

Owners' Opposition to Designation of 649 Palmarito Court

Presented to Historic Preservation Board

December 16, 2020

By Edmund J. Zaharewicz

For the Record

Objections:

- Notice of the designation criteria claimed to be met was not given until the deadline for submission of information for this Board meeting
- The final public hearing on this matter was not held within the time period allowed by Section 3-1107.G
- Designation of the Property will inordinately burdened an existing use of real property or a vested right to a specific use of real property
- Owners reserve all rights and remedies they may have in connection with their opposition to designation of the Property

Staff's Claims

Staff claims the Property:

- Is a significant example of a Neoclassical home
- Exemplifies New Deal era home-building trends in the City
- Portrays the New Deal era environment characterized by more than one distinctive architectural style

How We Got Here

- Searched for house - dismayed by ad hoc additions to older houses
- Purchased house - in state of neglect
- Renovated house
- Had kids
- Planned addition - approved by City
- Abandoned addition due to costs and compromises
- Decided to build new home - to preserve Property's open spaces in style befitting City's architectural heritage



PROPOSED SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

- NOTE:**
ALL ELEVATIONS ARE BASED OFF OF FINISHED FLOOR = 2'-0" + 1'-0" + 0.00
- FOR WINDOWS OR DOOR PARTITIONS TO FOLLOW USE FINISH LINE. STILES, SIDING AND SILLING AND SILL AS INDICATED BY DIMENSIONS AND FINISH LINE. VERIFY WITH ARCHITECT APPROVAL.
- PROVIDE STORM SHUTTERS ON ALL EXTERIOR DOORS AND WINDOWS UNLESS PERMITTED BY LOCAL AUTHORITY. PROVIDE STORM CONTROL, APPROVAL, IS REQUIRED. PROVIDE STORM SHUTTERS PRIOR TO INSTALLATION.
- A SCHEDULE FRONT AND PRODUCT CONTROL APPROVALS ARE REQUIRED FOR THE FOLLOWING ITEMS:
- STORM SHUTTERS - WALLS - ROOFING - WOOD TRUSSES - WINDOW MATERIALS
- NOTE:**
PROVIDE PLASTIC CORNER BEADS AT ALL CORNERS AND DOOR AND WINDOW OPENINGS.
- EGRESS WINDOW NOTE:**
IF IN THE AREA OF NEW CONSTRUCTION, EXTERIOR WINDOW OR DOOR OPENABLE FROM THE INSIDE AT A MINIMUM OF 20 SQ. FT. WITH A MINIMUM NET CLEARANCE OF 20" IN WIDTH AND 24" IN HEIGHT AND 6" IN AREA. THE CENTER OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR.



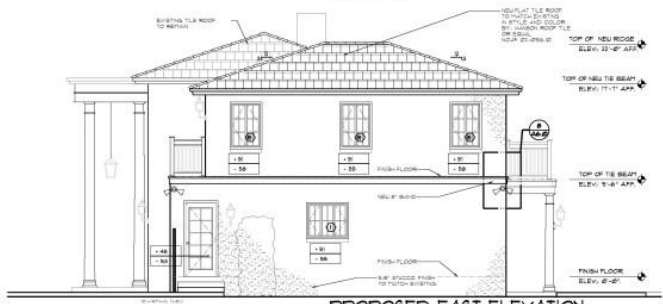
PROPOSED NORTH ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE : 1/4" = 1'-0"

DATE:

ZAMBERT BROWN
ARCHIT

CONTRACT NO. 2024-001
 11111 S. 111th Ave., Suite 100
 Miami, FL 33156
 PH: 305.555.1234
 WWW.ZAMBERTBROWN.COM

PROPOSED ADDITION/RENOVATION FOR:
ZAHAREWICZ RESIDENCE
 649 PALMABITO COURT
 CORAL GABLES, FLORIDA 33134

DESIGNED BY:
 DANIEL M. BROWN, ARCHITECT
 11111 S. 111th Ave., Suite 100
 Miami, FL 33156
 PH: 305.555.1234
 WWW.ZAMBERTBROWN.COM

