altered, as they had a lower sill height and flattened arch tops. The windows at the Second Floor Level have head heights at the sloped soffit and omamental projecting sills. The tower at the southeastern corner projects from the southern fac;ade approximately four feet from the face of the residence, and its vertical prop0l1ion provides a counterbalance to the central vertical fonn of the chimney. At the First Floor Le\'el of the tower the \vindO\\'s consist of a pair of vertically proportioned non-original aluminum windows with arched tops. The windows have cight lights and four-light transom panels. The Sccond Floor Level window openings are vertically proportioned paired non-original aluminum sliding windows \vith t\\? lights. The original sill is evident extending underneath both original openings. At the top level of this tower is a continuolls horizontally proportioned opening that \\'j1s not glazed originally and has been infilled with a pair of sliding windows. The opening extends nearly to the sloping soffit of the tower roof and thcrc is a continuous sill underneath. At the base of the southern fa9ade is an irregularly configured landscaped planting arca that is bordcred with individual coral rock stones.

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The castem fa<;:ade includes a three-story tower. This elevation is defined by the tower, which projects significantly from thc main block of the two-story building. At the First Floor Level, the tower has t\\lO scts of paired round-top arched window openings that have eight-light non-original aluminum windows with t'our-light transoms in each opening. A continuous sill extends beneath the paired openings. At the Second Floor Level are two horizontal rectangular openings with non-original aluminum sliding windows. The original sill is located under each opening. At the top level of the tower, as per the southern fa9ade, there is a pair of non-original aluminum sliding windows that have infilled the original opening. The First Floor Level of the eastern fa9ade has been significantly altcred. Originally there was an open terrace enclosed with a cast concrete balustrade made by the first owner that extended to the rear of this fa9ade. The terrace was subsequently enclosed with a one-story addition with a flat roof in the 1970s. The one-story addition at the terrace is dominated by two large horizontal openings consisting of modem aluminum sliding patio doors. The surface of the addition and the original ta(fade is rough-trough stucco. Capping the fa9ade of thc one-story addition is sloped tile fascia. Extending to the east, twelve feet from the face of the addition is a clay tile terrace. At the northeastern corner of the addition the terrace extends out an additional four feet. Inside the terrace, the northernmost opening to the residence has been modified with a flattened arch opening that leads into the Dining Room. The opening to the south retains its original omamental featllres and consists of a round-top opening that is flanked by engaged columns with a decorative roping detail and composite capitals. Capping the arched opening is a sloped hood. The wall surfaces in this First Floor Level have becn covered with drywall. At the Second Floor Level, it appears that the original openings have been maintained. The northernmost opening consists of a pair of six-over-six Jight

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non-original aluminum \vindows in a rectangular horizontal opening. The head height of these windows aligns with the sloped soffit above, and there is an original continuous sill beneath the entire opening. To the south is a single vertical opening with a flattened arch top with a projecting hood. At the northern end of this fa9ade is a recessed two-story attachment. The First Floor Level of this attachment has been modified and is covered in drywall with its opening significantly altered. The Second Floor Level maintains the original window opening. which has a non-original rectangular four-aver-four single hung aluminum window. Projecting forward from this two-story attachment is a one-story addition that is integrated \\,'ith the enclosed terrace addition to the south. It is defined with a sliding glass aluminum patio door, and is capped with sloped tile fascia capped in flashing.

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The northern elevation of the Residence is its least important fac;ade and it has been significantly altered by the one-story terrace addition which projects from the northeastern comer. Additionally at the northwestern corner, a one-story covered attachment to the Carriage House directly abuts the northeIll fa<;ade, The main two-story attachII1ent to the northern fac;ade consists of a wall with small ver1ically proporiioned window openings. Adjacent to the First Floor Level window is a non-original single leaf four-panel \\'ooden door that provides access to the Kitchen, At the top of the two-story attachment is a sloped roof which drains to the northem side, and a parapet \vith sloping elements continues around the eastem and western sides of the attachment. At the base of this bcade are air handling units surrounded by gravel. At the tower located at the southeastern comer of the residence there is a First Floor Level fa<;ade that has been aJtered significantly and is covered \vith drywall. Thcre originally was an entrance with a door that opened to the terrace. The Second Floor Level n0I1hern facade of the tower consists of a vertically proportioned opening with a non-original sliding aluminum windows, and an opening adjacent to the west, which has been modified and converted into a door that provides access to the roof of the non-original terrace to the north, The upper level as per the other facades has a horizontal rectangular opening that has been infi!led by two modern aluminum sliding \vindows. Capping the tower is a hipped tile roof with sloped softIt.

Wall Finish Systems

The exterior walls are clad in a rough trowel stucco finish, which is painted in a salmon color. Trim colors include the tan color of the smooth stucco flattened arfh window hoods over the original window openings, and the cream colored oIllamental I11edaIlions at the southern and central bays of the \vestern fa<;ade. The column capitals at the entrance and the recess finish around the entrance have been painted cream and sand colors. Additionally, the window sills at the southern side of the Second Floor Level and the round top clements that flank the chimney are tan colored.

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Roof System

Itn appears that the entire roof of the two-and-one-half story block of the house was replaced following Hurricane Andrew. Cementitious barrel tiles have been installed. The color of the tile and its appearance detract from the historic architectural character of the Mediterranean Revival style of the residence.

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Terrace Roof

The roof of the one-story terrace appears to be a built-up roof The drainage is provided with scuppers located regularly around the perimeter of the roof. It is an elevated base f1ashing system located approximately tvvo feet from the eastern face of the original two~ and-one-half story residential block.

Doors and Windows

The doors at the main entrance of the Residence are original. Hmvever, they have been covered by an omamental iron security gate system that appears to be non-original. All other doors to the residence are non-original.

All windows have been replaced by aluminum single hung or sliding units. Thc non-original doors and windows do not maintain the integrity of the architectural historic character. The replacement \vindows differ significantly from the original casement windows that arc evidenced in historical photographs. There are no shutters cvident.

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Historic Character Assessment

Features of the Main House Exterior that are historically significant include:

The red clay-tiled roof

2 The sloped soffit.

:3 The rough-trowel stuccoed wall finish.

4 Th e syrnmetry 0 f the fa<;:ade.

5 Original windcm and door openings, including the round-arched openings and projecting sills.

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The decorative front entry, including pilasters, tiled approach, hipped barrel-tiled hood, and pair of original front doors carved by the first owner.

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The decorative forn1er rear round-arched entry with roped columns and capitals (now an interior passage).

7 Random carved and cast ornament imbedded in the stucco.

8 Decorative wrought iron features, including the ba1conet.

9 The three-story tower and chimneys.

10 The planter along the v\cst Ll~ade.

Condition Assessment

I. The roof is in fair to poor condition. There appears to be areas where the roof has been patched as is evidenced by the application of asphaltic tar and cement. There are broken and missing ridge tiles at the southeastern and southwestern hip ridge, and individual tile units in the field of the roof have also been broken.

2.

Overall the exterior walls appear to be in generally good condition. The structural stability of the walls appear to be sound as there is no discernable evidence of cracking, settling, or leaning of the walls. It must be noted that this assessment is based on visual observation only and does include any structural investigation.

3. Assessment of the concealed \vall framing and sheathing has not been made at this time and is beyond the scope of this effort. It would be pmdent to undertake some selective demolition testing to ascertain the constmction and condition of these concealed elements.

4. The doors and windows are in generally good condition.

Recommendations

1.

Replace the tile roof \vith new clay tile to match the original per historic photographic documentation.

Remove the modern metal security gate.

Where origina] doors have been removed, provide new doors of the same materia], detail, profile, and finish as per the remaining original exterior door.

4.

Re-establish the vertical proportion, dimension, and profile of the original First Floor Level window openings.

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5.

Provide new casement windows typical of the Mediterranean Revival style, referring to historic photographs to best replicate original windows.

6. Provide new underground electrical service. Remove all conduit from the exterior face of the building.

7. Conduct paint analysis to detennine original colors and finish treatment for exterior and interior and repaint.

RESIDENCE - PLAN CONFIGURi\TION

The Residence retains the general integrity of the original plan configuration with some alterations. The internal plan is essentially organized around a central Stair Hall that is oricnted about an east-west axis and serves as the main entrance and circulation space of the residence. On the First Floor Level south of the Stair Hall is a Living Room with a Florida Room to the east. North of the Stair Hall is a vestibule that leads to the Dining Room to the east. The northern wall of the Dining Room leads to the former Kitchen space. A major modification to the original plan is a one-story enclosed terrace addition lllli1ediately to the east of the main block of the Residence. Access to the rear terrace is provided from opening at the northern side of the Florida Room, the original opening at the eastern end of the Stair hall, and from the open eastern side of the Dining Room. The eastern side of the Kitchen area is completely open to the terrace.

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The Second Floor plan configuration is essentially organized the same as that of the First Floor Level. Stairs in the I'vIain Hall lead up to a Second Floor Hall landing. To the south of the Hall is the Master Bedroom suite with several modifications at the western cnd including closet space. At the eastern end of the Master Bedroom within the tower section of the residence is a Chamber with a spiral stair which provides access to the Third Floor tower space. Extending to the west of the Hall is the Master Bath Suite. Access to the bath is provided from both the Hall and the Master Bedroom. The Master Bath contains a shower, hIb, water closet, and lavatory. To the north of the Hall are two bedrooms. At the northern end of the Northeastern Bedroom an opening provides access to a Chamber above the Kitchen space. The floor level of this addition is lmver than that of the Second Floor Level.

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Historic Character Assessment

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Features of the Plan Configuration that are historically significant include:

1. The original floor plan organized around the central Stair Hall.

Condition Assessment

I. The original open exterior rear terrace has been enclosed with a (me-story enclosed telTace addition immediately to the east at the First Floor Level of the Residence.

2. The Second Floor Level has experienced signi ficant alteratioIls to the plan configuration including the t\/Iaster Bath to the west of tl~c Stair Hall, modifications {It the westem end of the Master Bedroom suite, and the Bath and Chamber at the n0l1hern recessed bay.

Recommendaticms

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Reestablish the one-story rear terrace that once graced the east elevation as an opcn space with continuous finishes that are appropriate to the period and style of thc Residence.

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2. Re-establish the genera! plan configuration of the Second Floor Level spaces which have been altered as necessary to accommodate future programmatic requirements.

RESIDENCE- INTERIOR FINISHES

Stair Hall

The Stair Ilall is rectangular in configuration and features an open staircase. The stairs have naturally finished wood trcads and risers and an ornamental iron railing. The staircase is attached to the northern \vall of the Stair I-fall, and has a landing at the eastem end of the Hall. Below the landing is a storage closet which is accessed from an opening at thc eastern end of the Stair Hall. A non-original metal cage elevator has been incorporated into the Stair Hall adjacent the intennediate landing at the eastern cnd of the hall. The main entrance to the Residence is centered on the \\'estern wall of the Stair Ilall.

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The main entry door has a high gloss non-original finish, and hardwarc is brass with bolts and four hinges. At the western sides of the northern and southern walls are arched openings flanked with projecting stucco casings that provide access to the Vestibulc to the north and the Living Room to the south. At the extreme eastern end of the hall is an opening cased in natural finished wood with ornamental carvings on the arch. The opening is original and had a door which once provided access to an exterior rear terrace. However, the door has been removed and the opening now provides access to the non-original terrace stmcture. On the exterior side of this opening arc original spiral columns with engaged composite capitals and an arched opening hood.

