

**“THALATTA” EVALUATION REPORT
(For former Haas Residence)**

**VILLAGE OF PALMETTO BAY
PALMETTO BAY, FLORIDA**

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STATEMENT OF INTENT

Heritage Architectural Associates was retained by Gurri 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 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 accessibility 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.

SITE LOCATION AND DESCRIPTION

The property is located in the Village of Palmetto Bay in southern Miami-Dade County 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-100 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 one-story flanking wings. 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 property 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 lawn, which 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 Mediterranean 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 corner of the Residence. The main block of the Residence is two 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 terrace. This connection forms an open breezeway, which leads to the rear of the property.

ACKNOWLEDGEMENTS

Special thanks are offered to Rick A. Ferrer of the Miami-Dade 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 include Olga Cadaval, Chief of Staff with the Village of Palmetto Bay, who shared what information and contacts had been gathered prior to our work, Professor Aristides J. Millas of the University of Miami who shared his knowledge and passion, and helped provide historic context, the staff at the Historical Museum 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 Office. Thanks also to Carlos Dunn of the Miami-Dade County Office of Historic Preservation for providing a detailed tour of the Charles Deering Estate and discussing issues associated with its restoration

This report is dedicated to Rose Connett Richards and George Pedersen Jr., both former residents of Thalatta, whom Kathy Mast Kane had the good fortune to interview. They were 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 how the next chapter of the Thalatta story unfolds.

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 accessibility 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-100 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 walkway is located adjacent Old Cutler Road. A rubble-laid coral rock wall 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 are 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.

The main structures on the site consist of a two-story residential building and a two-story Carriage House, with one-story flanking wings. 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 property 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 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 structure appears to date from the early part of the Twentieth Century. The structure is a representative example of Mediterranean 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 corner of the residence. The main block of the Residence is two stories in height, three bays in width, and had a one bay recessed extension at the northern end. It appears that the northern bay originally housed 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 tile fascia. A non-original exterior patio extends to the east from the enclosed terrace. The northern end of 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 terrace. This connection forms an open breezeway, which leads to the rear of the property.

The residential structure 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-west axis. 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 a Dining Room to the east. To the north of the Dining Room is the former 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 former 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 Hall landing. 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 floor 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

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

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 ornamental clay tile. The tile has been laid in an ornamental manner with borders and fields of alternating 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 between the Vestibule and the Dining Room are all the only original doors which have been retained, and they have original door hardware. The Second Floor Level has had more alterations to the original plan configuration and materials. A caged residential elevator has been incorporated in the Stair Hall, with a new wood trim element projecting from the Second Floor landing. The Master 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 two-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 façade. The Carriage House is situated at the extreme northern edge of the property with the rear of the building located near the canal. The one-story eastern bays consist of open garage space, which is accessed from the south by large garage doors. The building is clad in a rough trowel stucco, and has a flat roof with sloped fascias defined by clay tiles. The Carriage House has lost the general integrity of its original configuration due to significant alterations, as both floors 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.

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

- 1 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 required 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.
- 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 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 western and southern boundaries of the property.
- 6 Repair and repoint the coral rock wall, gateways, gatehouse and fountain grotto, as necessary.
- 7 Preserve the historic decorative ironwork features.
- 8 Provide paving materials for vehicular and pedestrian circulation that are sympathetic to the era and style of the structures 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 construction on the site.
- 12 Where 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 new casement windows per historic photographic documentation typical of the Mediterranean Revival style.
- 15 Conduct paint analysis to determine 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 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. Refinish original Kitchen floor or replace with in-kind as required. Provide new terrace flooring appropriate for Mediterranean Revival style.

- 18 Retain original and significant interior finishes including tile floor, natural finished woodwork, ceiling coffers in Hall and Living Room, original mantelpiece, wall finishes of the First Floor Level, door hardware, and light fixtures.
- 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 missing and removed, including the door opening between the Living Room and Florida Room, the Florida Room and the terrace, and the Dining Room and terrace.
- 21 Provide new underground electrical service. Remove all conduit from the exterior face of the building, and provide new service in concealed chasing.
- 22 In order to maintain climate control in a sensitive manner, provide a new HVAC 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.
- 24 Future use required by the program of the Village can be incorporated within the Carriage House with the spaces modified as required to suit the program.

Regulatory Review

If the property is locally designated as an historic property, any improvements will be 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 Places, work on the property could be subject to review depending upon the funding sources utilized for work on the site by the Village. Federal funding 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 Preservation.

All work utilizing state or federal funds would be subject to review by the Florida State Historic Preservation Office. The review would be conducted in accordance with The Secretary of the Interior's Standards for Rehabilitation, which are standard federal guidelines utilized to ensure that work undertaken is in accordance with the historic character of the property. If the building is determined to be eligible for listing, 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 federal funds are utilized. If federal 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 Preservation Office. However, utilizing the U. S. Department of the Interior's Standards for Rehabilitation is highly recommended even 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. Likewise, 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 compliance is achieved without adverse effect upon the historic character of the structures.

