

**Emails received in support of
the designation of 649 Palmarito Court**

Kautz, Kara

From: Karelia Carbonell <karelia.m.carbonell@gmail.com>
Sent: Wednesday, October 21, 2020 3:04 PM
To: Kautz, Kara
Subject: Fwd: 649 Palmarito Ct. - Coral Gables

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SEE BELOW

----- Forwarded message -----

From: Jorge J. Zaldivar <jzald001@fiu.edu>
Date: Tue, Oct 20, 2020 at 2:57 PM
Subject: 649 Palmarito Ct. - Coral Gables
To: <kkautz@coralgables.com>, <burquia@coralgales.com>

Dear Members of the Historic Preservation Board,

I wish to express my support in granting historical significance of **649 Palmarito Court**. This is one of the earliest Colonial Revival homes built in Coral Gables designed by William Shanklin, an architect whose other residences have garnered historical status in Coral Gables.

I also value the Simpson family legacy and their story. It's exciting to learn of all the society events they held at their home, including something that is much needed these days, sitting down for tea and coffee and appreciating the value of conservation and history. Mrs. Simpson was a staunch advocate of this premise, and often visited Fort Dallas in her time to acknowledge what once was.

Where are the gardens of yesterday? How will we find them if they get cut and torn down?

This home is in an often overlooked section of the city surrounding the winding University Drive and Riviera Drive intersection, in addition to the overlooked 'White Way Lights'. One of my favorite homes sits nearby at 711 University Dr., this area needs to maintain and preserve our heritage.

Thank you,
JORGE J. ZALDIVAR
445 ALEDO, CORAL GABLES, FL 33134

Respectfully,
Jorge J. Zaldivar
jzald001@fiu.edu

Kautz, Kara

From: macbirch@aol.com
Sent: Tuesday, October 20, 2020 7:50 PM
To: Kautz, Kara
Subject: 649 Palmarito Court

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to give my support to the designation of 649 Palmarito Court. It meets the at least two of the criteria for designation and is a noted visual landmark in the community. Please preserve it and its neighborhood.

Dolly MacIntyre
Former Board Member and Chair

Kautz, Kara

From: Viviam Maria Lopez <viviammaria@ymail.com>
Sent: Tuesday, October 20, 2020 2:57 PM
To: Kautz, Kara; burquia@coralgales.com
Subject: 649 Palmarito Court

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Historic Preservation Board,

I am unable to attend the October 21st meeting. However, I wish to express my support in granting historical significance of 649 Palmarito Court.

This is one of the earliest Colonial Revival homes built in Coral Gables designed by William Shanklin, an architect whose other residences have garnered historical status in Coral Gables. Please preserve our heritage.

Thank you for your attention and understanding.

Viviam & William Rios
6420 SW 42 Ter
Miami, FL 33155

Kautz, Kara

From: Carol Smith <miami_lorac@yahoo.com>
Sent: Tuesday, October 20, 2020 1:22 PM
To: Kautz, Kara
Subject: Fw: 649 Palmarito Court correction to previous letter

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. My previous email was incorrect. I lived across the street from another historic home, not this one, but I still want the Palmarito Court residence to be saved! Please accept this replacement letter.

Thank you,
Carol Smith

----- Forwarded Message -----

From: Carol Smith <miami_lorac@yahoo.com>
To: kkautz@coralgables.com <kkautz@coralgables.com>
Sent: Tuesday, October 20, 2020, 01:11:21 PM EDT
Subject: 649 Palmarito Court

Dear Members of the Historic Preservation Board,

I am unable to attend the October 21st meeting.
However, I wish to express my support in granting historical significance of 649 Palmarito Court.
This is one of the earliest Colonial Revival homes built in Coral Gables designed by William Shanklin, an architect whose other residences have garnered historical status in Coral Gables.

Carol M. Smith
824 Galiano Street
Coral Gables FL, 33134

----- Forwarded Message -----

From: Carol Smith <miami_lorac@yahoo.com>
To: kkautz@coralgables.com <kkautz@coralgables.com>
Sent: Tuesday, October 20, 2020, 01:11:21 PM EDT
Subject: 649 Palmarito Court

Dear Members of the Historic Preservation Board,

I am unable to attend the October 21st meeting.
However, I wish to express my support in granting historical significance of 649 Palmarito Court.
This is one of the earliest Colonial Revival homes built in Coral Gables designed by William Shanklin, an architect whose other residences have garnered historical status in Coral Gables.