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The Jloor in the Stair Hall is laid in tan Cuban tile with nine dark green ornamental tile insets. All of the waUs of the Stair Hall are covered in a plaster finish, which has becn scored to replicatL' ashlar masonry. At the base of the \\ialls the stucco surface projects approximatcly an ineh and fonl1s a base with joints located approximately every three feet. There is a natural finish wood base \vith a rounded edge on the \\'all, adjacent to the stairs that is continuous to the landing above. At the perimeter of the ceiling are engaged ornamental cast plaster brackets with a glazed finish to match the musuq'd color of the scored walls. The brackets visually support four natural finish wood box beams, which span in a north/south direction at regularly spaced intervals above the Stair Hall. There is also a box beam that extends to the underside of the landing of the stair above. In the center of the Stair Hall cciling is a box beam that spans in an east-west direction and is less deep than the 1l0I1h-south beams. The intersections of the beams are decorated with carved wood rosettes. One existing black suspended candelabra is suspended from the central box beam, which appears to be non-original. Based upon visual evidence, it appears that there was another original fixture centered over the Stair Hall which has been removed. The field of the ceiling is sand finish plaster, which has been painted white to contrast with the natural grain finish of the wood beams and the mustard color of the waUs per the design of the Stair IIal1.

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Finishes in the Stair Hall maintain the general integrity of the historic character.lhe elevator does not meet current accessibility requirements.

Living Room

At the southern end of the First Floor Level, the Living Room is the most ornate space \vithin the residence. Floors are clad in ornamental Cuban tile. There is a band of red tiles around the entire pcrimeter of the room, and the field of the room consists of a checkerboard pattern of dark red and cream colored tiles with inset ornamental tiles. In the center of the room is a rectangular inset of smooth concrete that is finished in a red color. All walls in the Living Room are scored plaster in an ashlar manner similar in appearance and color to the walls of the Stair Half. As in the Stair Hall, all \valls have a continuous plaster base sevcn inches high. The most pronounced feature on the wall of

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the Living Room is an ornamental cast mantelpiece and chil1llley breast centered on the southern wall. The mantel is 5' -4" in height and 6' -0" in width. The fireplacc opening has a flattened arch top, and has a continuous moulding around the perimeter of the opening. Adjacent to the fireplace is a concrete hearth which projects into the room. On thc face of the mantel is a carved frieze, and capping the mantel is a comice moulding, Above the mantelpiece is a plaster chimney breast which is clad in an ashlar pattem per the other walls of the Living Room. On cach side of the mantel are scars in the plaster finish indicating where wall sconces were once located, Flanking the fireplace and mantel are rectangular windows, with non-original naturally finished wood casings. At the westem wall is another rectangular \vindow with non-original naturally finished wood casings. At the eastern wall is an original natural finish wood cased opening to the rcar Florida Room that appears to havc originally had French doors as there are hinge marks evident on each jamb. The original casing at this opening is ddTerent than thosc of the windO\vs. Atop the nO!1hern and southern \valls are six ornamental cast brackets \\ith a glazed finish per those in the Stair llall. These brackets visually support six regularly spaced natural finished wood box beams, which span in a north-south direction. Additionally, atop the eastern and western walls are two similar ornamentaJ cast brackets, which visually support the two natural \vood boxed beams which span east-\vest at the ceiling \cvel. Attached to the east-west beams are non-original spotlights. It appears that there were t\\'o light fixtures that have been removed from the nOlih-south beams. The field of the ceiling is the salIle finished plaster painted white to contrast the natural grain finish of the wood beams and the mustard color of the walls

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Floor tiles, wall finishes and casings to the room to the east, ornamental brackets, box beams, and ceiling finish appear to be original. Alteration has occurred to the windows and \vindow casing, and light fixtures, \vhich have been added to the ceilings. Additionally. the doors that opened to the rlorida Room to the east have been removed.

Florida Room

The Florida Room is located at the southeastern corner of the house and occupies the entire First Floor Level of the tower element. The space is accessed from the west through a cased opening from the Living Room and from an opening to the north, which originally led to an exterior terrace. However, the space to the north is now a one-story enclosed addition. The floor in the Florida Room is slightly 100ver than the floor elevation of the Living Room, and appears to be at approximately the same elevation as the original terrace floor to the north. There is a threshold that separates the Florida Room from the terrace. The floor material consists of Cuban 8x8 maroon and white tile. As in the Living Room, there is a two-tile \vidth band of maroon tile, which runs around the perimeter of the room. Inset from the perimeter band are three rows of tile arranged in checkerboard pattern with ornament tile insets in the central row. In the center of the room is an ornamental tile inset that is seven tiles in width by fourteenth tiles in length,

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and has an ornamental floral motif band around an inset panel of individual floral rosettes on a gray field. The walls in the Florida Room are covered in a rough trowel stucco finish that is paintcd white. The windoWs are paIred arched, vertical openings with four-over-four non-original aluminum windows. There are no casings, but there is a continuous sill that extends beneath each of the openings. At the southern fa9ade, there is one pair of openings and there are two pairs of openings on the eastern facade. Between the arches of each paired opening system are ornamental clay tiles, which consist of two tiles with a floral motif in a diamond pattern that are vertically aligned. Additionally. there is a pair of diamond-tiled insets over the opening that leads to the enclosed terrace. The ceiling in the room appears to be rough trowel plaster. There are non-original light fixtures arranged around the perimeter of the ceiling and the wiring for a fonner light existing in the center of the space.

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\Vindo\\' openings are original, and the rough trowel stucco finish contributes to the charactcr of the space. The entrance to the tcrraee at the northcrn end!. of the Florida Room appcars to have been modified with a non-original threshold. Additionally an air conditioning grille has been added at the wcstern end of the ceiling. and light fixtures arc non-original.

Vestibule

The Vestibule is located immediately to nOIih of the Stair Hall at the \vestern side of the residence. The floor is ochre and tan eight--inch-by-eight-inch ornamental Cuban tile, and there is no border around the perimeter Additionally. there is a colored concrcte insert with t\\'o ornamental tiles located in the panel. \Vall finishes in the Vestibule consist of the ashlar patterned plaster per the Stair Hall and Living Room. There is a seven inch high base with joints spaced evenly around the perimeter. The ceiling of the Vestibule appears to be non-original plaster that is finished in a rough-trowel manner. There arc four non-original recessed light fixtllres around the perimeter of the ceiling, and it appears that there is an original opening in the center for a light fixture. At the southern end of the space is an arched opening which provides unimpeded access to the Stair Hall. There are plaster surrounds that project two inches from the adjacent wall and provide significant depth to the opening. A significant feature of the Vestibule is the chamfered corner at the southwestern \vall adjacent the Stair Hall. At the eastern side. the door opening to the Dining Room is an original wooden round top door with original hardware. The door has ten glass panels and the original casing contains a crest attached at the top of the arch, but it appears that part of the motif at the top has been damaged. At the northern end of the room is a pair of arched openings. Originally these arched areas were not open and \vere used as bookcases. The westenUl10st opening has been converied into a janitor's closct as there are non-original faucets located on the wall, and the floor has been raised to accommodate a drain. Additionally. fixtures and non-original fuses have been incorporated into this space. In the Lipper section of the northern wall

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there is a stained glass window surrounded by a narural wood finish casing which appears to be original. In the arched opening in the northeastern comer of the Vestibule, a non-original HV AC unit and water heater have been installed into the space. An electrical panel is located along the western \vall of the space.

The Vestihule and its elemcnts have had some modification of finishes. The window on the \vestern \vall as well as the spaces with the arched openings to the north have been modified significantly.

Dining Room

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Thc Dining Room is located to thc north of the Stair Hall at the eastern side of the reslcience adjacent the Vestibule. On thc western wall is an originalnatu~a! finish wood arched door with cight rectangular lights and two round top lights. The original door-knob has been rctained in octagonal abstract element. and the original ball top hinges remain. The frame of the door and its casing arc natural finished wood. and the round-top casing has a scrolled motif at the arch. The opening to the Kitchen space to the north is a rectangular opening without a door. Ccntcred on the eastern wall is an opening, \vith a flattened arch top which provides an unimpeded view of the lavm and bay to the cast. It appcars that this opening is original and once provided access to the former exterior terrace. I IoweveL the doors and casings have been removed. The floor in the Dining Room is original eight-inch-by-eight-inch Cuban tile. There is a two-tile wide band of burgundy tile around the entire perimcter of the room. Inset 111 the field of the t100r are tan and ochrc colored tilcs. There are eight inset ornamental panels within the field that are four tiles each which are orange. blue, and green. At the center of the floor is a rectangular smooth concrete panel that has been finished in a salmon color. The \vall finish in the Dining Room consists of an ashlar patterned plaster, and per the Stair Hall, Vestibule, and Living Room there is a continuous base seven-inches high that has joints approximately three feet apart. The ceiling in the Dining Room appears to be non-original rough coat plaster, and there are no omamental brackets or beams per the Stair Hall and Living Room. There is a non-original light fixture above the central part of the room, and outlet receptacles have been incorporated into each of the walls.

The floor and \vall finishes of the Dining Room generally retain their integrity. and thc door hardware and casing at the westem wall are original and provide unique character to the space. Hmvever, the openings to the cast and north have been modified, and the ceiling and lighting have also becn altered.

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Kitchen

In the recessed bay at the northern end of the two-story main block is the former Kitchen space. The space has been altered significantly, and there are no remaining cabinets or plumbing fixtures. The existing floor finish is hexagonal tile with an ivory color fmish per the northeastern terrace. It appears that the floor in this area was originally rectangular clay tile based upon evidence from an area where the hexagonal tiles have been removed. A cased opening in a natlIral wood finish provides access to the Dining Room to the south, The walls in the Kitchen have been covered in non-original dry\vall. On the western wall is a sliding omamental window, centered in the space. At the western edge of the northem wall is a non-original four panel wood door and a rectangular single hung aluminum v.:indow with eight lights. There is no wall at the eastern end of this space as it has been remm'ed at some point during the alteration of the residence. There is an elc\'en-inch-by-six.-inch bulkhead at the ceiling which defines thc eastern edge of the original space of the Kitchen. The ceiling consist~ of unfinished drywall and there are non-original recessed lights.

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Thc Kitchen and its corresponding elements have becn significantly altered and retain no historic character. The eastern wall has been completely removed and the other waiLs and ceiling have non-original gypsum drywall finishes. There are unfinished electrical outlets on the southem wall of the Kitchen \vith cables extended out. Additionally, there is a water supply \\'ith trap located on the southern wall. Floors. doors, and windows in this space are also non-original.

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Enclosed Terrace

The enclosed rear terrace is a non-original space, which has been added on to the eastern side, north of the Florida Room. Existing floor finish consists of ivory colored tile in a hexagonal pattern. The original ornamental columns and casings surrounding the arched entrance (originally an exterior doorway) at the rear of the Stair Hall retain integrity. However, the walls of the space have been covercd in drywall. At the eastern end of the terrace are two large openings with sliding glass aluminum doors. The ceiling has also had drywall installed and there are recessed light fixtures around the perimeter of the center running in a north-south axis. Additionally, therc are detection devices installed in this space at the ceiling. There is a large opening with a flat arch at the southern end of the westem wall, which provides access to the original Dining Room.