Due to the aforementioned 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, state, and federal sources as well as private foundations. Therefore, it is recommended that "Thalatta" be locally designated in Miami-Dade County as an historic property and also be listed in the National Register for Historic Places.

Code and Accessibility

Although the structure has been historically a residential use, the discussed program with the Village includes the possibility 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 structure would be required with an accessible route leading from an accessible parking space. Accessible toilet room, accessible door hardware, and room signage would also be required. Depending upon the future use of the Second Floor Level, the provision of accessibility of that level may be required. The structural load 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 desirable way to provide compliance and flexibility in order to satisfy life safety requirements.

Existing Conditions

A visual 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 buildings are in generally sound physical condition. The highest level of priority of

physical rehabilitation is the provision of hurricane compliance to the performance 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 the Residence. Additionally, if new construction 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 clearly distinguishable from the existing buildings.

Recommendations

Based upon the assessment of the information gathered from the pre-field and on-site research, a series of general recommendations has been developed to govern the future rehabilitation and reuse of "Thalatta". Specific information relating to the recommendations can be found in the related sections of the report. General 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 wall. Provide parking for large events in the existing lot to the north if the C-100 canal.
4. Provide an accessible route from the accessible on-site parking space to the First Floor Levels of the Residence and Carriage House.
5. Provide identification signage that relates to the scale and original building materials of the site and/or Residence.
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 Preservation Maintenance Plan for Thalatta regardless of its future use. Investment in cyclical and long-term 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 will enable the Village to be proactive rather than reactive with regard to maintaining the property.

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 remain from when it was nurtured in the 1920s – 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 was a painter and recent owner Charles Hermanowski was a fine art collector. Consider establishing gallery space for art exhibitions or offering art classes.

History – Rose Connett Richards was a published writer, researcher, and historian of south Florida history. Consider establishing a public museum for interpretation of South Dade County local history. Topics of interest could include, for example, the Old Cutler Road, the town of Cutler, Biscayne Bay, the canal system, homesteading pioneers, and the agricultural foundation of the area.

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

General 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 geographic area, such as in Palmetto Bay, along Old Cutler Road or in southern Dade County.
2. Pursue historic site designation with 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.
3. Complete a PSIQ (Preliminary Site Information Questionnaire) for the Florida Division of Historical Resources; Bureau of Historic Preservation; Survey and

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.

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 local, county, state and federal levels, as caretakers of Thalatta. The Village of Palmetto Bay is to be commended for their vision and investment in Thalatta, for recognizing the value in its rehabilitation and adaptive use, and for planning for a revived future for this historic property.

METHODOLOGY

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 Government Center, and the Fairchild Tropical Gardens. Other archives contacted include the Florida State Historic Preservation Office (Tallahassee) and the University of Miami Otto G. Richter Library Florida Collection. Other resources utilized included the internet and oral interviews 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. Information 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 Avdakov, Gordon Loader, and Kathy Mast 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 properties. The scope was limited to the investigation of architectural elements only. All other building systems including but not limited to civil, structural, mechanical, electrical, and plumbing systems were beyond the scope of this work.

ASSESSMENT

Heritage Architectural Associates has prepared a written 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.

RECOMMENDATIONS

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

THALATTA

17301 Old Cutler Road

“The [First] World War created a renaissance in South Florida, and the Miami area in particular, with a new affluent 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 of building here resulted in a conglomerate of true and distorted Italian, Spanish and Moorish designs. Cement block, coral rock, and stucco on lath, wire, and wallboard were the prevailing materials; paint pots of the world were dredged for fantastic colors. Old tile roofs were stripped from buildings in Cuba and Central American countries; floor and wall tiles, statuary and ornamental urns were brought from Spain and Italy. Full grown exotic shrubs, palms, and other trees, many imported from the West Indies, transformed the flat, desolate sand and scrub land into a garden spot.” (Federal Writer’s Project, pp. 211-212)

Connett Family Ownership

“Thalatta,” named by the Connett family who built the house, is set on a 3 ½ acre parcel fronting the Biscayne Bay in an area once known as Cutler. Thalatta is a Latin variation of the Greek word “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 resulting from the devastation of the 1926 hurricane and later, the Great Depression. Unlike the many architect-designed homes constructed between 1921 and 1926 during the boom time of south Florida development, the buildings that were part of the Thalatta complex were largely designed and built by the owner, Alan Ford Connett 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 natural vegetation once covering 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 façade, 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 interior characteristics include the wrought iron stair rail, decorative tile floors and insets, ornamental mantel, carved wood entry doors and moldings, round-arched openings (including windows, 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 coral rock walls with assorted hand-carved insets that line the front of the parcel, the coral rock gatehouse, the fountain grotto 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

significant cultural landscape features. Formerly 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.