I enjoyed living diagonally across the street from this home from 1992 - 2005. Thank you for all that you do to preserve our heritage.

Thank you.
Carol M. Smith
824 Galiano Street
Coral Gables, FL 33134

Kautz, Kara

From: Brett Gillis <brett.gillis@gmail.com>
Sent: Monday, October 19, 2020 11:37 PM
To: Kautz, Kara
Cc: Urquia, Billy
Subject: 649 Palmarito Court letter
Attachments: Phalanx of Style.docx

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

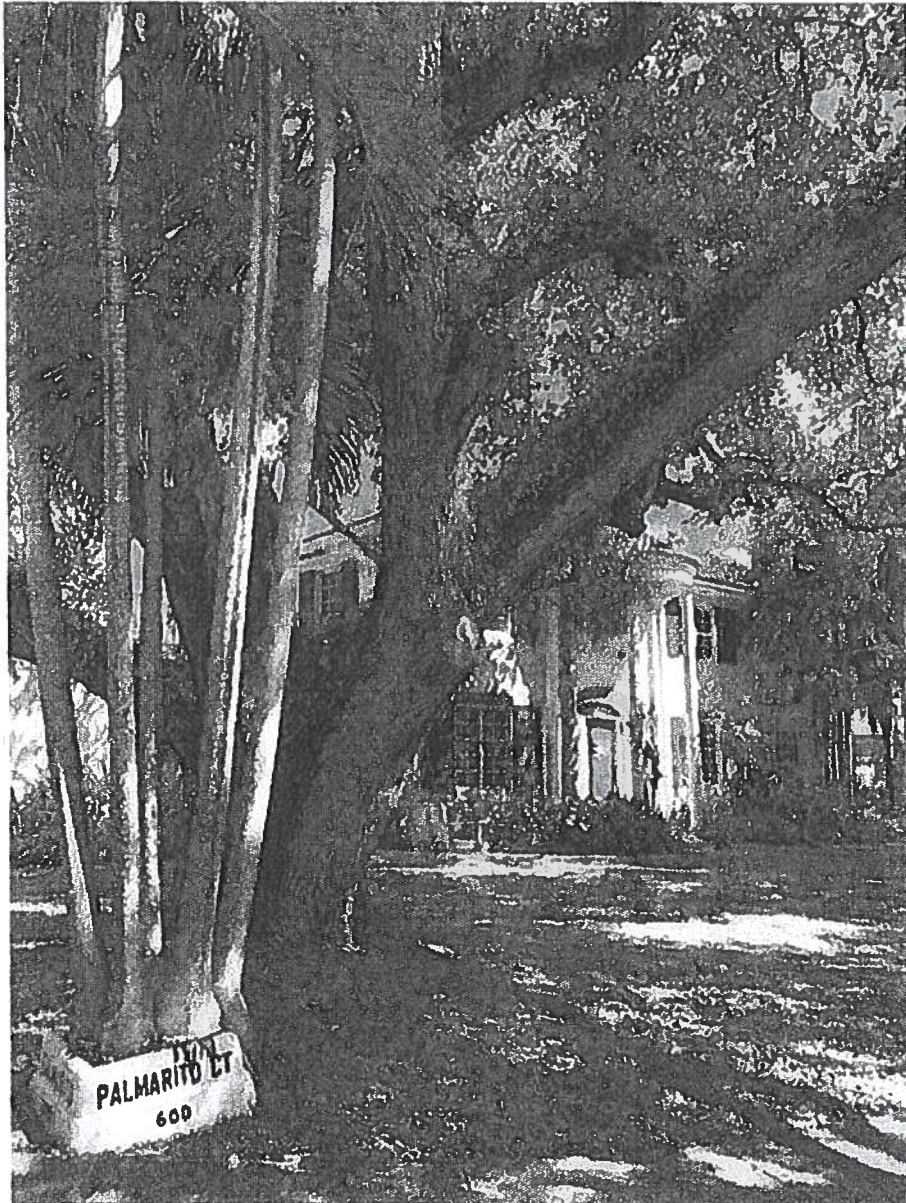
Dear Mrs. Kautz and the Historic Preservation Board,
I have attached my findings and evidence from my scrapbooks re: 649 Palmarito Court.
It would be very distressing if Coral Gables loses a Colonial Revival residence of this caliber. This house should be designated and preserved.
I would like to think that Virginia McAlester is smiling at me from above - when she started out, homes like this were not appreciated, but now they are.. at least in many parts of the country.
Will Coral Gables continue to fall behind or will the Board wake up and preserve the buildings that meet the criteria for designation like the code mandates.. before they are lost to the wrecking ball, only to be regretted a few years later?
Thank you,
Brett Gillis
915 Ferdinand