The enclosed rear terrace and its corresponding elements detract from the historic integrity of the residence. This enclosed terrace replaced an open terrace that is a characteristic feature of Mediterranean Revival residences. \Valls have an unfinished quality and simply have dryv/all screwed over the original surface. Additionally the ceiling is unfinished drywall,

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To-the 116rth of the teat -enclosed terrace and to- then east of the Kitchen is a small rectangular terrace, which has the same floor elevation as the terrace to the south. Thc northern end of the terrace is an open space where a wall apparently was removed as there is evidence in the floor where the tile has been interrupted. As per the enclosed terracc, the floor of this area has beeIl covercd in non-original hexagonal tile with all ivory pattern. However, in the northcastern terrace there is a four-inch riser to the noor elevation at the Kitchen level. The floor pattern continues in this elevation higher floor elevation. The walls and ceilings in this space are covered in non-original unfinished drywall, and non-original recessed light fixtures are located around the perimeter of the ceiling. Thc eastern side of this space is dominated by a large rectangular opening \vith aluminum sliding glass patio doors. which provide an unimpeded view of the eastern lawn and the bay beyond. This space is non-contributing to the historic character or the residence. The unfinished condition and non-original configuration d<;;traet from the appearance of the property.

SECOND FLOOR LEVEL

Stair HaJJ Landing

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The Second Floor Level is accessed from the First Floor Level by the stair in the Stair Hall. The Stair HaJJ on the second noor is open with an ornamental iron railing that is thirty-two inches in height. The stairs are clad in natural finish oak. There is an oak base that is seven inches high and continuous around the perimeter of the stairs.

At the top of the lower run of stairs is an intemlediate Stair Hall Landing that is finished with 2-1/4" wide strip oak flooring. The floorboards span east-west, and there is a clear space three feet between the uppcr and lower run of stairs. OIl the eastern wall of the landing is a window opening with a flattened arched top. The window has ten lights and appears to retain the original sash and operable casement. The opening is framed by a 4-1/2" natural finish wood casing that also has a round top and is curved at the uppernlost point. The faux ashlar pattern of the plaster wall finish extends from the First Floor Level of the Stair Hall up to the finish floor elevation of the Second Floor Level. Above the ashlar pattern plaster, the walls consist of a rough trmvel plaster finish from finished floor to the ceiling. Supports for the non-original elevator are located adjacent the lower carriage and extend to the ceiling above the stairs treads. The track extends up to the height of the Second Floor Level railing. The ceiling above the stair is a rough trowe] plaster finish without any mouldings at the perimeter, and therc are two non-original recessed lights that have been installed over the Stair Hall Landing.

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Changes to thc Stair Hall Landings include the addition of the elevator and alterations to the ceiling and its fixtures.

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Stair Hall

The Sccond Floor Stair Hall surface is clad in 2-114" oak flooring that spans east-west. The ornamental iron stair railing continues as a guardrail at the landing above the northern edge of the Stair Hall. The Stair Hall has the genera] configuration of the Stair Hall on the floor below. At the western edge of the Stair Hall, an opening with smooth non-original four inch wood casings provides access to what appears to be a non-original Master Bathroom. There was a single door that has been removed. as there is vi sua] e\'idcnce of hinge and hard\vare marks. At the southern end of the Stair Hall is a pair of openings. The \vesternmost opening has no door and leads to a closet snace. Hmvever. there is \'isual evidence that a door once existed, as there are recessed hinge marks on the jamb. Therc is also a non-original four inch casing around the frame of the door per the entrance to the !'v1aster Bathroom to the west. The opening to the east provides access to the Master Bedroom. This opening also once had a door, as there is visua] evidence of recessed hinge marks. There arc 4" non-original casings which surround the opening. There is a 7-112" high painted wood base \vith quarter-round around the perimeter of the Stair Hall. This detail appears to be non-original as its top edge has a sharper corner than the rounded edge of the original natural finish wood base that extends down the stairs to the landing in the hall below. At the nOl1hern edge of the Stair Hall is a pair of openings that lead to the Northeastern and NortInvestern Bedrooms. These openings have modem four-inch casings per the other openings in the Stair Hall, and doors are also missing. The ceiling in the Stair Hall is a rough trowel plaster finish. Recessed lights have been added. and there is also a rectangular grill for air supply over the \\"estern edge of the Stair Hall. The wall surfaces are rough trowel plaster finish painted white.

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There is a small room at the southwest side of the Stair Hall that appears to have been a linen closet. There are supports for four shelving units, however, the shelves have been removed. Flooring in this space consists of 2-1/4" strip oak flooring that spans in an east-west direction. There is no base trim in the closet, and the walls and the ceiling of the closct are drywall. There is a light switch on the eastern wall, and a socket for a light fixture above the door head in the interior of the space. The space appears to be non-original and non-contributing to the configuration of the Residence.

The historic integrity of the Stair Hall has been diminished due to the alterations to the openings \vith non-original casings alternating around the perimeter, the removal of doors, the addition of a Jinen closet, and modifications to the ceiling along with the non-original light fixtures and a mechanica] grill.

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Master Bedroom Suite

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To the south of the Stair Hall is the Master Bedroom Suite. The Master Bedroom Suite consists of a Master Bcdroom, Drcssing Area, Master Bathroom and Chamber. The Master Bedroom is located adjacent to the entrance from the Stair Hall. The flooring consists of 2-1/4" strip oak flooring that spans east-west. The wall finishes of the Master Bedroom are rough trowel plaster finish, and there is a non-original 3-1/2" high base around the perimeter of the room that has been partially removed at the southern wall. The southern wall of the Master Bedroom has a non-original aluminum window with six lights and non-original wood casing. At the eastern cnd of the Master Bedroom is a cased opening that provides access to the Chamber that occupies the Second Floor Level of thc tower. At the western cnd of the 1\1aster Bedroom is a cased opening that provides access to the Dressing Are:l The ceiling in the Master Bedroom Suite is flnished \\'ith swirled skim coat plaster and has four recessed lights and an HV AC grill located at the \vcstern end. There is also non-original wallpaper in this area.

Dressing Arca

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The Dressing Area is west of thc Master Bedroom. At the southern end of the Dressing Area is a pair of walk-in closets. The exteriors of the closets are lined \vith mirrors, and have g]ass doorknobs. In the easternmost closet space the original floor pattern is evident, and it appears that the original plan configuration has been modified as is evidenced by the change in direction of the flooring. The flooring in the eastern edge of this closet runs in a north-south direction and shifts direction to east-west. The closets have no baseboards, walls arc smooth plastcr, and the ceilings are rough finish plaster. In the western closet. there is a window with non-original natural finish wood casing, and the walls are a smooth plaster finish with no base. The ceiling is rough finish plaster and there is a surf~lce mounted light fIxture and louvered grill. At the \vestern end of the Dressing Area is a pair of aluminum windows \vith six-over-six lights, and the walls have been covered with gypsum board. At the northern side of the Dressing Area is a counter with a sink and mirror, and a base cabinet. The cabinet is bounded to the east by a deep walk-in closet \vhich has wiring and an alann system incorporated into it. Access to the Attic is provided through a ceiling hatch in the closet. To the west of the counter is a door \vith modern casings that provides access to the Master Bathroom.

Master Bathroom

Located to the west of the Stair Hall and north of the Dressing Area, is a space that has been modified to function as a Master Bathroom. The floor in this space is covered in non-original cerarnic tile that is elevated approximately 6- I /2" above the finish floor elevation of the Stair Hall. The Master Bathroom has a four inch ceramic tile base around the perimeter A non-original elevated Roman Tub with ornamental swan faucets and

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brass hardware has been installed, and ceramic tile that matches the floor has been incorporated on the western and southern walls of the space. Other wall finishes include wallpaper, which has been partially removed [rom the eastern and western walls. On the western wall above the exterior central balcony is a non-original sliding aluminum window. A glass shower unit has been installed adjacent the tub, and there is a small linen closet on the eastern wall with louvered doors. The ceiling consists of a skim coat of plaster with a rough finish, and there are recessed light fixtures. At the northern \vall there is a lavatory and water closet.

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Tower Chamber

The Tower Chamber. located to the east of the Master Bedroom. occupies the Second Floor Level of the tower. It is accessed by a cased opening through the f'.,{aster Bedroom. Therc arc vertically paired openings with sliding window units located c)n the southern wall of thc space. On the eastern wall, a pair of sliding aluminum windows provides a vie\\' to the rcar lawn and the bay to the east. On the northern wall there is a pair of window openings. The westcrn opening has been converted to a door that is framed by non-original casings and providcs access to the roof of the non-original terrace addition. The walls and ceiling are covered in a rough trO\vel plaster finish, and there are no base boards. At the southwestern corner of the room is a metal spiral stair which provides access to the Third Floor Level Tower space. Wall outlets are evident, and a surf~lce-mounted light fixture has been removed.

The integrity of the plan of the Master Bedroom Suite appears to have bcen altered, as evidenced by the change of direction of the flooring in the southeastern closet space. Additionally the modern glass finishes, non-original wallpaper, casings, doors, plumbing fixtures. finishes, and light fixtures adversely impact the historic character of the Second Floor Level. Due to the loss of historic character, there is flexibility in how these spaces can be modified for an adaptive llse.

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Northwestern Bedroom

This space, which is a narrow rectangular space oriented in a north-south direction, is located to the north of the Stair Hall at the western side of the Second Floor Level. Access to the Northwestern l3edroom is provided by a door opening at the Stair Hall. There is a pair of six-over-six non-original aluminum windows centered on the western wall The floor consists of 2-1/4" strip natural finish wood flooring, and there is a 3- I /2" non-original natural finished wood base. The walls and ceiling have a rough trowel plaster finish. Vlall outlets have been installed on the eastern and western walls. and a surfacc mounted light fixture and HV AC grill are evident. At the northern end of the

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space is a cedar-lined walk-in closet that IS non-original, with natural finish wood flooring and mirrored sliding glass doors.

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The architectural character of the Northwestern Bedroom has been altered due to the modern finishes and base, and the addition of the bathroom to the north.

Bathroom

At the northern end of the Northwestem Bedroom is a cased opening that provides access to a Bathroom space. The Bathroom is unfinished, and the floor level steps down from the floor level of the Bedroom by approximately 13-1/2". The t1oor~ng, \valls, and ceilings consist of unfinished green board. Thcre is an exposed plastic PVC drain in the e:l.stern corner of the space, and there is evidence of both a sho\ver drain and a toilet drain at th\.~ northern end of the space. Located in the western wall is a I T' x 4" aluminum rectangular light fixture, and there are recessed light fixtures aroLlnd the perimeter of the ceiling. There is one tread ten inches deep that provides access to the space, and the riser heights are uneven. 1 lot and cold water plumbing is evident in the southeastern comer.

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Northeastern Bedroom

This space is located to the north of the Stair Hall at the eastern side of the Second Floor Level. Access to this bedroom is provided by a door opening at the Stair Hall. The door has been removed. and the opening has modem \vood casings. The Northeastern Bedroom is almost twice as \vide as the Northwestern Bedroom. The floors consist of 2-1/4" natural finish wood strip flooring that spans east-west, and there arc no bases. The \val1s and ceiling have a rough trowel plaster finish. Centered on the eastern wall is a pair of six-over-six aluminum windows, which are framed by non-original wood casings and sills. At the northern wall is a pair of closets, which have had their doors removed. The westernmost closet has a light switch with a ceiling mounted light fixture. To the west of the closets is a cased door opening which once had a door. The opening provides access to a Chamber to the north, which has a finished floor elevation that is approximately fourieen inches lower than the finished floor level of the Northeastern Bedroom.