The natural landscape of the property was also of significance historically. Not unlike others settling into the South Florida area in the 1920s, both Alan Ford Connett and his wife, Virginia Neill Connett, were avid naturalists. Mrs. Connett was keenly interested in maintaining the landscape of the Thalatta property in its natural state, particularly between the house 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 view of the water 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 fall. Closer to the bay, dense tracts of native trees bordered by scarlet coral bean harbored an abundance of small creatures." (Richards, "Life in Cutler With Mrs. Deering As a Neighbor") The area between 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, arrived in the south Florida area with her parents from Nashville Tennessee ca. 1900. Alan Connett, born in 1883, 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 her siblings Samuel and Hattie, 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. Hattie 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 Highway." (Bonawit, p.118) The Caplingers were a noteworthy early pioneer family that made a significant contribution to the early settlement of south Florida.

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.

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-17. 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 Miami, 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. While they lived there, the

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 wood 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 floors and as decorative insets were purchased in odd lots.

The garage (Carriage House) served as Mr. 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 on the north side of the property. There was also a greenhouse on the property, west of the garage, where Mrs. Connett cultivated orchids and Mr. Connett grew vegetables. Other features once on the site include a water storage tank on top of 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 windows needed to be kept closed due to the insects that could get through the screens and that the house got very hot on summer nights. There was no electricity or telephones at the property until the 1930s.

The Connetts lived at Thalatta for approximately 20 years, selling it in 1945, when Mr. Connett could no longer get help caring for the property due to World War II. Richards remembers the flooded living room following the 1945 hurricane. 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 moved 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 Women. The Connett children attended the Perrine Elementary School. Virginia and Alan Connett 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 location. Mr. Deering died soon after the completion of the Charles Deering Estate at Cutler in 1927. According to Richards, the Connetts did not know 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.

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 PTA, 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 152nd and U. S. 1 in a large log house. It was due to the successful tomato-growing season of 1944-1945 that Mr. Pedersen was able to pay off his debts of four years to the fertilizer companies and purchase this property. The family moved in after the 1945 hurricane. Mr. Pedersen also grew potatoes for the war effort and traveled extensively during World War II. He had farms in South Carolina, Maryland and Florida. After World War II, the Pedersen property was the social center of 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 1976, the property was sold as part 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 window 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 House were changed to modern aluminum windows ca. 1970.

During the Pedersen family's ownership, 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 carport 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, water 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 converted from Connetts' former greenhouse. Near the chicken house was also a large sapadillo 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 gatherings. George Pedersen Jr. recalls that there were also mahogany trees and hundreds of coconut palms. Many of these palms were donated to the Homestead Air Force Base when it was constructed ca. 1958. The Pedersens would hunt on the property to the north, where the canal is today.

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

More recent owners of 17301 Old Cutler Road include Charles C. Hermanowski, former Americable executive, from ca. 1976 to 2003 and Edward Haas from 2003 to 2004. Changes made by Hermanowski, 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 Andrew in 1992 and subsequent ones in 2000 and 2005, most notably to the roof and original windows. The windows and interior trim were subsequently replaced with inferior substitutions. The façade windows of the main Residence, once extending to the ground level, have been shortened and the segmental arches squared off. 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 central hall plan of the house is largely intact, however, with the exception of the one story 1979 addition and reconfiguring of the second floor master suite with an expanded bath and large closets. The Carriage House, once a one-car garage/workshop on the first floor and apartment on the second, has been converted to two unfinished apartments. 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 Ingraham 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 two communities. 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, running south to north between the house and the bay. In the early twentieth century, the road ran in front of the Richmond Inn, 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. (Laws of Florida Chapter 74-400, Senate Bill No. 340)

SITE

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-100 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 two-story Carriage House with flanking one-story wings, the original sections of which were 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 House sits perpendicular to the house, to the northwest. The placement of the house divides the parcel, and from when originally built, the western portion was developed with more formal landscaping while the eastern portion was left in a more natural state.

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 wall 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 vertical 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 wall 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 corner 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 western edge of this lawn there are ground-plantings that are defined by coral rock borders. Mature trees are located at the western edge of the property inside the coral rock wall. 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 Carriage House where it returns back towards the southeast to the main drive. The drive forms a loop around a banyan tree, which is the most prominent feature of the front lawn. This tree is located to the west of the main entrance of the Residence.

The eastern 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 site the lawn is terminated with large rocks that border the ocean. The rocky slope expanse is only approximately five feet in width 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 the ocean.

The northern edge of the property is bounded by the C-100 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-way. This fence extends to the canal flood control gate, which is located approximately midpoint in the lot. The chain-link fence extends to the west and passes within three-and-one-half feet of the Carriage House, connecting with the small section of coral rock wall at the northwest corner.

The southern end of the property is bordered, in part, by a flat top coral rock wall that is shorter 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 southern 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 was built in the 1950s. The pool is approximately thirty feet wide by fifty five feet long, and has an east-west orientation. The pool was remodeled and a Jacuzzi was added ca. 1987. 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.