Phalanx of Style

A Report to the Historic Preservation Board

Re: 649 Palmarito Court, Coral Gables

by Dr. Brett Gillis, Local Historian & Preservationist



649 Palmarito Court in 2020

Then & Now



649 Palmarito Court c. 1940 (William Shanklin, architect)



649 Palmarito Court in 2020

Note that no significant alterations have been made to the character-defining features of the primary façade. The windows and some decorative elements have been replaced (but not obliterated) and the side porch has been enclosed (common among historic homes in Coral Gables).

649 Palmarito Court clearly meets the criteria for designation.

As stated in the City of Coral Gables Zoning Code Section 3-1103:

In order to qualify for designation as a local historic landmark or local historic landmark district, individual properties must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation. The eligibility of any potential local historic landmark or local historic landmark district shall be based on meeting one (1) or more of the following criteria: **(emphasis added)**

Please refer to the designation report for 3501 Granada Boulevard as this is another Colonial Revival home that has been designated as a local historic landmark in Coral Gables (649 Palmarito Court also meets the criteria). Consider the following criteria (even though only 1 is necessary for designation):

A4: Exemplifies the historical, cultural, political, economic, or social trends of the community, or

B1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles, or

B2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

Section 3-1104 states that “properties which meet the criteria for local historic landmarks and local historic landmark districts set forth in Section 3-1103 **shall be designated...**” **(emphasis added)**

649 Palmarito Court also contains elements which represent an adaptation of the Colonial Revival to the South Florida environment (**B4**): Mr. Shanklin’s designs for the Batcheller Construction Company were noted to be designed for year-round living, “all bedrooms with cross ventilation” and the living and dining rooms and kitchen with “through ventilation.” Access may be had from the kitchen to the garage through a doorway, which eliminates the necessity of going outdoors to reach one’s automobile or storage (in the 1920s, most garages were detached or recessed from the principal residence). One-story side wings shield the main living areas of the residence from the harsh South Florida sun (side wings are not generally found on original Georgian and Federal houses) while the broad eaves direct pouring South Florida rain away from the residence (eaves on original examples are less pronounced). Also, the broad windows permit abundant ventilation if air conditioning is undesired or unavailable (windows in original examples are generally simple double-hung sashes—they are never oversized like the first-story windows or found in adjacent pairs like the two windows under the portico that enhance ventilation of 649 Palmarito Court).

1125 Alhambra Circle is another home designed by William Shanklin in the Colonial Revival style that has been designated. 800 Obispo Avenue is another home that the Board recently reviewed that is designated and in the Colonial Revival style. 2320 Segovia Circle and 1300 Coral Way are two other residences designed by William Shanklin (in other styles) that have been designated.

Numerous other residences are designed in the Colonial Revival style but are not designated yet in Coral Gables (and have never been reviewed for designation due to limited resources). Failure to designate 649 Palmarito Court may result in the loss of many other fine residences if 649 Palmarito Court sets a precedent for this style. Failing to designate 649 Palmarito Court could forever change the composition of Coral Gables.

649 Palmarito Court revives the first Coral Gables style:



Coral Gables House ("Merrick House") 907 Coral Way, c. 1910

"The Merrick House's design exemplifies the adaptation of the period's prevailing architectural styles from the northeastern United States to the South Florida environment, utilizing local building materials and adding features to impart a regional identity. The early use of coral rock in the construction of the residence influenced the naming of the home, the community, and the city, 'Coral Gables.' In the construction of their family home, the Merrick family set the design precedents of material and forms which would be repeated throughout the City in the following years."