Chambcr

The floor in Chamber consists of 2-1/4" natural finish wood strip flooring that spans north-south. \VaIJ and ceiling finishes have a rough trO\vel stucco skim coat. On the eastern wal] is a vertically proportioned aluminum window with four-over-four lights that

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is surrounded by a non-original wood casing. On the northern wall is a smaller vertically proportioned aluminum window with four-over-four lights that is framed by a non-original wood casing. The western wall of this chamber contains an opening which once had a door that leads to the northern Bathroom space. In the Chamber there is a ceiling mounted light fixture, modern wall outlets, and light switches, and a mechanical grill on the southern wall.

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Third Floor Level Tower

The Third Floor Lcvd Tovv'er is accessed by a metal spiral stair in the southwestem corner of the space. There is a metal railing that is 35" high adjacent the'\ opening of the spiral stair. The floor of the Third Floor Level Tmver consists of plywood decking, the walls have a rough trowel plaster finish. and there is no base. The ceiling, which is only 6' -6" in height, has a rough trowel plaster finish like the walls, V/indows have been incorporated into the horizontal rectangular openings located on all four sides of the tower. These were once open according to historic photographic documentation. An HV AC grill has been added to the western wall.

Historic Character Assessment

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Feahlfes of the t'v1ain House Interior that are historically significant include:

I. 'vVrought iron stair rail in the Stair Hall made by the original o\vner.

2. Decorative tile floors and wall insets in the Stair Hall, Living Room, Florida Room, Vestibule and Dining Room.

3. Ornamental mantel in the Living Room.

4. \\1 ood front entry doors and other door trim carved by the original owner in the Stair Hall, Vestibule and Dining Room.

5. Original natural finished woodwork and stairs in the Stair Hall, living Room, Vestibule and Dining Room.

6. Round-arched openings.

7. Faux ashlar plaster wall treatment 111 the Stair HalL Stair Hall Landing, Living Room, Dining Room, and Vestibule.

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8. Wood ceiling beams in the Living Room and Stair Hall.

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Decorative cast plaster brackets in Living Room and Stair Hall.

10. Stuccoed plaster base in the Stair Hall, Living Room, Vestibule, and Dining Room.

11. Original tile kitchen noor (beneath modern flooring).

12. Original light fixtures.

13. Original door har(hvare.

14. Stained glass \vindow in the Vestibule.

1 S. Original wood casement window in the Stair Hall Landing

I (). Natural finish 2 l/~" oak strip flooring on the 2nd floor level

Condition Assessment

The Stair HalL Living Room, Florida Room, Vestibule, and Dining Room of the First Floor Level and their finishes appear to be good condition. Based upon visual observation there appear to be no areas of physical deterioration evident.

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The Kitchen, the Enclosed Rear Terrace, and the Northeastern Enclosed Terrace of the First Floor Level and their corresponding elements are in an unfinished state of remodeling.

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The Stair Hall Landing, Stair Hall of the Second Floor Level and their corresponding elements appear to be in good condition. There are minimal water stains on the intermediate Stair Hall Landing and the plaster in this area has very little cracking.

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The Master Bedroom Suite. Northwestern Bedroom, and Northeastern Bedroom of the Second Floor Level are in fair condition.

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The Bathroom and Chamber of the Second Floor Level are in poor and unfinished condition.

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The Third Floor Level Tower is in fair condition with an unfinished plywood floor.

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7 The elevator in the Stair Hall does not meet code requirements.

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Recommendations

Retain original significant interior finishes including the wrought iron stair railing, tile floors and decorative tiles inset in walls, natural finished woodwork, ceiling coffers, original mantel, faux ashlar wall treatment, original door hardware, original light fixtures, and original windows.

2 Remove non-original f10ur finishes from Kitchen and enclosed terrace space. Refinish original Kitchen floor or replace \vith in-kind as required. Provide ne\v terrace nOOfing appropriate for Mediterranean Revival styJe.

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3 Remove non-original non-contributing alterations to the Second Floor Level

including the f\.1aster Bedroom storage and bath suite.

4 Remove Ilon-originallight fixtures and door hardware, and finishes. I~eplace with ne\v to match detail of original.

5 Reinstall doors and hardware where missing and removed, including the door opening between the Living Room and Florida Room, and between the Florida Room and the Terrace.

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Provide new electrical service in concealed chasing.

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7 In order to maintain climate control in a sensitive manner, provide a new I IV AC system that does not intrude on the interior nor exterior significant spaces and elcments of the building.

8 Incorporate new programming including conference space, reception space, and historic exhibit display space in a manner that respects the original plan configuration and the historic significant finishes.

CARRIAGE HOUSE EXTERIOR

The Carriage House consists of three distinct components. The original building consists of a two-story rectangular block that is clad in rough trowel stucco finish, capped by a flat roof \vith a parapet faced with sloped concrete barrel tile. The exterior of the southern Ll~:ade of this block contains two vertically proportioned \vindO\v openings with continuoLls sills with four-over-four aluminum windO\vs. There is a single door located

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adjacent the westernmost window opening that is capped by a sloped concrete tile shed roof. At the Second Floor Level is a pair of rectangular window openings that have non-original aluminum awning windows.

To the east of the main two-story block is a three bay garage constructed of concrete block. This element was added to the Carriage House in the 1950s and extends to the west nearly to the n0I1hwestern comer of the original Residence. At the eastern end of this addition is a covercd breezeway that provides a direct attachmcnt to the westernmost end of the northern fa<;ade of the original Residence. Beneath the breezeway is a terrace covered in twelve inch tiles. The eaves of the eastern garage addition are deep and extend to the east and nOIih approximately four feet. The walls are constructed of three-cell blocks. The main electrical scrvice \veatherhead is located on the eastern fa<;ade of this garage extension. The garage is clad in rough trowel stucco finish, and has a man-door located at the southernmost edge of the eastern \vall. The garage addition at the east projects forward from the bce of the original Carriage House approximately 4'-- 6". To the west of the Carriage House is a one-story garage addition built in 1979 and constructed of block with a flat roof and a parapet capped in sloping concrete baITel tile. Access to the westeIll garage is provided by coarse gravel, and the southern face of the western addition is flush with the southern f~!(;ade of the original Carriage House. The asphalt of the cul-de-sac extends to the base of the eastern garage, and there is a paved extension to the entrance of the original Carriage House. At the base of the main Carriage House is a planter that is lined with coral blocks at the perimeter, and is covered v/ith mulch and groundcover plantings.

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Exterior \Vall System

The exterior walls of the Carriage House are covered with a rough trowel stucco finish, which has been painted a salmon color. Examination of the concealed \vall framing and sheathing has not been made at this time and is beyond the scope of this effort.

Roofing System

The Carriage House has flat roofs at all three sections. The eastern garage roof extends 4' -0" " beyond the walls at the northern and eastern sides of the building. This section of roof is defined by a sloping concrete tile fascia around the perimeter, v,rhich extends to the northem face of thc original Residcnee. The flat roof of the one-story western garage addition is bordered with a sloping concrete tile parapet.

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Doors and \Vindows

All doors and windows in the Carriage House appear to be non-original. On the southern fa<;:ade of the main two-story block of the Carriage House is a pair of four-aver-four aluminum windows on the First Floor Level, and there are aluminum awning windows at the Second Floor Level. The door to the First Floor Level apartment is a steel door with non-original brass hardware, and an ornamental iron gate that appears to be non-original has been added in front of this door. The window opening at the Second Floor Level of the eastern facade is boarded with plywood. An awning \vindow is evident on the exterior of the western fa<;ade at the Second Floor Level. However, at the interior of the adjacent apar1ment the \vindow opcning has been enclosed. There are small non-original windows in the Ilorthem Lice of the two-story block, and the main entrance to the Second Floor Level apartment is located on the northern fa\ade. On the southern fa <;a de of the eastcrn garage addition there are three modem paneled overhead garage doors. There are no windows on this addition but there are three-hole concrete blocks, which have been turned sideways to allow ventilation to the garage space on the eastern and northem fa<;ade. There is a small aluminum \vindow on the rellrm of the western face of the garage adjacent the original two-story building. The western garage addition has one paneled overhead garage door with no lights.

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CARRIAGE HOUSE - INTERIOR

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First Floor Level

The configuration of the t\VO-story block of the Carriage I-Iollse appears to have substantial modification as it has bcen converted into apaliments on both the First and Second Floor Levels. The First Floor Level plan consists of a Kitchen at the northern sidc of this building directly across from the main entrance. The floor is covered in six inch non-original tile, and there is a suspended ceiling system. A mechanical unit has been added into a closet, and there is an adjacent closet. A corridor provides access from the Living Room to a Bedroom at the southeastern corner of the First Floor Level. The Bedroom has non-original finishes that include six inch floor tiles, suspended acoustical ceiling, and painted drywall. At the eastem end of thc Corridor, is a non-original Bathroom with base cabinet, sink, medicine cabinet, and shO\ver. The floors have non-original finishes that include six inch tiles, drywall, and the suspended acoustical ceilings.

The original configuration is not evident on this level and there are no historic finishes that remain. Due to the loss of historic architectural character, these spaces can be modified for future adaptive use.

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Second Floor Level

The Second Floor Level apartment is accessed on the northern sidc by way of an exterior eon crete stair. The Second Floor access to the apartment is provided by a step with a concretc wall railing. The wall is only twenty-nine inches high. There is a canopy above the stairs that is supported by steel pipc columns.. There is no paved access to the stair. Access to the Second Floor apartment is provided through a non-original paneled door, which leads to a small Vestibule. The floor is covered in non-original hexagonal tile, and the walls are finished with skim-coated drywall with contemporary 3-1/2" high wood base. Thcrc is a 3-1/2" high wood base, and the ceiling is finished 'with skim-coated plaster.

To the west of the Vestibule is access to the main Living Room, \vhich has a floor
I
finished with non-original hexagonal tile. At the western \vall of the Living Room is a \vindow opening that has been enclosed. Significant damage to the floor in the I1011hwestern comer of this space is evidenced as the tile is loose and has been removed from a section that IS approximately 8'-0" x 4'-0".

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Adjacent to the Li ving Room is a small galley Kitchen with an opening and counter that providcd a visual link to the Living Room. In the Kjtchen are non-original base cabinets, wall cabinets, counter, appliances, and sink. The floors are covered with non-original twelve-inch tile and the walls and ccilings arc finished with non-original skim-coated dryv,:all.

At the eastern end of the Living Room is a small walk-in closet, which contains HV AC ductwork connected to the apartment below.

To the \vest of the Vestibule is the Bedroom, \vhich is located in the southeastern corner of the apartment. The floor is covered in non-original hexagonal tile and bordered with a 3-1/2" high wood base. The walls and ceiling are finished with non-original skim coated drywall. On the southern wall there is a large opening with a non-original window and at the eastern wall is exposed drywall that appears to cover a windo\v opening that was enclosed. Adjacent to the Bedroom is a closet, and there are shelving units at the northwestern comer of the Bedroom.

At the eastern end of the COlTidor is a Bathroom. In the noriheastem comer is a walk-in shower finished with non-original ceramic tile, and a water closet and lavatory are located adjacent the northern wall. There is a vertically proportioned opening \vith a non-original aluminum awning window located adjacent the shower on the northern wall. The Bathroom floor is covered in four inch ceramic tile, and walls and ceilings are skim coated plaster over dry\vall. There is a large exhaust Em/light unit located in the center of the ceiling.