The site, setting and landscape of Thalatta have been altered from when the complex was constructed. One major alteration to the site includes the removal and change of the cultivated and natural landscape. The eastern portion of the site was formerly 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 construction of the C-100 Canal ca. 1960 reduced the acreage of the parcel and changed the viewshed and setting to the north. The northern view is now framed by the canal and dominated by the flood control gates. Immediately north 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 Deering Estate, which is a park that is managed by Miami-Dade County. A large new

house is being constructed within the viewshed to the south. The siting and scale of this residence adversely impacts the viewshed from Thalatta 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:

- 1 The viewshed to and from the house, in particular 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.
- 4 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.
- 5 The circular drive.
- 6 The pool, although an addition, as one of the first private in-ground swimming pools constructed 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.

- 1 The coral rock wall 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.

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

Recommendations

- 1 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 required 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.
- 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 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 western and southern boundaries of the property.
- 6 Repair and repoint the coral rock wall, gateways, gatehouse and fountain grotto, as necessary.
- 7 Preserve the historic decorative ironwork features.
- 8 Provide paving materials for vehicular and pedestrian circulation that are sympathetic to the era and style of the structures 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 construction 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.

- 13 Provide limited on-site parking in existing front lawn space to the west 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-100 canal.
- 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

The western façade of the residence facing 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 façade. Extending across the base of this entire façade 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 coarse gravel that is approximately four feet in width. The entrance terrace is paved with a tile border, an aqua colored field, and four inset ornamental tiles. The entry consists of a pair of original ornate wooden doors which 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 with a ornamental carved vineyard. The top rosette panel is inset with small round 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 ornamental 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 window. Beneath this window opening is an ornamental iron balconet that appears to be original. Ornamental elements on the western façade 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 façade is covered in a rough-trough stucco finish. The entire façade 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.

The architectural character of the southern façade is defined by vertical features. The façade of the main block of the residence is three bays wide, with an attached three-story tower located at the southeastern corner. The center of this façade is defined by the vertical form 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 façade, 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 ornamental projecting sills. The tower at the southeastern corner projects from the southern façade approximately four feet from the face of the residence, and its vertical proportion provides a counterbalance to the central vertical form of the chimney. At the First Floor Level of the tower the windows consist of a pair of vertically proportioned non-original aluminum windows with arched tops. The windows have eight lights and four-light transom panels. The Second Floor Level window openings are vertically proportioned paired non-original aluminum sliding windows with two lights. The original sill is evident extending underneath both original openings. At the top level of this tower is a continuous horizontally proportioned opening that was 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 there is a continuous sill underneath. At the base of the southern façade is an irregularly configured landscaped planting area that is bordered with individual coral rock stones.

The eastern façade includes a three-story tower. This elevation is defined by the tower, which projects significantly from the main block of the two-story building. At the First Floor Level, the tower has two sets of paired round-top arched window openings that have eight-light non-original aluminum windows with four-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 façade, there is a pair of non-original aluminum sliding windows that have infilled the original opening. The First Floor Level of the eastern façade has been significantly altered. Originally there was an open terrace enclosed with a cast concrete balustrade made by the first owner that extended to the rear of this façade. 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 modern aluminum sliding patio doors. The surface of the addition and the original façade is rough-trough stucco. Capping the façade of the 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 ornamental features 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 been 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 light

non-original aluminum windows 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 façade 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-over-four single hung aluminum window. Projecting forward from this two-story attachment is a one-story addition that is integrated with 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.

The northern elevation of the Residence is its least important façade and it has been significantly altered by the one-story terrace addition which projects from the northeastern corner. Additionally at the northwestern corner, a one-story covered attachment to the Carriage House directly abuts the northern façade. The main two-story attachment to the northern façade consists of a wall with small vertically proportioned window openings. Adjacent to the First Floor Level window is a non-original single leaf four-panel wooden door that provides access to the Kitchen. At the top of the two-story attachment is a sloped roof which drains to the northern side, and a parapet with sloping elements continues around the eastern and western sides of the attachment. At the base of this facade are air handling units surrounded by gravel. At the tower located at the southeastern corner of the residence there is a First Floor Level façade that has been altered significantly and is covered with drywall. There originally was an entrance with a door that opened to the terrace. The Second Floor Level northern 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 infilled by two modern aluminum sliding windows. Capping the tower is a hipped tile roof with sloped soffit.

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 arch window hoods over the original window openings, and the cream colored ornamental medallions at the southern and central bays of the western façade. 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 elements that flank the chimney are tan colored.

Roof System

It 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.

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 flashing system located approximately two 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. However, they have been covered by an ornamental 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. The non-original doors and windows do not maintain the integrity of the architectural historic character. The replacement windows differ significantly from the original casement windows that are evidenced in historical photographs. There are no shutters evident.

Historic Character Assessment

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

- 1 The red clay-tiled roof.
- 2 The sloped soffit.
- 3 The rough-trowel stuccoed wall finish.
- 4 The symmetry of the façade.
- 5 Original window and door openings, including the round-arched openings and projecting sills.

- 6 The decorative front entry, including pilasters, tiled approach, hipped barrel-tiled hood, and pair of original front doors carved by the first owner.
- 7 The decorative former 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 balconet.
- 9 The three-story tower and chimneys.
- 10 The planter along the west façade.