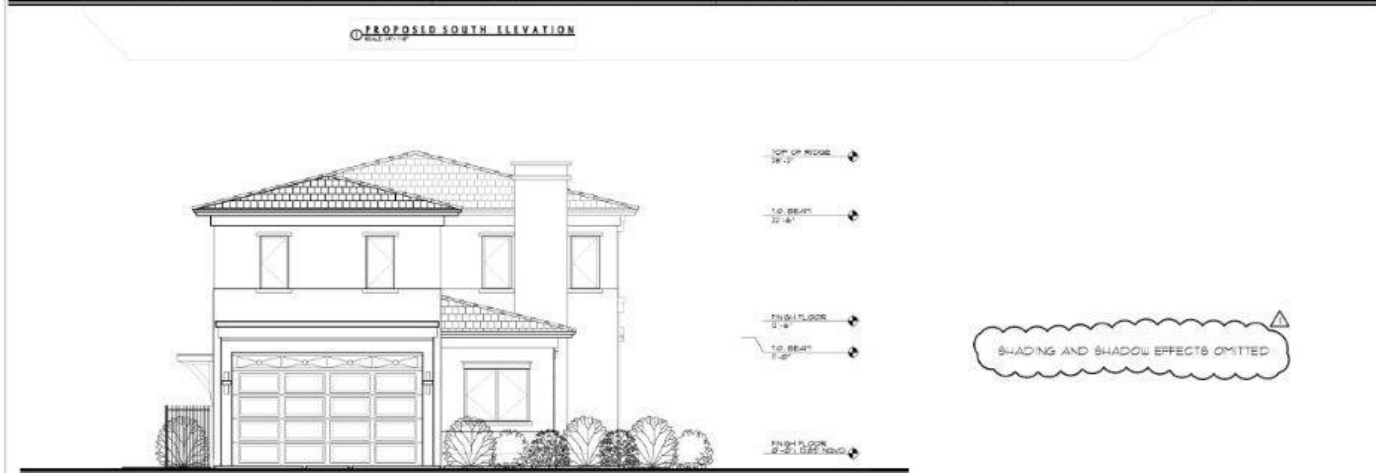
WORK CONSTRUCTION
 DRAWINGS

DATE : 9/18/24
 SCALE : 3/8"=1'-0"
 JOB NO. 24-001
 SHEET

A-3.2
 OF 214-001S



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

J.C.D. ARCHITECT, Inc.
 LEED ACCREDITED PROFESSIONAL ARCHITECT
 JUAN C. DAVID R.A. #0515344
 1425 W. PALM BEACH BLVD., SUITE 200, WEST PALM BEACH, FL 33411
 TEL: 561-833-3333 FAX: 561-833-3334
 WWW.JCDARCHITECT.COM

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
 PALM BEACH PLACE
 810 PALM BEACH COURT
 CORAL GABLES, FL 33134

SHEET NO. AA-28001-580
 DATE: 07-28-18
 SCALE: 1/8" = 1'-0"
 DRAWN BY: A-2

AA-28001-580
 A-2

DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT SHOWN ON THESE PLANS. SUCH REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PROFESSIONAL ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT.



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



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

SHADING AND SHADOW EFFECTS OMITTED

Revisions
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
 ZAHARENWICZ RESIDENCE
 649 PALMARTO COURT
 CORAL GABLES, FL. 33134

J.C.D. ARCHITECT, Inc.
 JUAN C. DAVID R.A. 80055544
 LEONARDO A. GONZALEZ R.A. 80055544
 Design & Development



DATE: 12-18-19
 DRAWN: 12-18-19
 SCALE: 1/4" = 1'-0"

AA-20001560
 Sheet No. 1-2

An Ordinary House by All Appearances

- Property is owned in fee simple with no deed restrictions or covenants
- Property is not a Mediterranean Revival style home
- In 13 years, we never considered the Property anything but ordinary
- In 50 years, City has done nothing to identify the Property with any historic significance
- No book or article claims the Property is significant
- Until Staff's Report, no one ever claimed the Property was significant