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The historic integrity of the CalTiage House interior has been lost due to the alterations of the space and finishes. Due to the loss of historic architectural character, these spaces canbe modified for future adaptive use.

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Historic Character Assessment

FcahIres of the CaITiage HOllse that are historically significant include:

The two-story stuccoed envelope of the original CalTiage House.

2 The 1950s one-story: concrete block eastern carport addition.

Condition Assessment

The exterior walls of the CaITiage House appear to be in generally good condition. It must be stressed that this assessment is based on visual observation only and does include any structural investigation. The stmctural stability of the walls appear to bc sound as there is no evidence of cracking, settling, bmving or leaning of the walls. It would be prudcnt to undertake some selective demolition to ascertain the constmction and condition of these concealed stmctural elements.

2

The condition of the roof was undetectable due to limited access of the CaITiage House. It appears that damage has occurred to the northwestern comer of the two-story section of the Carriage House

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3 The exterior access to the Second Floor Level apar1ment does not meet code

requirements.

4 The plan configuration of the Carriage House has been substantially altered.

5 The First Floor Level apartment space in the CalTiage House is in poor condition. There is evidence of \vater infiltration from above in the northwestern comer of the apartment. In this area the suspended ceiling has collapsed and there is evidence of moisture related damage in the wood framing.

6 The Second Floor Level apaI1ment space in the Carriage House is in poor condition. The floor has significant water-related damage, and window openings have been boarded over in the Living Room and Bedroom.

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Recommendations

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Future use required by the program of the Village can be incorporated within the existing building with the spaces modified as required to suit the program.

2 Retain the t \Yo-story stuccoed envelope of the original CalTiagc House.

3 Retain the 1950s eastern carpori addition.

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RcgulatoryRevic\"

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REGULATORY REVIEW

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There are several sets of Local, County, State and federal regulations that will apply or impact works at Thalatta. This overview reviews the more important or significant ones that will apply to future rehabilitation work, but does not address those associated with operations, management or day-to-day use. The number, type, and applicability of the various regulations \vill ultimately depend on the particularities of the specific program adopted and implemented.

The principal rcgulatory areas affecting the propeliy can be broadly classified as Zoning, Building & Life Safety, l-listoric Preservation, and Site/Environmental. These may overlap in some instances and on occasion be contradictory.

Zoning

Zoning ordinances \\'11 I affect the types and intensity of uses for the buildings and property. Once a use or uses is identified, the specifics of hm\' these are applied will be crucial in identifying parking and traffic requirements, 'as of right' conditions, setbacks, site coverage, and landscaping. As the propeIiy is now in govenU11ental O\vnership, re-zoning may be appropriate to ensure that the public purposes envisaged for the property can be realizcd. Zoning will be administered by the Village of Palmetto Bay.

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Building and Life Safety

The 2004 Florida Building Code (FBC) is the principal regulatory instrumcnt to which the rehabilitation of existing buildings and new construction will have to comply. The specifics of how the FI3C will be interpreted and applied will also depend upon the particularities of the existing construction systems (which have not yet been fully identified), and the specific changes required of electrical, mechanical, plumbing, networks, distribution, fittings and fixtures, fire protection and exiting, and accessibility to meet the needs of the historic buildings. Some of the more obvious specific issues that will require careful consideration are reviewed below.

Significantly, the FBC gives some guidelines regarding buildings that have been designated as historic by local preservation agencies and / or have been listed in the National Register of Historic Places. With regard to historic buildings, the FBt gives the local Building Official considerable scope for assessing appropriate solutions based upon equivalencies. 'A'hile the FBC does not provide detailed equivalencies, there arc many other building codes throughout the United States that do. These provide examples of equivalencies and or guidelines that could serve as a basis for developing local solutions for these buildings.

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Resolution of each of the issues below will be dependent upon the specifics of the final option/scheme adopted.

1.

Handicapped Accessibility will be required, regardless of the scope of work being undertaken. However, the extent of changes required for accessibility will depcnd on historic designation and the uses to which the second Ooors, in particular, are put. Accessibility to the First Floor of both the Residence and the Carriage House would be required with an accessible route leading from an accessible parking space. An accessible toilet room, accessible door hardware (where not original), and room signage \vould also be required in both structures.

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The extent of alteration carried out Level I, Level 2, or Level], will impact the amount of upgrading required under the FRC The extent and scope will in turn bc dependent upon the specific uses of cach room.

3

A change of use typically triggers an automatic requirement to upgrade thc whole building to current FBC requirements. HO\vever, an historic building may be brought into compliance by the use of equivalency and the use of performance standards. Once a specific program is adopted, then a more comprehensive review of the building fabric and construction systems will need to take place.

4.

An important aspect of compliance with the FBC relates to wind and storm resistance. In this case, pariicular attention will necd to be paid to the windows, doors, and thc structural components - roof exterior walls and associated componcnts; these will need to be more carefully studied and appropriate solutions developed to secure the buildings. Currently, it is understood that the Residence apparently is a \\'ood frame structure and thc Carriage House is apparently a masonry block stmcture, with traditional framing for the roof, floor plates and interior walls. The degree of upgrading will depend upon the level of alteration, and equivalency and perfonnance options. It is anticipated with respect to the replaced windows and doors that the openings would be protected to 146 mph and that products \vill meet the necessary Miami-Dade County Notice of Acceptance (NOA) requirements. The strengthening of sills, lintels and jambs represents a particular challenge and will require careful reView under the equivalency and perfonnance criteria.

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5. Floor loadings based upon a change from residential use may require upgrading the floor platcs. However, programming for uses that limit the aChJal loads, especially for the Second Floor Level combined with the historic building relief may well eliminate or minimize this requirement.

6. Fire warnings and protection systems for life and property will require improvement. Once again, the historic listing may enable upgrades to be

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based more upon performance standards in preserving life and property than slavish application of the specifics of the Codes; the FBC & NFP A are the principal applicable ones.

7.

There are a number of other issues associated with Oood elevations, electrical, mechanical, plumbing, stonn water, engineering, bathroom loads, and so on, that will also need to be addressed in more detail as the project is more clearly articulated and a specific scheme adopted.

8

All new structures \vill be required to fully meet current codes.

Agencies typically having input and administration of the FBC and other Codes related to the rehabilitation of Thalatta include the Village of Palmetto Ray Building Department. Public \Vorks, Fire Department. the Miami-Dade County Office of Historic Preservation. the State of Florida Division of Historic Preservation, and FEMA.

Historic Pn~serYation

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The property has been recorded by Miami-Dade County as part of a countywide Historic Site Sur\'(~y. A Florida Master Site File Form also has been completed. The property is historically significant in the context of the Village of Palmetto Bay and the Miami-Dade County as a whole. From a simple pragmatic and practical perspective, taking advantage of the full range of incentives for historic buildings makes a lot of sense. The best \vay of doing so is for the buildings and property be listed in the National Register of Historic Places with the National Park Service and to be locally designated as historic by Miami-Dade County. The advantages address the complex regulatory environment. and pro\'ide relief from many of the specific code requirements that are inappropriate for these buildings. Significantly, listing and designation provide access to substantial additional funding, including the Ivliami-Dade County General Obligation Bond (GOB), the State of Florida Special Category (Preservation) Grants, federal Scenic By\vay Grants, federal Transportation Enhancement Grants, and programs from numerous private foundations. Historic designation is a requirement for eligibility for most of the above-listed programs, which can be utilized for both design and "bricks and mortar" costs associated with rehabilitation. Additionally, historic designation provides access to more specialized consulting resources, and facilitates recognition that can enhance the marketability of the project. For all of the above reasons, historic designation of Thalatta is strongly recommended.

From the regulatory standpoint, a vel)' substantial gain from historic designation is in the application of alternate solutions in meeting the requirements of the FBC and of Federal and State Agency requirements, primarily with the use of equivalencies and the use of performance standards. Although these should Ilot be considered a panacea, they can make a very substantial difference, not only in the \vay the building is modified, but in the associated costs. In some instances actual relief of a specific requirement caIl be

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available. Historic designation also enables access to the skilled resources of the State Historic Preservation Office in dealing with historic buildings and property.

Use of these resources, code relief and equivalencies is dependent upon compliance with the Secretary of the Interior's Standards for Rehabilitation (The Secretary's Standards). These guidelines have been developed by the federal government to govern rehabilitation work on listed historic properties which have received federal funding or federal historic tax credits. The Sccretary's Standards are utilized by the State Historic Preservation Office and the local historic preservation office, and are as follows:

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I. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a properiy shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their o\'/n right shall be retained and preserved.

5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a properiy shall be preserved.

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6. Deteriorated historic features shall be repaired rathcr than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial cvidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The s.urface cleaning of structures, if appropriate, shall be undertaken using the gcntlest means possible.

R. Significant archeological rcsources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shed I be undertaken.

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9.

New additions, exterior alterations, or rclated new construction shall not destroy historic materials that characterize the property. The ncw work shall be diffcrentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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10. New additions and adjacent or related ne\v construction shall be undertaken in such a manner that if removed in the future, the essential fOI1n and integrity of the historic property and its environmcnt would be unimpaired.

Compliance with The Secretary's Standards is not paIiicularly onerous when major physical changes are not proposed, as in this case. Additiona]]y, restoration of missing components that contribute to the overall significance and historic character are clearly supporied under this process. The Secretary's Standards are interpreted on a case by case basIs. and generally recommend minimal loss of original building materials and finishes. layouts and building organization. minima! impacts where intervention is required for code upgrades and compliance, typically maintenance rather than repair, repair rather than restoratIon, restoration rather than replacement; and clarity between ne\v and old.

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If the property is locally designated as an historic properiy, any improvements would be subject to revie\v by the Miami-Dade County Office of Historic Preservation and subject to approval by the Historic Preservation Review Board. If the property is listed in the National Register of Historic Places. work on the propeliy could be subject to review depending upon the funding sources utilized far work on the site by the Village. Fcderal funding provided to the project would be subject to Section 106 Revie\v, a regulatory process involving the State Historic Preseryation Oilice and the Advisory Council on Historic Preservation.

All vv'ork utilizing state or federal funds would be subject to revie\v by the Florida State Historic Preservation Office. The review would be conducted in accordance with The Secretary of the Interior's Standards for Rehabilitation. If the building is determined to be eligible for listing in the National Register, but in fact is not listed, the same Section 106 requirements would be enforced. Thus it is not necessary to list the property to be subject to 106 compliance if fedcral funds arc utilized. If federal funding is involved, the Davis Bacon \Vage Act covers the wages used for undertaking rehabilitation work. Additionally, if work involves partial fllnding from the source, the work is still subject to the above referenced \V'age rate requirements. Private funding sources such a~ Individual donations and foundations are not subject to compliance with the Secretary of the Interior's Standards nor review through the State Historic Preservation Office. However, utilizing the U S. Department of the Interior's Standards for Rehabilitation is highly rccommended even if not required.

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Environmental/Site

Under this general umbrella there are a number of issues that will require coordination and approvals by the various and several agencies that have jurisdiction. These include, but are not limited to the following.

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I. \Vater supply ~ review of supply requirements will need to be reviewed with both Miami-Dade County Department of Environmental Resources I'v1anagement (DERM) and Miami-Dade County \Vater and Sewer Authority (W ASA).

J Sewage - It is unclear at the time of writing whether \vaste-water is discharged to municipal sewage. uses a septic system, and or separates black and gray water. Revie\v and compliance will be through DERI\/1. \VASA, and Depa[iment Of lIealth ~ Septic).