Condition Assessment

1. 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 wall framing and sheathing has not been made at this time and is beyond the scope of this effort. It would be prudent to undertake some selective demolition testing to ascertain the construction and condition of these concealed elements.
4. The doors and windows are in generally good condition.

Recommendations

1. Replace the tile roof with new clay tile to match the original per historic photographic documentation.
2. Remove the modern metal security gate.
3. Where original doors have been removed, provide new doors of the same material, 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.
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 determine original colors and finish treatment for exterior and interior and repaint.

RESIDENCE - PLAN CONFIGURATION

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 oriented 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 immediately 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.

The Second Floor plan configuration is essentially organized the same as that of the First Floor Level. Stairs in the Main 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 end 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, tub, 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 lower than that of the Second Floor Level.

Historic Character Assessment

Features of the Plan Configuration that are historically significant include:

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

Condition Assessment

1. The original open exterior rear terrace has been enclosed with a one-story enclosed terrace addition immediately to the east at the First Floor Level of the Residence.
2. The Second Floor Level has experienced significant alterations to the plan configuration including the Master Bath to the west of the Stair Hall, modifications at the western end of the Master Bedroom suite, and the Bath and Chamber at the northern recessed bay.

Recommendations

1. Reestablish the one-story rear terrace that once graced the east elevation as an open space with continuous finishes that are appropriate to the period and style of the Residence.
2. Re-establish the general 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 Hall is rectangular in configuration and features an open staircase. The stairs have naturally finished wood treads and risers and an ornamental iron railing. The staircase is attached to the northern wall of the Stair Hall, and has a landing at the eastern end of the Hall. Below the landing is a storage closet which is accessed from an opening at the eastern end of the Stair Hall. A non-original metal cage elevator has been incorporated into the Stair Hall adjacent the intermediate landing at the eastern end of the hall. The main entrance to the Residence is centered on the western wall of the Stair Hall.

The main entry door has a high gloss non-original finish, and hardware 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 Vestibule 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 structure. On the exterior side of this opening are original spiral columns with engaged composite capitals and an arched opening hood.

The floor in the Stair Hall is laid in tan Cuban tile with nine dark green ornamental tile insets. All of the walls of the Stair Hall are covered in a plaster finish, which has been scored to replicate ashlar masonry. At the base of the walls the stucco surface projects approximately an inch and forms a base with joints located approximately every three feet. There is a natural finish wood base with a rounded edge on the wall 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 mustard 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 ceiling is a box beam that spans in an east-west direction and is less deep than the north-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 walls per the design of the Stair Hall.

Finishes in the Stair Hall maintain the general integrity of the historic character. The 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 within the residence. Floors are clad in ornamental Cuban tile. There is a band of red tiles around the entire perimeter 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 Hall. As in the Stair Hall, all walls have a continuous plaster base seven inches high. The most pronounced feature on the wall of

the Living Room is an ornamental cast mantelpiece and chimney breast centered on the southern wall. The mantel is 5'-4" in height and 6'-0" in width. The fireplace 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 the face of the mantel is a carved frieze, and capping the mantel is a cornice moulding. Above the mantelpiece is a plaster chimney breast which is clad in an ashlar pattern per the other walls of the Living Room. On each 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 western wall is another rectangular window with non-original naturally finished wood casings. At the eastern wall is an original natural finish wood cased opening to the rear Florida Room that appears to have originally had French doors as there are hinge marks evident on each jamb. The original casing at this opening is different than those of the windows. Atop the northern and southern walls are six ornamental cast brackets with a glazed finish per those in the Stair Hall. 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 ornamental cast brackets, which visually support the two natural wood boxed beams which span east-west at the ceiling level. Attached to the east-west beams are non-original spotlights. It appears that there were two light fixtures that have been removed from the north-south beams. The field of the ceiling is the same finished plaster painted white to contrast the natural grain finish of the wood beams and the mustard color of the walls.

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 window casing, and light fixtures, which have been added to the ceilings. Additionally, the doors that opened to the Florida 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 lower 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 width 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,

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 painted 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 façade, 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 former light existing in the center of the space.

Window openings are original, and the rough trowel stucco finish contributes to the character of the space. The entrance to the terrace at the northern end of the Florida Room appears to have been modified with a non-original threshold. Additionally an air conditioning grille has been added at the western end of the ceiling, and light fixtures are non-original.

Vestibule

The Vestibule is located immediately to north of the Stair Hall at the western 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 concrete insert with two ornamental tiles located in the panel. Wall 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 are four non-original recessed light fixtures 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 wall 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 were used as bookcases. The westernmost opening has been converted into a janitor's closet 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 upper section of the northern wall

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

The Vestibule and its elements have had some modification of finishes. The window on the western wall as well as the spaces with the arched openings to the north have been modified significantly.