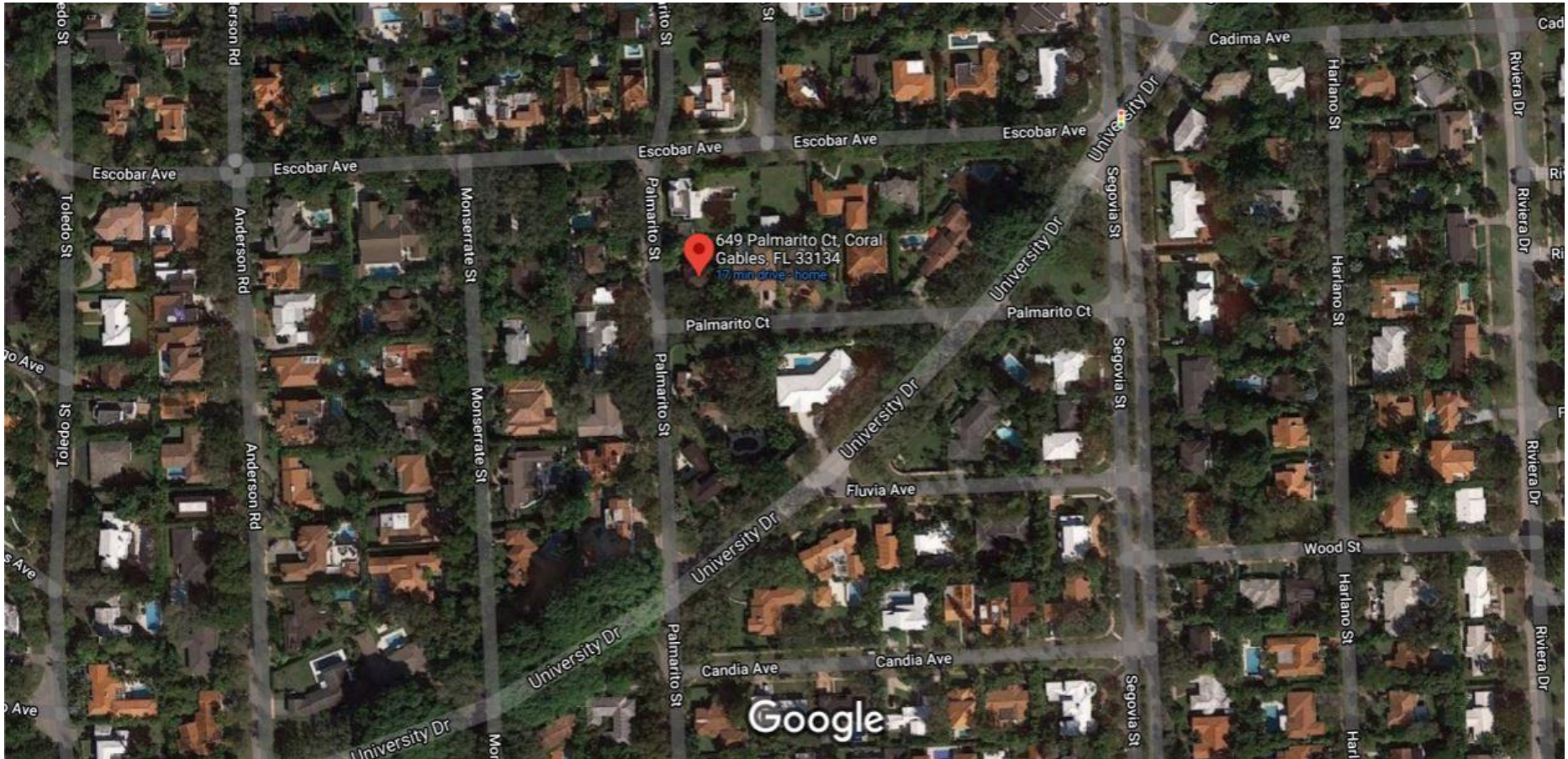
Property Is All But Invisible to the Community

- The Property is located at the corner of two of the least travelled and least prominent streets in all the City
- The front facade is quite literally not visible except from the front sidewalk
- The Property pales in comparisons to truly prominent properties at, e.g.:

3701 Segovia St

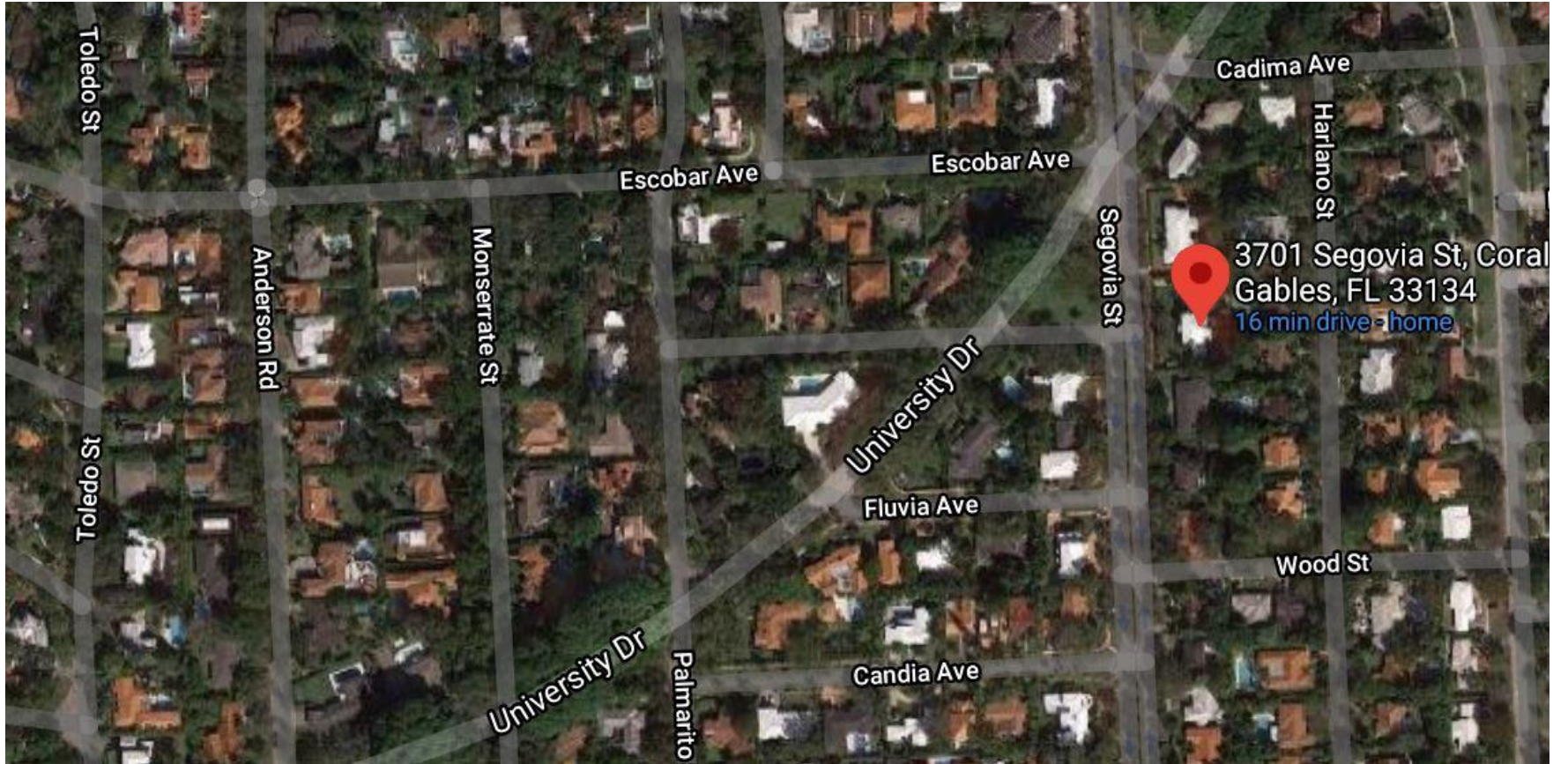
3600 Granada Blvd

3502 Alhambra Cir

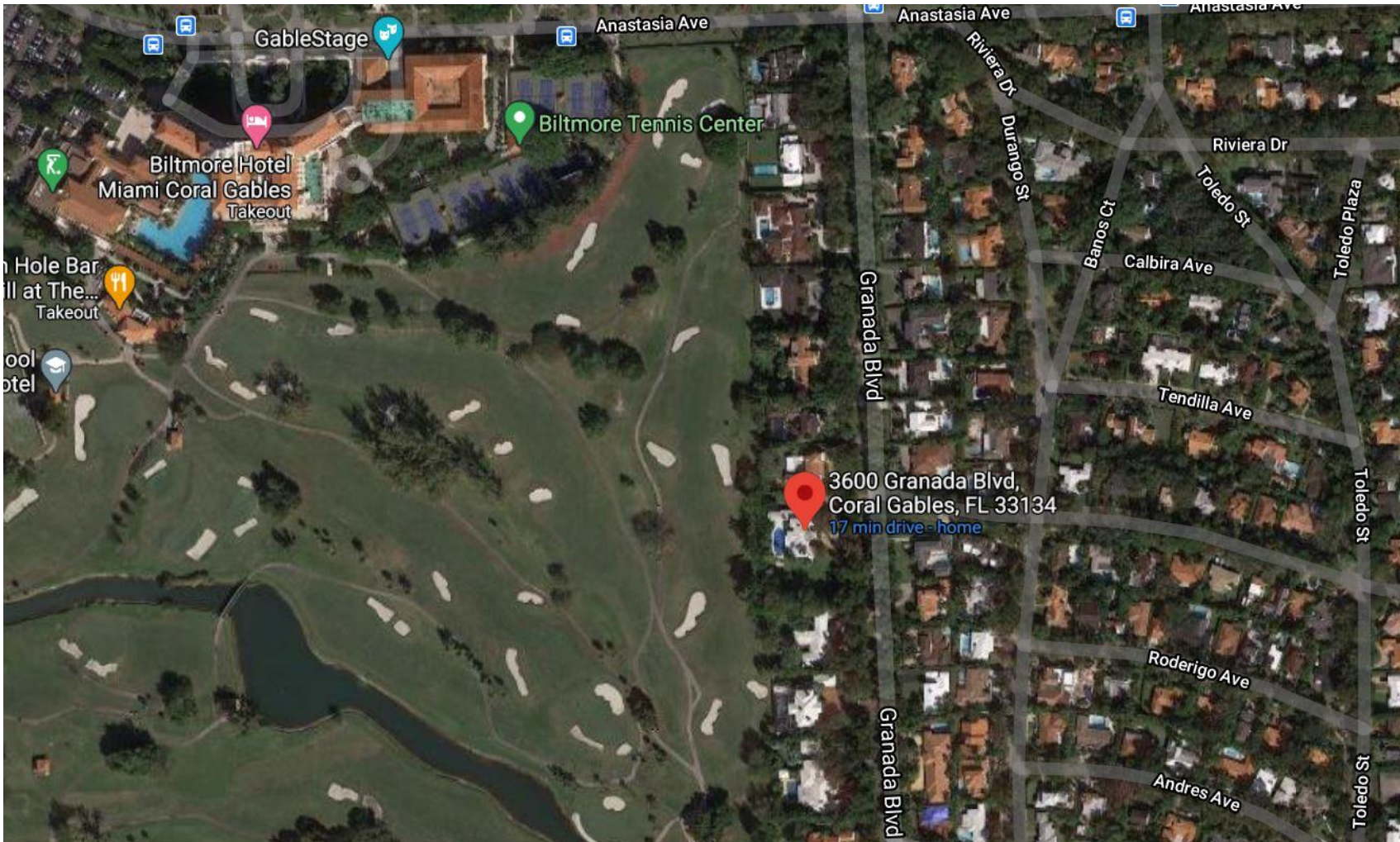


649 Palmarito Ct, Coral Gables, FL 33134
17 min drive home

Google



3701 Segovia St, Coral
Gables, FL 33134
16 min drive home



GableStage

Anastasia Ave

Anastasia Ave

Anastasia Ave

Biltmore Hotel
Miami Coral Gables
Takeout

Biltmore Tennis Center

Riviera Dr
Dunango St

Riviera Dr

Toledo St

Toledo Plaza

Banos Ct

Calbira Ave

Granada Blvd

Tendilla Ave

Toledo St

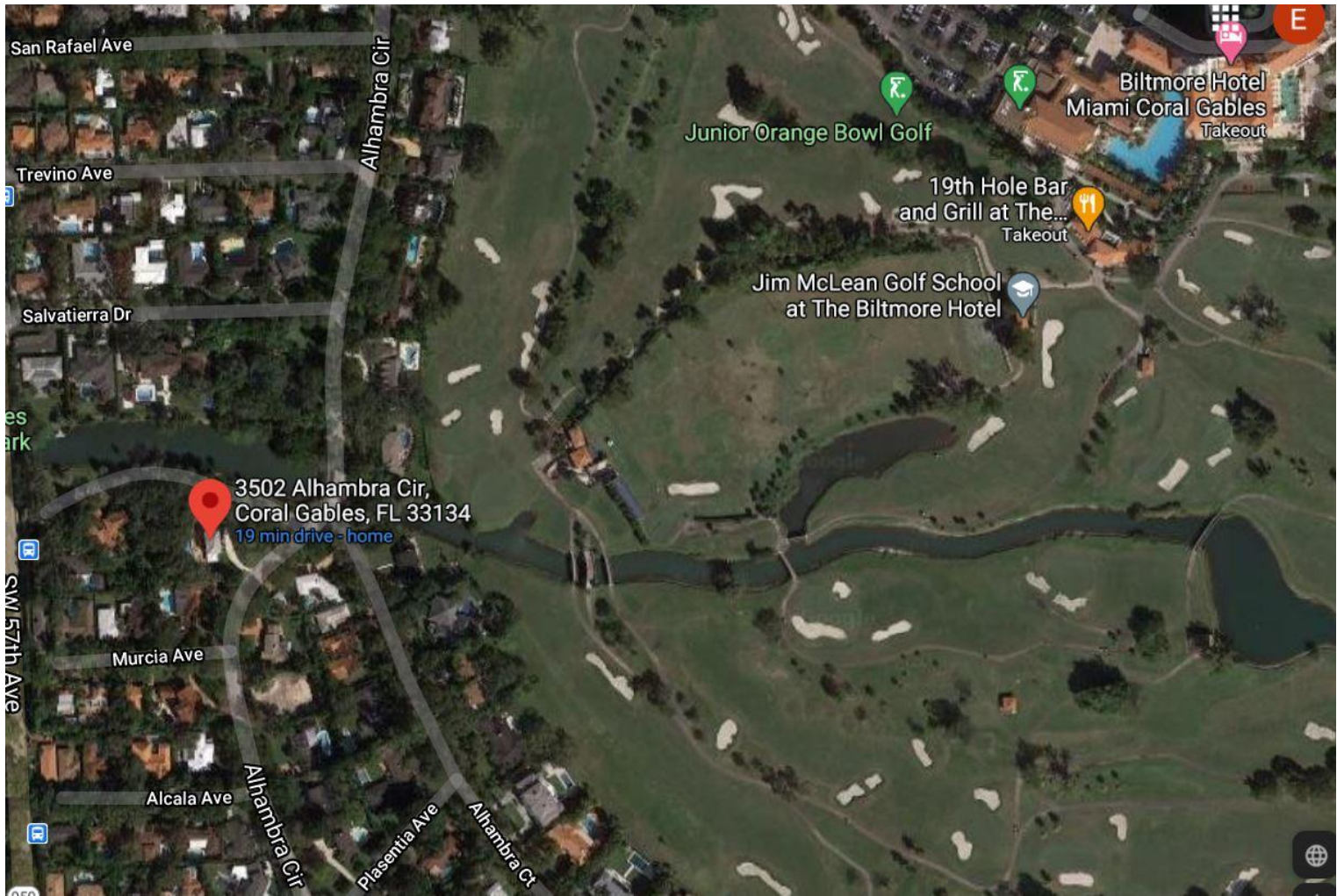
3600 Granada Blvd,
Coral Gables, FL 33134
17 min drive - home

Roderigo Ave

Andres Ave

Granada Blvd

Toledo St



Property Lacks Hallmark Grandeur and Scale

- Property's design is mismatched for lot size
- Property pretends to be a grand estate, but lacks the requisite grandness of scale embodied, e.g., in such properties as:
 - 3701 Segovia St (17,100 sq ft)
 - 3600 Granada Blvd (47,500 sq ft)
 - 3502 Alhambra Cir (23,120 sq ft)
- Property's meager interior space (1835 sq ft) and undersized bathrooms and closets also belie any claim to grandeur