:, St0II11 \Vater run-ofl is currently on site and \vithout any special treatment or collection. As works are proposed, and especially site works additional measures may be required. Review and compliance will be through Village of Palmetto Bay Public Works and I3uilding Dept and DERM.

4.

The land/water interface at both the canal and bay will require careful revicw with both agencies having jurisdiction DERIv1 and South Florida \Vater Management District. Particular issues that affect the proposals probably]ie \\'ith sight line maintenance to the Bay, access by and for the agencies, and landscaping at the \vaters edges.

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5. Trees & canopy coverage. landscaping \vill require careful management and need to be developed co-operatively between DERM, Village of Palmetto Bay Zoning/Building Departments, State of Florida Historic Preservation Division, and Miami-Dade County Office of Historic Preservation.

6. Electrical power supply requiremcnts will probably require upgrading and will need to be reviewed and agreed with Florida Power and Light (FPL).

7 Old Cutler Road is a state road and a designated Florida scenic highway. Any proposed modifications regarding widening site access, traffic queuing, sightlines, sidewalks, landscaping, signage and so bII, will all need to be reviewed and approved by Florida Department of Transportation and Village of Palmetto Bay Engineering.

8. Utilizing the existing parking arca to the north of the canal will requirc review and approval by the FL Dept of Natural Resources.

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Figure 3. 1919 Map of Dade County (detail). Site is south of Cutler in Section 35 (T 55 - R40).

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Figure 2. 1914 Map of Dade County (detail). Site is south of Cutler in Section 15 (T 55 - R 40).

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Figure 5, 1936 Map of Dade County (detail), Site is south of Cutler in Section 35 (T 55 - R 40).

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Figure 6. 1956 Topographic Map of Dade County (detail). Site is south of Cutler in Section 35 (T 55 - R 40), (1969 and 1973 photorevisccl).
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Figure 7. 2006 Map of Thalatta Site on Old Cutler Road.

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Appendix B:
Aerial Photographs

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Plate 1. Ca. 1926 Aerial Photograph (detail)

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Plorc 2. 1 (n ~ Acrirli Photograph (detail)

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Plote 3 1940 Aerial Photograph (detail)

Thalatta site

Plate 4. 1950 Aerial Photograph (detail)

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Appendix C:
Historic Photographs

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HISTORIC PHOTOGRAPHS
Sources:
MDCOI IP - Miami-Dade Count \, ( )jji, c.' \ 1/ Ii I ~I\ )Ik PIt'~t'I\ ,II i\)II-\I,.^III \CS
RCR - Rose Connett Richards Pel\\)II:iI C)I k,{ 1\'11
SDCGC - South Dade County C;(1\ t'111II1I'111 C,'II{I'I, 1:1\ J:k'h-,'!
PB - Village of Palmetto Bay (\1<1 Pri\,lle C\)Ik,-II\\fI~i
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Plate 3, If()u\(' I ~(\llllll l' k\, I - NE, 1955, SDCGC

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Plate 4. HOLlse - front door detail - E, ca,
1926, !\1DCOHP

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Flme 5. House (east eJev.) (uncler construction) - S\V, ca. 1920, .MDCOHP

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Plufe 6. HOllse (east elev.) - S\V. ca. 1926. rvfDCOHP

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Pld(C HOllse (cast elev.) (po.st] 926 hurricane'l) - \V, ca. 1927, RCR

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Plate 8. HOllse (east & south ele\ .)
& Pool - NW, post 1955, PB

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Plnfe 9. House (cast ele\'.) & Pool
- N\V, post 1955, PB

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P1Cl!C'10. HOLlse (easl eJev.) - \\!, ca. post 1980, SDCGC

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Plare 11. Interior - dining room detail - S.
n.d., MDCOHP

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/'/llfe /2. Interior - SE. 1955. PB

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Plare 13. Interior - original wincJe)\\
detail - n.el.. PH

Plare 14. Interior - \vall finish
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Plu{e 22. Carp\)!t - :\i\V. 1<)55. PB

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Plme 23. Carriage Hl1ll\C'/LIIId\l'apC - \'\\. j 955, PE

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Plme 24. Carriage HOll\e/Lanc!scdpe . I\;\V. ! 9.'15, PB

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PliI!C 25. Carriage HOllse/LlI1dscape - NE. n.d.. FB

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Plu!e 26 Carriage House/Landscape - NE. 1964. f)[j

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PlaTe 27. Carriage I-Iouse - N\V, ca. 1970, SDCGC

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Plme 28. Carriage House - N, ca. po.'>t 1988, SDCGC

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Plate 29. Boat House (Rose Connett on \\'aIJ)
\V. ca. 1940, RCR

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Plate 30, Rose Connett Richards' map shO\ving location of hoat flOLhe
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PliIle 31, Outbuildillg - S\V. ca. post 19xO, SDCC;C

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Plute 32, Front (v\'est) Yard (Virgillla Connett on kft) .. \V, Cd,] 'nos, RCR

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Plate 33. Landscape - E, n.d., PB

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Plu(c 35. Re;l! Patio/Small PoolfBalustracie - E 1958. PB

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Plote 36. Rear (East) Yard/Balustrade - N\V. n.el., PB

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Plate 42, Bcach/!\L.tngr()\t's (Virginj(l C(111IW[[1 - l'd. ji),=(),. 1<(1<

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Plate 43, Deering yacht. "Calabash" - ll.d., RCR

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Plme 44. Alan & Virginia Connett _
ca. ! 920, MDCOHP

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,Appendix D:
Existing C:onditions Photographs

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Plote 4. Detail ofcural rock \\all dl (tOil! (1jslte adJal'cJlt Old <- utlct RU:IIL September 2006,

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Plate 9. Detail of lantern at entrance gate. August 2006.

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Plufc J n. Detail 01 Ornal1lCllt at mal!1 gate, August 2006.

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Vie\\" of eastem edge of property at Bi')cayne Ray lookln~ north to\\ard Charles Deerlll.2 Estale, Ju!\ 2(J(J(,.

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Phil' }() Diial ramli at nurthe;lstclll edge of pnipcrLy, July 2iJCih

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PlolL' 3IJ \It'\\ of C-I (10 CllUllookillg C;lSl. September 200(,

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1'Iare 3 J '/icw of northern ed~c' of proper!\ ,Ii (.[, I' "~mJI looking :;outl1eJst, September 200h,

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Plate 32, Vicw of northern edge of
property at Carriage House, September
2006,

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11 orth (;151, September 2006,

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Plure 3.~ ViC\\ \11' western facade of RCSldcl1lc' [ook1l1g to southeast, September 20()6

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Plate 36 Vie\\! of recessed northern bay
of western facade of Residence,
September 2006.

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Plil!C.1 - \1<.:'\\ \11 1)1~111'l'l ;lIJd dll\C ,ld':lL<.:'II! 111./111 entrance of Residence. September 2()()(,

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Plate 38. Detail of main entrance at
western facade of Residence, July 2006.

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Plufe 4 J DetaIl at main entrance of Rc:-;,Jencc.
Juh 2006.

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Plufe .,'-) ()II,('III~lt IbllelwD dlll1 dC[dli ,111 \'.,',lL'rn facade ofResidcnce. July 2006,

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Plate 43 Detail of ornamental railing and medallion above main entr:l1lCC on \\estern facade of Residence, July 2006.

Plofe 44. Detail of ornamental medallion on western facade of Residence, August 2006.

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Plote 48. Detail of window at First Floor Leve!
of southem facade showing origina! sill and
tlattened arch detail, July 2000

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Pl,iTl --/,; [)c:r,1I1 ()j ~;uf11t ()11 SC1Utl1cTIl !:ll',llk of ResIdence, September 2006,

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Plate 50, Detail of eave at southem L1cade of
tower, July 2006,

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Plu/(' 51 Detail of chimney, September 200()

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PI,!!(, ,l \'Ic:\\ (11' castc:lll t:lcadc (If Residence, September 2006,

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PI"(,, '\ \IL'\\ (1f [()\\ n :11 L':hkll! I:ll',lde of Residence. Julv 2006.

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Plate 54. View of tower of Residence looking to
soutlnvest, September 2006.

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PIC/(c 55. Detail of paired arched windows on
eastern facade of tower, July 2006.

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Plore 58 \'IC\\ Ii! C11,I,

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Flate nO, View of northern facade of Residence
looking southwcst, July 2006,

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Plute 62. View of northern facade of
Residence, July 2006.

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Plate 63. View of side entrance at
northern facade of Residence. September
2006.

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PlulC (!4 \IC\\ of Lipper Ilorthern tilcade of Residence, September 2006.

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Plate 66. Detail of damaged ridge tile at southeastern corner of Residence, July 2006.

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Ilk ,11 hase ofchlllll1C}'. July 20()(,.

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Plate 68 Vinv of fascia of terrace roof
looking to north. July 2006.

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l'/IIIe' ()C) \'1('\\ \II k'l[dCC 1\1(>1 1()okll1f.'- to south, July 2006

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Plate 70. View of terrace roof at interface with original Residence, July 2006.

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1" Ill!,!. to\\ard entrance. July 2006.

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Plate 72. Detail of entrance door ill
Hal L July 2006.

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Pla!c n View of Hal! lookIIIg
towards east. Julv 2006.

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I Jlill"l /1'"1 Ilk 111 Hall. July 2006,

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Plate 77. Detail of stair of Hall.
Jul\' 2006.

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Plate 71{ Detail of storage under stair 111
Hall. July 2006.

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Plate 79 Detail of ornamental bracket
in Hall. Julv 2006.

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I'lu/(SI) Detail uj\..'~'11111g III II~tll, August 20G6

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Piotr' 8 J Detail of ornamental beams
\\ith non-original light fixture in Hall.
JIII\' 2006.

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PLate 82 View of Living Room looking
northeast, July 2006.

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Flute 83 Detail of entrance to Hall from Li\ing Room. July 2006.

Plate 84. View of Living Room looking southeast, July 2006.

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Plure (\'9 Dctad of jamb \\'itl1 hinge
marks at entrance to r/onda Room from
Li\ing Room, Ju!y 2006

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Plare 90, View of Florida Room
!ookll1g southeast, July 2006.

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Plure C) j, View of Florida Room
looking northeast to\\'ards cnclosed
terrace. July 2006

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Plare <)3 Detail of ornamenta] tile in
J./o(ida Room. JuJy 2006.

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Plate 94. View of entrance to Hall from
Vestibule, July 2006.

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Plo!(' 95. View of Vestibule looking north. Julv 2006.

Pla!e 96. View of original art glass window in closet of Vestibule, .luly 20()6.

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Plat!! I) -, View of entrance to Dining Room, Ju!) 2006

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Plate 98. Detail of original ornamental wood casing at door to Dining Room, July 2006.

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Plate 101. Detail of ongll1al door at
Dining Room, July 200()

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I. _ I:U I cI\)o!" hardware at Dining Room, July 2006.

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Plate 104 View of Dining Room
looking towards Kitchen, July 2006.

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P/afe 107. View of Kitchen looking
southwest. July 2006.

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Plate 108. View of Kitchen looking
north\.vest, July 2006.