Dining Room

The Dining Room is located to the north of the Stair Hall at the eastern side of the residence adjacent the Vestibule. On the western wall is an original natural finish wood arched door with eight rectangular lights and two round top lights. The original door-knob has been retained in octagonal abstract element, and the original ball top hinges remain. The frame of the door and its casing are 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. Centered on the eastern wall is an opening, with a flattened arch top which provides an unimpeded view of the lawn and bay to the east. It appears that this opening is original and once provided access to the former exterior terrace. However, 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 perimeter of the room. Inset in the field of the floor are tan and ochre colored tiles. 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 wall 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 ornamental 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 wall finishes of the Dining Room generally retain their integrity, and the door hardware and casing at the western wall are original and provide unique character to the space. However, the openings to the east and north have been modified, and the ceiling and lighting have also been altered.

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 finish 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 natural wood finish provides access to the Dining Room to the south. The walls in the Kitchen have been covered in non-original drywall. On the western wall is a sliding ornamental window, centered in the space. At the western edge of the northern wall is a non-original four panel wood door and a rectangular single hung aluminum window with eight lights. There is no wall at the eastern end of this space as it has been removed at some point during the alteration of the residence. There is an eleven-inch-by-six-inch bulkhead at the ceiling which defines the eastern edge of the original space of the Kitchen. The ceiling consists of unfinished drywall and there are non-original recessed lights.

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

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 covered 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, there 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 western 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. Walls have an unfinished quality and simply have drywall screwed over the original surface. Additionally the ceiling is unfinished drywall.

To the north of the rear enclosed terrace and to the east of the Kitchen is a small rectangular terrace, which has the same floor elevation as the terrace to the south. The 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 terrace, the floor of this area has been covered in non-original hexagonal tile with an ivory pattern. However, in the northeastern terrace there is a four-inch riser to the floor 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. The eastern side of this space is dominated by a large rectangular opening with 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 of the residence. The unfinished condition and non-original configuration detract from the appearance of the property.

SECOND FLOOR LEVEL

Stair Hall Landing

The Second Floor Level is accessed from the First Floor Level by the stair in the Stair Hall. The Stair Hall on the second floor 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 intermediate 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 upper and lower run of stairs. On 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 uppermost 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 trowel 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 trowel plaster finish without any mouldings at the perimeter, and there are two non-original recessed lights that have been installed over the Stair Hall Landing.

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

Stair Hall

The Second Floor Stair Hall surface is clad in 2-1/4" 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 general 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 visual evidence of hinge and hardware marks. At the southern end of the Stair Hall is a pair of openings. The westernmost opening has no door and leads to a closet space. However, there is visual evidence that a door once existed, as there are recessed hinge marks on the jamb. There is also a non-original four inch casing around the frame of the door per the entrance to the Master 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 visual evidence of recessed hinge marks. There are 4" non-original casings which surround the opening. There is a 7-1/2" high painted wood base with 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 northern edge of the Stair Hall is a pair of openings that lead to the Northeastern and Northwestern Bedrooms. These openings have modern 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 western edge of the Stair Hall. The wall surfaces are rough trowel plaster finish painted white.

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 closet 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 with non-original casings alternating around the perimeter, the removal of doors, the addition of a linen closet, and modifications to the ceiling along with the non-original light fixtures and a mechanical grill.

Master Bedroom Suite

To the south of the Stair Hall is the Master Bedroom Suite. The Master Bedroom Suite consists of a Master Bedroom, Dressing 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 end of the Master Bedroom is a cased opening that provides access to the Chamber that occupies the Second Floor Level of the tower. At the western end of the Master Bedroom is a cased opening that provides access to the Dressing Area. The ceiling in the Master Bedroom Suite is finished with swirled skim coat plaster and has four recessed lights and an HVAC grill located at the western end. There is also non-original wallpaper in this area.

Dressing Area

The Dressing Area is west of the Master Bedroom. At the southern end of the Dressing Area is a pair of walk-in closets. The exteriors of the closets are lined with mirrors, and have glass 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 are smooth plaster, 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 surface mounted light fixture and louvered grill. At the western end of the Dressing Area is a pair of aluminum windows with 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 which has wiring and an alarm 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 with 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 ceramic tile that is elevated approximately 6-1/2" 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

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 from 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 wall there is a lavatory and water closet.

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 Master Bedroom. There are vertically paired openings with sliding window units located on the southern wall of the space. On the eastern wall, a pair of sliding aluminum windows provides a view to the rear lawn and the bay to the east. On the northern wall there is a pair of window openings. The western opening has been converted to a door that is framed by non-original casings and provides access to the roof of the non-original terrace addition. The walls and ceiling are covered in a rough trowel 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 surface-mounted light fixture has been removed.

The integrity of the plan of the Master Bedroom Suite appears to have been 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 use.