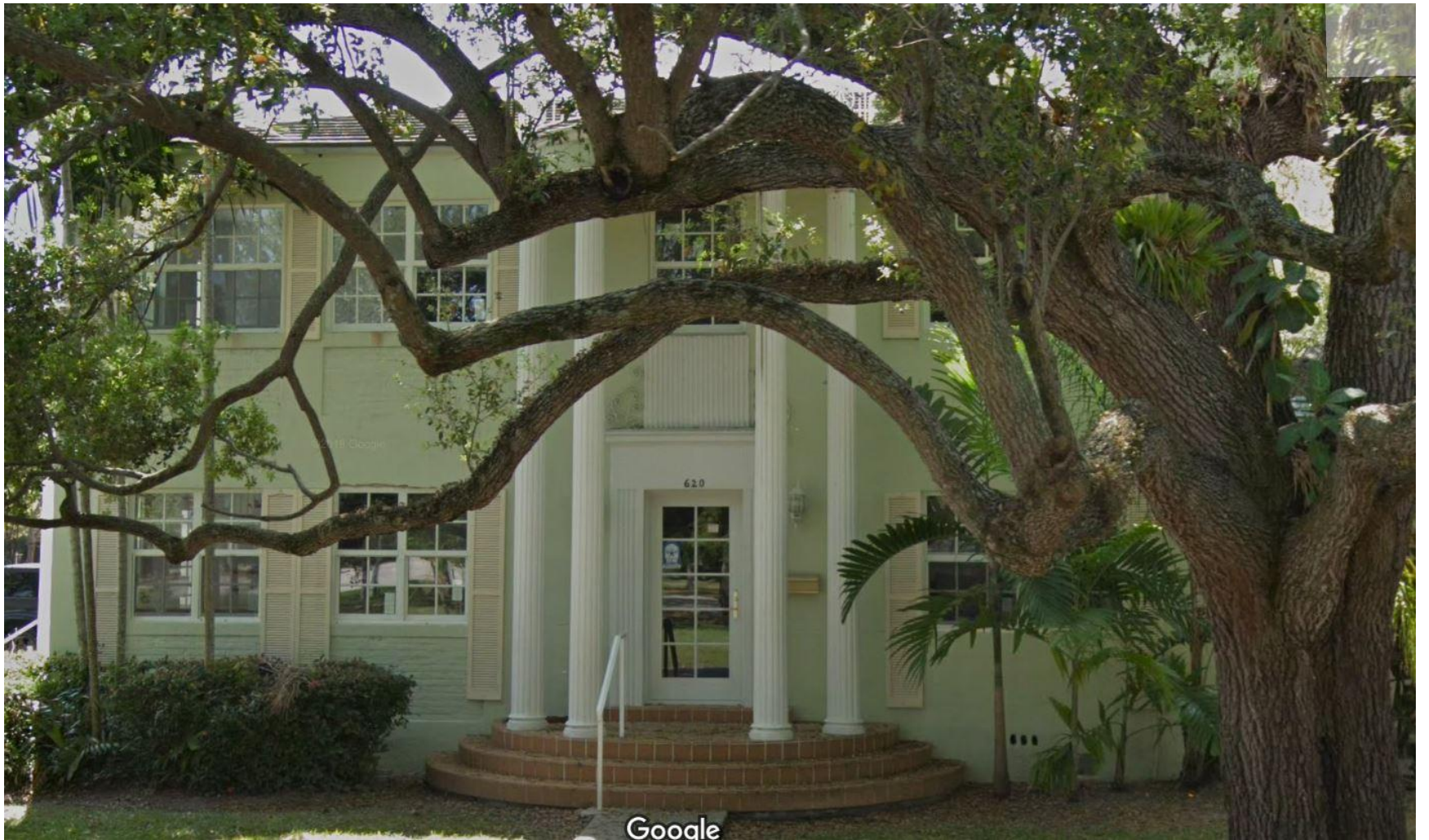
Property Lacks Hallmark Front Doorway

- Property's front doorway lacks elaborate, decorative surrounds such as the pediment seen at 3600 Granada Blvd
- Front doorway's fanlight and sidelights more characteristic of Colonial Revival than Neoclassical style