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Plo/e J 13, Detail of original castem
exterior entrance to Stair 11all frolll
terrace, July 200t),

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PI,I!, 1/4 Ollglnal dcutl at eastern extcllOI cntrance to Stair Hall, July 200t),

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1'1,11,' I;:; ()!1c.'111~tI dCI~111 at L~hk'lt1 C\.tcrl(1! entrance to Stiar Hall. July 2()06

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Plate 1 J 6. View of enclosed terrace
looking northwest, July 2006

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Plure j j -, View up main statr to Llldlllc'.1111 ~IIIII

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Plore //8 Oct"il at stair landing. Juh 21/(1(;

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Plate j J 9. View or Hall at Second Floor Level looking east towards landing \vith original window, July 2006

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Plate 120. View of Hall at Second Floor Level looking west towards Master Bath, July 2006.

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Plufc' I_'! \ 1\\ "jIJaII at Second Floor Le\ellooking south towards
\ Lister Ekdro()J 11 J II h :' O()(1

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Plate J 2-' \1,'\'" I \ 1

Bedroom looking nOl1hwcst ((mal-de, I Lli i Juh 2006

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PI,I/c /23 \Il'\\ ()f\lastcl Bcclrool1llooking southeast to\\ards Tower
CI1~lll1ber. Juh 2006.

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Plate 124. View of Master Bedroom
Suite looking southwest, July 2006.

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Plote 125. Vievv' ofIvlaster Bedroom
Suite looking n0l1hwesL July 2006.

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of i\1JstCl' 8(\.111)'\111 SUite looking west, July 2006.

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Plate J2S [kill] of base and wall tlnish ill '\!aster Bedroum ,fuh 2(1()(,

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Plare j 31. View of Master Bath
looking south towards f\1aster
Bedroom, July 2006,

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Plate 132 View of Master Bath
looking nOlih, July 2006,

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Plore 135 View of Bathroom looking suuth to Northwest Bedroom, July 2006.

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Plate 136. View of Bathroom looking southeast to shower, July 2006.

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Flure 13''' \'lC\\ of NOl1hca:;t Bcdn)Olll looking southwcst to ILdl. .llIh 21J06

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PIO!e J 38 Vic\\' or NOt1hCil:;t Bcdroom looking northca~;t. .flll\ 2006

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Plure 139 Vicw of Chamber adjacent
Northeast Bedroom looking southeast.
July 2006

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Plate 140 View of Chamber adjacent
NOliheast Bedroom looking north,
July 2006.

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Plate J 46 Detail of entrance to First
Floor Leve! of Carriage House, Ju!y
2006,

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s Plare J 50. View of northwestern corner
of Carnage House looking east. .luly
2006.

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Plate 1"1 View ofcleterioratlol1 ofSecollcl Floor Level at Carriage HOll:'1e. t\\arch 20()(1,

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:Appendix E:
!VIianli - Dade County Tax Jacket Contents
17301 Old Cutler Road
Folio # 33 5035 001 0120

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South Dade County Government Center
Property Appraisal Department

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VALUE INQUIRY ~ * * * ~

PTx:H0175

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FOLto33 5035 001 Ol~O
09/06(2006 LAST INSP
NAME AND LEGM
TRUST POR PUBLIC LAND
306 N MONROK ST
TALLARABSKE lPL

PROP ADDR 17301 OLD CUTLER
OS/~005 ZNG 2700 CLue 0001
PREV CHG 07/20/2005
YEAR
LAND
BLDG
MARKET

1004
1416815
226310
16431~5

RD MCD 3300
BLDG YR 1925 SLue OlOO
VALUE HISTORY RES YR
2005 01/01/2006
1969565 1969565
251135 313790
2220700 228335~

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32301

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35 55.0 3.52 AC MIL
RICHMONDS SURVEY PB B-17
N1/2 OP BLKS 103 & 104 LRSS C-l00
CANAL R/W
2.2902-l3~4
MUNICIPAL TAX
STRP#/LOC
XF
BDR
ADJFT
NBHD
PP1-ADCTL ADDR
PF2-LGL PF3-SP

STATUS: EXEKPT

PLATE 000
4 B.I\TH 4
7 UNIT 2
5507 BLDS 2
orBT 04
PF7 - PREY OvlN
DIST PF4-FOLIO

ASSESS
HEX
WVDB
TOT EX
TAXABLE 1618125
STATE EXEMPT; CHARITABL!
SA~E AMT DATE TYPE IjV
3600000 12/2004 1 I
1900000 02/2003 1 I

16431:25
25000

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2283355

2220700 T

2283355 T

TINC
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SALE :2

SEJI~C:1

PF8-IHTV MEtrJ PF9-R/C MENU PFIO-EXIT

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PTXM0175

17301 OLD CUTLER R.D
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35 55 40 3.51 AC MIL
RICHMONDS S~VEY PB B.17
Nl/2 0' BLKS 103 & 104 LESS C-100
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MUNICIPAL TAX
STRP#/LOC
XF
BDR
ADJFT
NBHD
P F7 - PREV mmERS
PF2-LGL FF3-SP DIST PF4~FCLIO SEARCH

FOLIO 33 5035 001 0120 PROP ADDR '17301 OLD
Ql/13t2005 LAST INSP O~/~002 ZNG 2700 CLUe
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EI:>WARD RAAS YEAR
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SLOG
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2003
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1416315

CUTLER RD MCD 3300
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VALUE HISTORY RES YR 2004
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1416815 1416915
226310 226310
1643125 1643125

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STATUS: TAXABLB
PLATE 000
4 BATH 4
7 UNIT 2
5507 BLDS 4
DIST 04

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WVDB

TOT EX
TAXABLE 1416315
STATE EXEMPT:
SALE Am [;ATE TYPE
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1618125

1618125

1416315

1643125
25000

16431:25
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TINC
SALE 1

PF8-INrJ MENu PF9-R/C p1EtW PF10-EXIT

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PROP ADDR 17301 OLD CUTLER RD
NO 25271 CALCULATED FOLIO VALUE
SrTED BY FOLIO SITE VALUE
RiSIDENTIAL - SINGL! FAMILY 1NSP 02 2002 MAINT
BLDG SITE VALVE
153331.20 SO FT PERMIT 0000000000 BLDG VALUE
01 RATE KEY 01 ROOM BLOC X-FEATURES VALUE
CONST CD 2 A/c Y
RATE CD C YR BLT 1925
ADJUST CD 1 EFF AGE 1955
FLOORS 1 IBR
LIV UNITS 1 2BDR
BEDROOMS 5 3BDR
BATHS 3 EFF!APT
1/2 BATHS RM/OFC
STORES
, Ki4';~tl';'~' TOTAL ADJUSTED SQUARE FEET
BASE RATE 67.00 TOTAL RAT.E:6~OO BATH ADJ REPL COST
PC COMP 100 FlJN 15 ECO ~y lS)MKT 80 PC GD 58 ADJUST
TOTAL ~EPR VALUE 109049 1r'Tf'E~lS 1.00 TOTAL RATE KEY VALUE

~UL~U jJ ~UJ5 001 0120
TYPE PUB DATE 08452004
LAST .CHGE OTE 0101~005
XF 4 CLue 0001 SLue 0100

LOT SIZE
SLOG

EXTERIOR
ELECTRIC
PLUMBING
INTERIOR
FL_FINISH
ROOF TYPE

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PTS&GD

ROOF MAT.
DECKING
FOUNDATN
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*** PRESS ENTER FOR NEXT ELDG/RATB KEY *_.

PTXMOS80

225310

140806
7135

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3043
188666
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109049

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l'vLIU Jj 5U3~ 001 0120
TYPE PAA13 DATE 08252004
4AST CHGE DTE 01012005
XF 4 CLue 0001 SLUC 0100

LOT SIZE
8LDG

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ELECTRIC
PLUMBING
INTERIOR
FL. FINISH
ROOF TYPE

.. - ..-
PROP ADDR 17301 OLD CUTLER RD
NO 252il CALCULATED FOLIO VALUE
SITED BY FOLIO SITE VALUE
RiSIDENTIAL - SINGLE 'AMIty INSP 02 2002 MAINT
BLbG SITE VALUE
153331.20 SQ FT PERMIT 0000000000 BLDG VALUE
01 RATE KEY 02 ROOM BLDG X-FEATURES VALUE
/ CONST CD 1 Ale y
r RATE CD C YR BLT 1979
, ADJUST CD 1 EFF AGE
FLOORS 1 IBR
LIV UNITS 28DR
BEDROOMS 3EDR
BATHS EFF/APT
1/2 BATHS RM/OFC
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31757 --1--1'1'E;\I$ 1. 00 TOTJ>.L P.ATE KEY VI\LUE

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ROOF MAT.
DECKING
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STR FR
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GRADE
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PTX110 58 D

226310

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8853
31757

ENTER-NBXT SLDG/RATE PF2-DI~ PF3-XFEA PFB-MEN:J PF"9-R/C MENU PF10-FIN:SH 5
.... *.;, PRESS E1\'1'ER FOR NEXT ELDG/RATE KEY *. '"

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PROP ADDR 17301 OLD CUTLER RD
NO 25271 CALCULATED FOLIO VALUE
SITED BY FOLIO SITE VALUE
RESIDENTIAL . SINGL! FAMILY INSP O~ 200~ MAINT
, BLDG SITE VALUE
153331.20 SQ gT PERMIT 0000000000 BLDG VALUE
02 RATE KEY 01 CASANAOOOO BLDG X-FEATURES VALUE
CONST CD 1 A/c
RATE CD B YR BLT 1925
ADJUST CD 1 EFF AGE 1955
FLOORS 1 lER
LIV UNITS 1 2BDR
BEDROOMS 2 3BDR
BATHS 1 EFF!APT
1./2 BATHS PYI/OFC
STORES
TOTAL .~JUSTED SQUARE FEET
TOTAL RATE 53.00 BATH ADJ REPL COST
Ece PHI' MKT 80 PC GD 80 ADJUST
68858 # ITEMS 1.00 TOTAL RATE KEY VALUE

to'OLIO 33 5035 001 0120
TYPE PAAB DATE 08252004
LAST CHGE DTE 01012005
XF 4 CLue 0001 SLue C100

LOT SIZE
BLDG

EXTERIOR
ELECTRIC
PLUMBING
INTERIOR
F'L.FIN'ISH
ROOF TYPE

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PT$&GD

ROOF MAT.
DECKING
FOlJ1IDA TN
STR FR
MIse
GRADE
100

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BASS RATE 50.00
PC COMP 100 FUN
TOTAL DEPR VALUE

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BCO PHY MKT 97 PC GO 97 ADJ"';5~'
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Appendix F:
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Appendix H:
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Alan FortI Connett Obituary
February 16, 1955, Thl! :Uiami Herald, p. Xc.