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 Bedroom 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 3-1/2" non-original natural finished wood base. The walls and ceiling have a rough trowel plaster finish. Wall outlets have been installed on the eastern and western walls, and a surface mounted light fixture and HVAC grill are evident. At the northern end of the

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

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 Northwestern 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 flooring, walls, and ceilings consist of unfinished green board. There is an exposed plastic PVC drain in the eastern corner of the space, and there is evidence of both a shower drain and a toilet drain at the northern end of the space. Located in the western wall is a 12" x 4" aluminum rectangular light fixture, and there are recessed light fixtures around the perimeter of the ceiling. There is one tread ten inches deep that provides access to the space, and the riser heights are uneven. Hot and cold water plumbing is evident in the southeastern corner.

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 modern wood casings. The Northeastern Bedroom is almost twice as wide as the Northwestern Bedroom. The floors consist of 2-1/4" natural finish wood strip flooring that spans east-west, and there are no bases. The walls 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 fourteen inches lower than the finished floor level of the Northeastern Bedroom.

Chamber

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

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.

Third Floor Level Tower

The Third Floor Level Tower is accessed by a metal spiral stair in the southwestern 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 Tower 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. Windows 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 HVAC grill has been added to the western wall.

Historic Character Assessment

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

1. Wrought iron stair rail in the Stair Hall made by the original owner.
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. Wood 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 in the Stair Hall, Stair Hall Landing, Living Room, Dining Room, and Vestibule.

8. Wood ceiling beams in the Living Room and Stair Hall.
9. 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 floor (beneath modern flooring).
12. Original light fixtures.
13. Original door hardware.
14. Stained glass window in the Vestibule.
15. Original wood casement window in the Stair Hall Landing
16. Natural finish 2 ¼" oak strip flooring on the 2nd floor level

Condition Assessment

- 1 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.
- 2 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.
- 3 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.
- 4 The Master Bedroom Suite, Northwestern Bedroom, and Northeastern Bedroom of the Second Floor Level are in fair condition.
- 5 The Bathroom and Chamber of the Second Floor Level are in poor and unfinished condition.
- 6 The Third Floor Level Tower is in fair condition with an unfinished plywood floor.

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

Recommendations

- 1 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 floor finishes from Kitchen and enclosed terrace space. Refinish original Kitchen floor or replace with in-kind as required. Provide new terrace flooring appropriate for Mediterranean Revival style.
- 3 Remove non-original non-contributing alterations to the Second Floor Level including the Master Bedroom storage and bath suite.
- 4 Remove non-original light fixtures and door hardware, and finishes. Replace with new 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.
- 6 Provide new electrical service in concealed chasing.
- 7 In order to maintain climate control in a sensitive manner, provide a new HVAC system that does not intrude on the interior nor exterior significant spaces and elements 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 with a parapet faced with sloped concrete barrel tile. The exterior of the southern façade of this block contains two vertically proportioned window openings with continuous sills with four-over-four aluminum windows. There is a single door located

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 northwestern corner of the original Residence. At the eastern end of this addition is a covered breezeway that provides a direct attachment to the westernmost end of the northern façade 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 north approximately four feet. The walls are constructed of three-cell blocks. The main electrical service weatherhead is located on the eastern façade 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 wall. The garage addition at the east projects forward from the face 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 barrel tile. Access to the western garage is provided by coarse gravel, and the southern face of the western addition is flush with the southern façade 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 with mulch and groundcover plantings.

Exterior Wall 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 wall 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, which extends to the northern face of the original Residence. The flat roof of the one-story western garage addition is bordered with a sloping concrete tile parapet.

Doors and Windows

All doors and windows in the Carriage House appear to be non-original. On the southern façade of the main two-story block of the Carriage House is a pair of four-over-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 window is evident on the exterior of the western façade at the Second Floor Level. However, at the interior of the adjacent apartment, the window opening has been enclosed. There are small non-original windows in the northern face of the two-story block, and the main entrance to the Second Floor Level apartment is located on the northern façade. On the southern façade of the eastern garage addition there are three modern 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 northern façade. There is a small aluminum window on the return 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.

CARRIAGE HOUSE - INTERIOR

First Floor Level

The configuration of the two-story block of the Carriage House appears to have substantial modification as it has been converted into apartments on both the First and Second Floor Levels. The First Floor Level plan consists of a Kitchen at the northern side 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 eastern end of the Corridor, is a non-original Bathroom with base cabinet, sink, medicine cabinet, and shower. 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.

Second Floor Level

The Second Floor Level apartment is accessed on the northern side by way of an exterior concrete stair. The Second Floor access to the apartment is provided by a step with a concrete wall railing. The wall is only twenty-nine inches high. There is a canopy above the stairs that is supported by steel pipe 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. There 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, which has a floor finished with non-original hexagonal tile. At the western wall of the Living Room is a window opening that has been enclosed. Significant damage to the floor in the northwestern corner 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".

Adjacent to the Living Room is a small galley Kitchen with an opening and counter that provided a visual link to the Living Room. In the Kitchen 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 ceilings are finished with non-original skim-coated drywall.

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

To the west of the Vestibule is the Bedroom, which 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 window opening that was enclosed. Adjacent to the Bedroom is a closet, and there are shelving units at the northwestern corner of the Bedroom.