Hallmark? Portico Is Off-the-Shelf Design Element

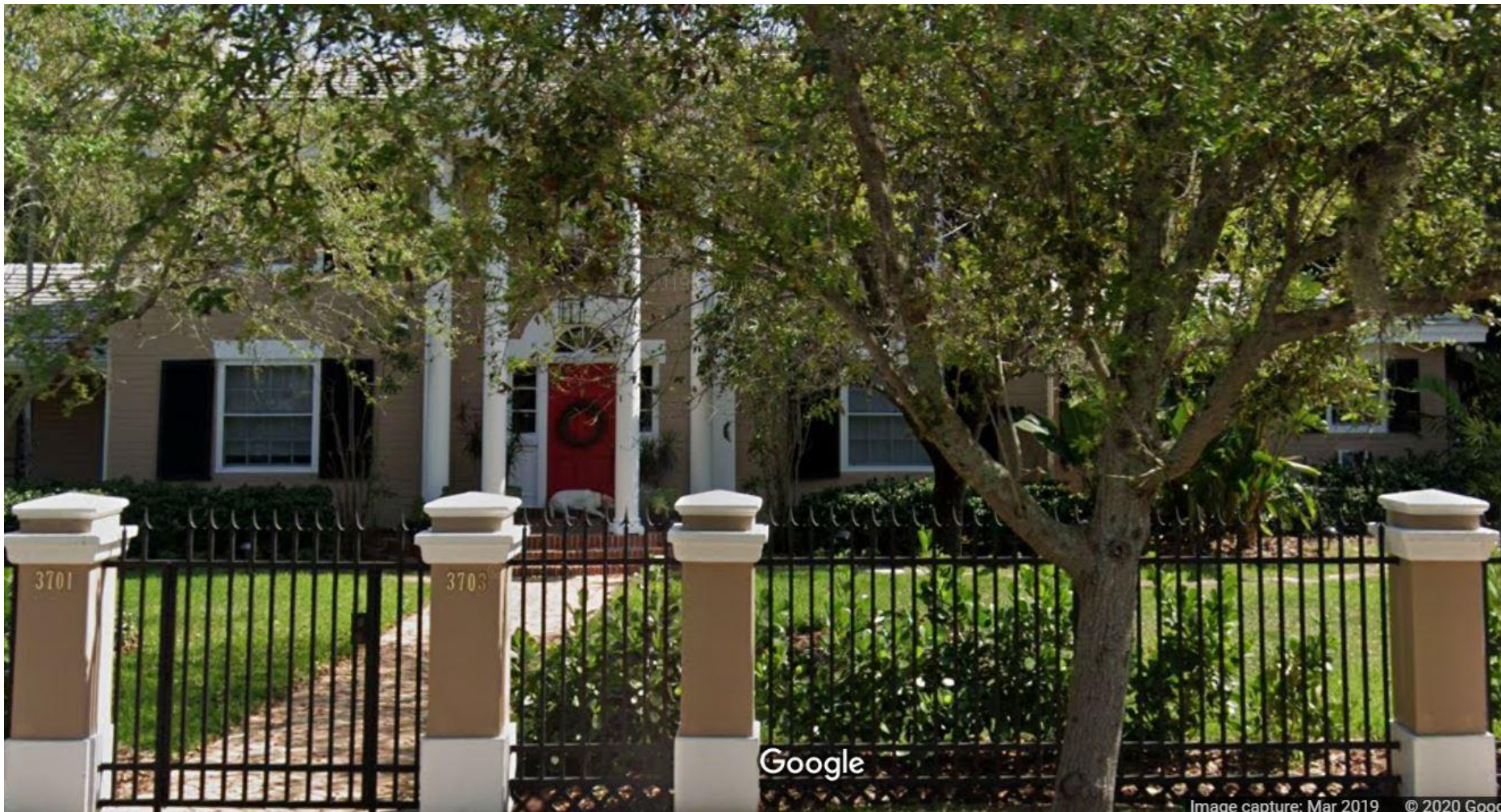
- Property's curved portico is a common variant of Neoclassical design
- This same design element is repeated cookie-cutter-like in nearby houses at 620 Palmarito Ct (1936), 3701 Segovia St (1940), 2828 Segovia St (1956), and 3801 Toledo St (1959)
- Notably, the portico at 620 Palmarito Ct was added years after construction
- This style of portico is essentially an off-the-shelf design element used to give ordinary houses an appearance of grandeur “on the cheap”



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Property Is Unremarkable in Its Details

- Front doorway and window details are repeated spec-home-like with another Shanklin design at 3402 Toledo St
- The slender, unadorned columns are underwhelming and lack gravitas in comparison to a property like 3502 Alhambra Cir
- Side wings and other elevations show no distinction
- Attached garage design preceded Property's design by decades
- Original porch and ornamental balustrades no longer exist
- The stained glass fanlight and sidelights are not original to the house



Google



Cost



Google









Property Does Not Exemplify New Deal Era Trends

- Impossible for a single property to exemplify any kind of trend
- The Property *itself* must be of historic significance
- If Property's significance is in relation to other properties, the Property *itself* is not significant without the designation of those other properties
- The Property is not part of a historic district

Property Does Not Portray New Deal Era Environment

- It is likewise impossible for a single property to portray the New Deal era environment, which was characterized by more than one distinctive architectural style
- Such an environment would be characterized by empty lots, a few pre-era 1920s homes, and an assortment of homes in predominantly “Minimal Traditional, Neoclassical and masonry vernacular styles along with a few Art Modeme and early Traditional Custom Ranch houses”
- It is simply not possible for the Property *alone* to portray so much