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lsabeHe M, "DoUy" ConnEtt Obinlal)'
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lent month :'rom n'Mrt fMJl.J~ at Ii t L.UI(~'~ ~8~tL~ I' JI.:.b~,,1(lc-, ~! WU!' f~

, $1'14) W" . MtWt.n1 t1Wll~r," !.(~j .l,~! St."ph8" t- He1'11"18;r" .. Stle 1Ic,~d jl.ll1 P 0 n Il iml JC-:11'tf in
Pl,tOrto I~o' fjOO go twi~.d 1M l~o,.ld:
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:::,,~;;::t ;~~~.."df!td from Gnt<II.$\ Si:~"1(JOtof l.Jttc'-...or,' TIK:hTI~lJO {"Ii r<<W~ tG f~barr'1 ~ Ht-43. \..t'H~e
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"'iT'.7Ji4;.~ 1i:<<1t,~~.oo LO'uJ.. 7'I'.~jo:;n,

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on tM l:i&fl j

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lIIuctrotiQl" phO'.o' 1\I,;J~lfe I',~ "()ally" Com1et1 ,13)

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A.ppendix I:
ConnettRichards~ Rose. ~~ Life in Cutler
\vith]VIs. Deering as a Neighbor"

The Historical Association or Southern Florida
Update
Volun1e 13~ Number 2
l\Ta~: 1986
pp. 3-5

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"Life in Cutler \Vith i\lrs. Deering As a Neighhor~~
- -

by Rose Connett Richards

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Life in Cu,tIu
With Mrs. Deering
As a Neighbor

;-) f ~,JSE CONNEn RICHARDS

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h,,: sr':1 ;:, ~12€l J'--"t t()~cr.:ng the orIf'ntal carpet] used to
',/onde byIJLB~ n'l~gl(::u$eb';),' \:Ae tuder, wc)u~d sud
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;de ~)(J ~ 1m",!,
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hair atop ,m: crcwn of I.. r head wh€re it c::Jt1ip:e:mrnted
'r'e soft wi Hte '/01 e dreS5€ S shew;'Jre OV~ r a little dump!ir1g
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,w.r
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d,'.(.=-T. or, [her bay ~o L,,,: s)<,.1!h

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: line. '".'en our C'Nfl gels pumps kt" arid fresh milk Wi'"<:-
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'he gajes ')f 'J~ Deertng .;'$!5te,
i'hel" '/J(L5 ~'1~ Brown', [iH!E' cou.nt!y ~;t()r"' "nd \)I!e H;[l:j
,JrI(' g,1~ pll7:1p :1'. front (){ his hou~,e ,-,<,here he: also r<:;p~i[(~d
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.."i:ft~ ':U5 '^'Ir~ :::-;.1n~le, r~. ~e \^'<1~;..:~;j r-.tJj'Le ~n t~-:: e:\!~r:ir~~ts
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?'(^,ad:lr." ,'rom ah,r '

'\crrll~;"" '.:".J ~1{:Jl.1:I.j~r t'Jh!(II~, ...,..:,T.3nd~.: oj II ~~'Y r,:"rr.)~Jf/' 'J.lld:_'~ 1....,~V".LJd ',,,<,:;
~ ,.,(~'..J r.: ~ r In~ '.": ,'--'.....,' ,,:-'r ~njll rJ r~r71<'f;' cc '11 :!~:r 1 ,.!('i}.-.i ,':, : (il(t:. d "",,"l-...;..J. r'lY--;O"1 '(If."
~--.l~
"""" -~'..:,' h 'Ie ,j,~'l j'i .,,"U ~i ;..t'CdJ:: dtl: ,I I ,-'ulkr j(1~~ p~r,~ ~'(/).a1.' HOfi'),t..

~ ~"" mJr~_' ~ IIJ.r ,_- J:>~ jJtC'~ Ie 1_- ""i. ,J (C.' ',it, j[~ cL'\.1 1.:/1'4' .JL~j(II- In J.it~-:y cr,t;f~ .;on ,71 'r
,,/ ..J'r :vJ1; _! f~ ?P~'H' J Nhcr 1">1!J ',... 'J.)--! ~,~Cftd d/1/.FHI$. 3nd wNfo. i Ij,-jf--Jl:(p.,'._,\~il';' ..::-~
r-.~;"~ '-+..'~ {J! Il,jrlii'--"; ~..\/(XJj,,:,i .1.') t?Vi '.r,t' 1~.(111fT"; "r.cj k'!1in ';.~< ~,v .',I/~ ,t'<< :f:<I~"'J ::'.'
J... _.....'~ __ ,~ _._' ~.,u'\r h. T'~ r.n";':'1 ,1/ rtJl{ ht.d t"tt!.(,';~

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1.I"..,.~aJ~)

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f;-enetic mouxey LuLl' fmd c sc~r1e! m,;c,j\' G"':.ilt loroed I'.
ov€r t1.:ir)latiO, Wf!l~Jitmaf1 $(('J[W2g0r., ,- fr?gik mar:
who a. NeW:, dressed Iii whlt~ stl11s ~nd whr.- ~u(C'urnbed
to lhe :onel.n~r.:j of Cutler ,~,"'-(:ibu; jdmsp!f Ol'\\! da.,; ~;iC
UH~ Pa 11 Callneys, who (oil'r'~rJy {rv:d in H,'wai, '.Ih~fe hE
had t ~<:r 1n eli~:')~~~ with u'e of 'T~ pineapp!.c
v::.mp,I.!"lies

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';"hCi.;~h it wa~ only a cleek ffO,,' Mrs, D'-'~f iqjS doer to
ours, ."Wv:r y 'J/UUjU, IW:::YS cr" ~II:,-,r net \" VIJI :-,G<":J~ for
Vi<;lts, and my r~re!'1:s W~k:J;T1:d h~r beouse 5h~ w~" 'n'
teresling und g,aciou5 f,:y 5!S!oi;:r ~[ld 1. hOWe'le" iookec
for.....arc to lrtse vi~its wll~: chUc!sh d€Jjght f;")r a to~aiJy dif
rcr"f1~ !~as(_,n;"hI"Y O1..:-,.\[\t !arg~ box-=:::. d f.;{qursi~t' ci'ln

J:;::5 or 5m3i. C JK2S in de:lic2:1e paper 'ace boxes l.Ilor,g witL
nuMeous bV'J!<:> fre-IT! cr:t gi'\l!u~es wrlld'\ we wD'-.:ld copy
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hU):icar,es)
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the natura! jut1~le ~ym of m3i\groves was a grab bag of
t!:::;~:~s WI:> fn1 md botdes with noteS 10ssed from a CIl,ltse
ship off Mane C21stle 01 t ~lghters PO}~;l1~ ;~, ~~;~
Ciulfstream, glass ftshi:!g f1oat~, even 2. woode.n sabot lo<;!
t IV some French fisherman
The dee~ were lor,~ ~UEt::.. ,;>J .;~;::. ~~~ !:;.~;=~~ who
I~new Cutkr a$ the' hunting g ound The ;:Jnly t:;ue to the
:>Mlthers tha1 had tracked t1\~ de~\ were a few whitened
)O<1~S <11 \i I~ :::'\:,~;~;;-,: :-! ~~,~ ;;;-'?~! <:o1t1 k holes H:eed with
1,3 tCenhdir fern, 'nt() whid' v'€ c1i.r:lbed Tnert' were end
('ss :racts of pmes Jild p< jm,'ttO where we picked bou
.:j",;::::' ::;' ;,,,,..:!~I<> li"!r,,, c;;,ijr"s f,' trw tan Closer to (hI;; bCi.Y
:-Jense: (r/'Jets of natrve treer bOi .:1el'ed by scar:~t corlL L'\::QI'
hcFlYJred an abundance ~f S;'inl: Creatur~s, er.ough for
\;'"a\ medi~va\ treati;;.i;: calii'd a b~$tiar{
On spri'lg nights we lay In brei ii~i~llill~ ~v ::;;,;~~ ::::::;.::~,:,;~
:)2lL;wing saurian challerges .) onC anomer 1ft the gL3des
lC' :he w~st Each sprirg, '.GO, VJe 1aoked forward to the reo
!urn of We Otlici ect~jc; a -,.::: ;::. -;:~~'r'~ H.hn C'r.tf'M3iIied us
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,,,, "c.i:;c:, ;u.:-:::::;:; ~:"""" ,'."<:t, .:2 ,I< dclcn.sr'J\;' (h~nc:e!ks the
hDE'!eSS nsh h.dwk would dr('p ,'S ca'ch wher.: 1\ was nICd\
!V ~ 'elded lil mid'air ~)y the cc.gk who returned to f2C1S\ Qn
~ ~'..,o h-iJllch \.l'hl:" the cspey wem back to its fishmg
-hore- This was not difficult or i-mymTle Wi:: 'No.i~..::c;c '~,2
beach we saw glitterin~ ~IC: of hundreds Df mullet rise to
,,",SC:'1p,-=: G'1e slash of a barr,:j(l i~
We r"rely ~limpseC1 ;;I 00.<'<:\\ cillO;;; ~~2 :,,_,~~'n"s
~'l:'di forest crei:tures. 'x;t ',n the cool of momin.c; th;<:re
.'lC!'C ,-::,f!\~n small wildu\l.: La] j;y sdting mop the s!c,nc
',~vai1S ~nat ~uI-r'~ui.ll.jt;G t:--.~ !::,<.~:fn~ 21rlun::is as tnc1ugh

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!oathe to n;;ttre rot' me night t<'unning (rorn Old ("tier ROad
to the bay, these high wBIIs ,'re6ted barrl~rs that would
funn.,;! hordes of clacking blue I~nd cr('hs ,.,\nnd the!:
1,,".gihc ir, Seote:nbN Then blaa fam:!ies, or~g!nal1y from
the Bahart1<:1s. would enter with l<:.~~e: [' -U;"t;l ~aC:~:;; ','.r::~, .::
shClrt stick they would deftly pio:l1n i1 crab. break of .?Jd
1(!~s, leaving the big claws, and pOf- I: into (he sack They
then headed ror horn~ Q'"ci <i f",<:;::;: ::'. ',:!I(:.n hour
Foxes mllde sprinll Ie~ps from ("Ie headHght$ glare
when we drove in at night and the DC'JS trete drQPpd :15
Imy li~::. -;-:--,~ ~;:~~S ~~,"::r riG>~lered (t'O' ~olony of bIg Icop
a.rd frogs It. 1he pond benea\f: the \1:nter bamboo, ;?Vefl
though tl-!ey shi]re:::J then] with unt,)[d 'lumber$~r me-
:28~~ ,r., r1,?~,-1 ,~[I ~alm 1ree in Ihe yard We!'> ~ screech ('\',;1
cor-do wheri' at dusl-< a doz~n small :aces 'vJVl.lj~ L 0"~""-:'
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:-hlseled out by rerl-hell:ed \vood:..-.ec!<l:;rs
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bay, steppers ~!id palms \I:a\ o\oC'kI~d ,3. v,ew at \he \\.'3ter
'rom dw hO',JS-e tha,1 m'l fal'1ef .3dd~:d :') '~:ird' st\']ry to
enZlhle us '.0 s\::\:: iil'o:O :':'<;'i' S~s~:::.:~:" """" :'!f:)e~s,,^, 'iJ!1111\
ufbM:i owls \ik~d this high, se(:'.)r2 F,iace 2\nd re.;;~ed f2lml
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\)]2 ~at or, the air,' porC~l 1"Jl lJlki' J ::;--:::,<:~~'~ .,,,.., ,Ie ",un
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SlOr: with booys, v-Ie had te"

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.. 'I,:e!JJT.... ." .... ." 11~~'" ,.. ,.~< or .:~~.,",!o.\'.(.'.'.. '.....y:'.~.
.. .: .,..~ < . ~ :' ,~I.,..\:~:::~' ....:..." ". III ~{.'~' \' '.~ " I
.' " .....',.., ,,_ ,/' ."._~,,,,:.t:....'~ -, '~r'-~f':'3'.;. ..\~.F'..').~.' ..~....., : t .... '...." . > :."

Charles [)eec'lnc b<<JCht this hOO$t ffC',' rt.... fttth oi('r~Md f't1oo! stew; at tN wartt,', e<lc:e 1& part of the turning oas, cr
::oats De-erin~ d~'ftlope<l it: the b~y,,:AC; .,'H. ,,-, '- ..: .~..,,-,,-- . '"

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