At the eastern end of the Corridor is a Bathroom. In the northeastern corner 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 with 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 drywall. There is a large exhaust fan/light unit located in the center of the ceiling.

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

Historic Character Assessment

Features of the Carriage House that are historically significant include:

- 1 The two-story stuccoed envelope of the original Carriage House.
- 2 The 1950s one-story concrete block eastern carport addition.

Condition Assessment

- 1 The exterior walls of the Carriage House appear to be in generally good condition. It must be stressed that this assessment is based on visual observation only and does not include any structural investigation. The structural stability of the walls appear to be sound as there is no evidence of cracking, settling, bowing or leaning of the walls. It would be prudent to undertake some selective demolition to ascertain the construction and condition of these concealed structural elements.
- 2 The condition of the roof was undetectable due to limited access of the Carriage House. It appears that damage has occurred to the northwestern corner of the two-story section of the Carriage House
- 3 The exterior access to the Second Floor Level apartment 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 Carriage House is in poor condition. There is evidence of water infiltration from above in the northwestern corner 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 apartment 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.

Recommendations

- 1 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 two-story stuccoed envelope of the original Carriage House.
- 3 Retain the 1950s eastern carport addition.

REGULATORY REVIEW

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 will ultimately depend on the particularities of the specific program adopted and implemented.

The principal regulatory areas affecting the property can be broadly classified as Zoning, Building & Life Safety, Historic Preservation, and Site/Environmental. These may overlap in some instances and on occasion be contradictory.

Zoning

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

Building and Life Safety

The 2004 Florida Building Code (FBC) is the principal regulatory instrument to which the rehabilitation of existing buildings and new construction will have to comply. The specifics of how the FBC 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 FBC gives the local Building Official considerable scope for assessing appropriate solutions based upon equivalencies. While the FBC does not provide detailed equivalencies, there are 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.

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 depend on historic designation and the uses to which the second floors, 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 would also be required in both structures.
2. The extent of alteration carried out, Level 1, Level 2, or Level 3, will impact the amount of upgrading required under the FBC. The extent and scope will in turn be dependent upon the specific uses of each room.
3. A change of use typically triggers an automatic requirement to upgrade the whole building to current FBC requirements. However, 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, particular attention will need to be paid to the windows, doors, and the structural components - roof, exterior walls and associated components; 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 wood frame structure and the Carriage House is apparently a masonry block structure, 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 performance options. It is anticipated with respect to the replaced windows and doors that the openings would be protected to 146 mph and that products will 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 performance criteria.
5. Floor loadings based upon a change from residential use may require upgrading the floor plates. However, programming for uses that limit the actual 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

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

7. There are a number of other issues associated with flood elevations, electrical, mechanical, plumbing, storm 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 will 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 Bay Building Department, Public Works, Fire Department, the Miami-Dade County Office of Historic Preservation, the State of Florida Division of Historic Preservation, and FEMA.

Historic Preservation

The property has been recorded by Miami-Dade County as part of a countywide Historic Site Survey. 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 way 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 provide 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 Miami-Dade County General Obligation Bond (GOB), the State of Florida Special Category (Preservation) Grants, federal Scenic Byway 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 very 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 not be considered a panacea, they can make a very substantial difference, not only in the way the building is modified, but in the associated costs. In some instances actual relief of a specific requirement can be

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 Secretary's Standards are utilized by the State Historic Preservation Office and the local historic preservation office, and are as follows:

1. 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 property 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 own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather 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 evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated 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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Compliance with The Secretary's Standards is not particularly onerous when major physical changes are not proposed, as in this case. Additionally, restoration of missing components that contribute to the overall significance and historic character are clearly supported 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, minimal 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 new and old.

If the property is locally designated as an historic property, any improvements would be 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 Places, work on the property could be subject to review depending upon the funding sources utilized for work on the site by the Village. Federal funding 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 Preservation.

All work utilizing state or federal funds would be subject to review 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 federal funds are utilized. If federal 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 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 recommended even if not required.

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.

1. Water supply – review of supply requirements will need to be reviewed with both Miami-Dade County Department of Environmental Resources Management (DERM) and Miami-Dade County Water and Sewer Authority (WASA).
2. Sewage – It is unclear at the time of writing whether waste-water is discharged to municipal sewage, uses a septic system, and or separates black and gray water. Review and compliance will be through DERM, WASA, and Department Of Health (Septic).
3. Storm Water run-off is currently on site and without 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 Building Dept, and DERM.
4. The land/water interface at both the canal and bay will require careful review with both agencies having jurisdiction – DERM and South Florida Water Management District. Particular issues that affect the proposals probably lie with sight line maintenance to the Bay, access by and for the agencies, and landscaping at the waters edges.
5. Trees & canopy coverage, landscaping will 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 requirements 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 on, will all need to be reviewed and approved by Florida Department of Transportation and Village of Palmetto Bay Engineering.
8. Utilizing the existing parking area to the north of the canal will require review and approval by the FL Dept of Natural Resources.

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