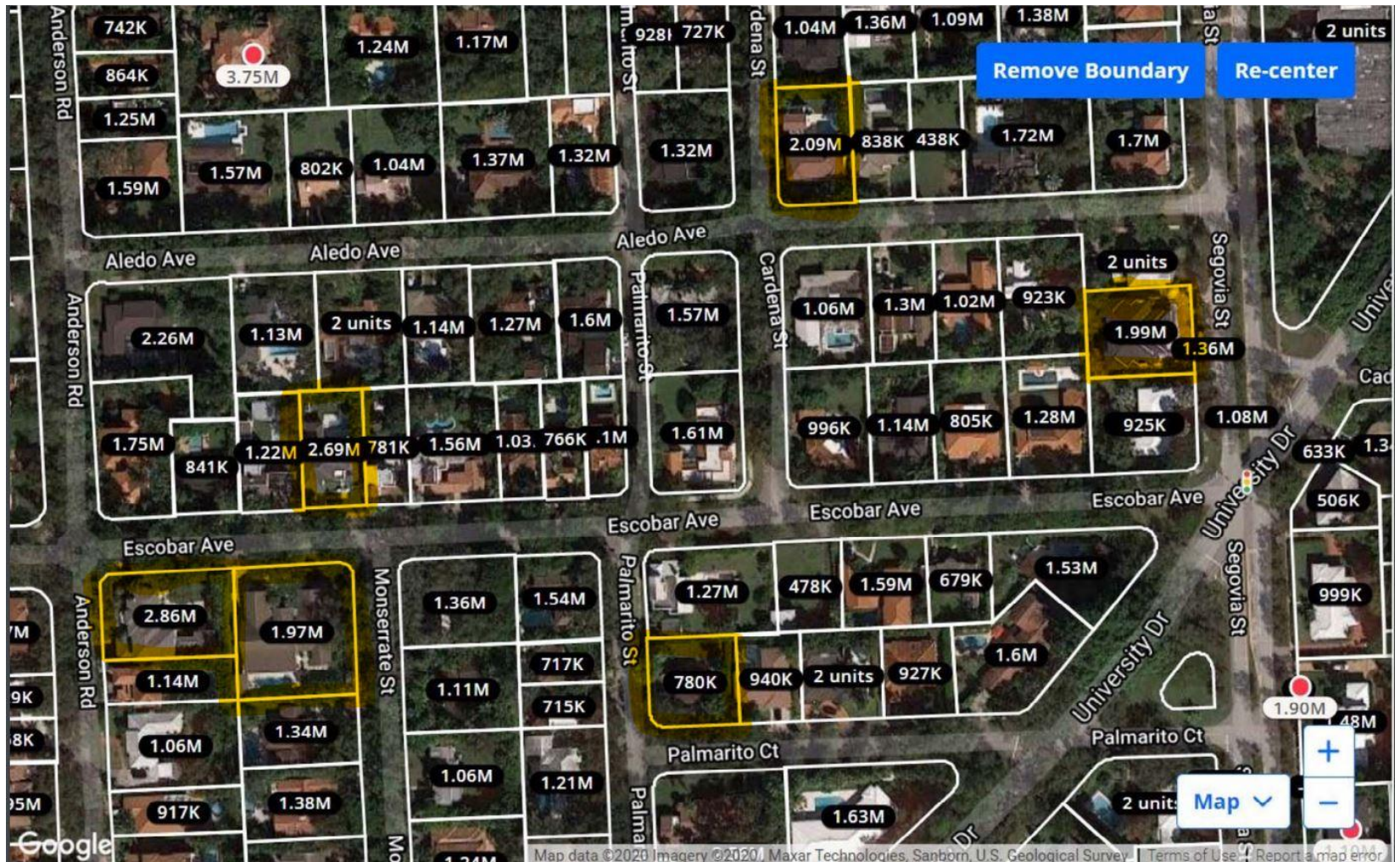
Comparable Properties Found To Be Not Significant

- City has allowed in recent years demolition of no fewer than five comparable houses within two blocks of the Property: 740 Escobar Ave (William H. Merriam), 730 Escobar Ave (Curtis E. Haley), 731 Escobar Ave (Leroy K. Albert), 637 Aledo Ave (William Martin), 3510 Segovia St (Howard B. Knight).
- These include three corner lot homes, plus homes by “notable” designers
- 730 Escobar Ave was substantially similar to the Property



Designation Would Not Promote Welfare of Public

- Designating the Property, which is not of historic significance, would not promote the “educational, cultural, and economic economic welfare of the public”
- Current market valuations for the five rebuilt properties clearly show that similar improvement of our Property can only help to improve property values in the area



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Conclusion

In sum, the Property does not rise to the level of historic significance. While the Property may appeal to some as a pleasing example of a Neoclassical inspired design, it does not possess the “integrity of location, design, setting, materials, workmanship, or association” required for designation.

We respectfully request the Board to find that the Property is **not** eligible for designation.