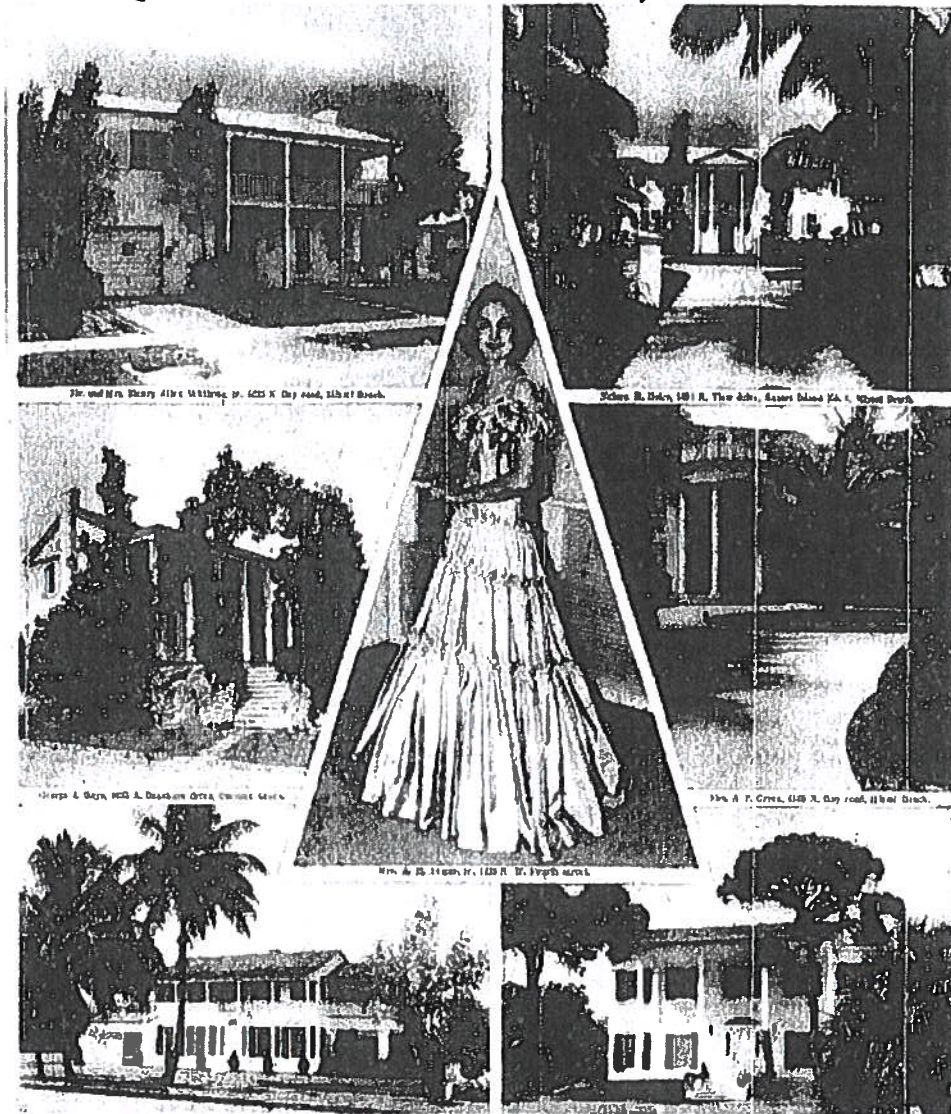
Excerpt from: <https://www.coralgables.com/nationally-recognized-historical-landmarks>

The Colonial Revival and classical features of the Coral Gables House embody the early Coral Gables spirit and aesthetic. At the time, the Coral Gables House was described as the finest in the backwoods of Miami.

From this outstanding residence grew the inspiration for the early coral rock Arts & Crafts and Spanish Mission bungalows that line Coral Way, and from those bungalows grew the overarching Old Spanish (and later Mediterranean) design theme for the city during the real estate boom of the 1920s. But, by the mid-1930s, the Old Spanish/Mediterranean style had begun to fall out of favor, and, by 1940, was virtually abandoned. On the other hand, the Colonial Revival design philosophy flourished and represents the trends of the community of this period.

1939 article praises Colonial Revival (described in the article as "modern adaptation of colonial architecture") and even notes influence on fashion and design:

Sub-Tropics Enhance Traditional Beauty of Colonial Homes



Mr. and Mrs. Henry Albrecht, 1425 N. Bay Road, Miami Beach. Mrs. B. E. Egan, 1401 N. Bay Road, Miami Beach. Mrs. A. F. Green, 1401 N. Bay Road, Miami Beach. Mr. and Mrs. Charles L. Adams, 1401 N. Bay Road, Miami Beach. Mr. and Mrs. J. J. Adams, 1401 N. Bay Road, Miami Beach. Mr. and Mrs. J. J. Adams, 1401 N. Bay Road, Miami Beach.

**JAN FIRM ERROTS
NEW HEADQUARTERS**

**Sales At Beach
Total \$687,790
For September**

MODERN ADAPTATION OF COLONIAL ARCHITECTURE is not confined to the picturesque homes of Metropolitan Miami. Look in the center and you'll see milady's modern version of the colonial style in a pink taffeta carefully placed over hoops. Colonial architecture, which prevailed in British settlements of North America before the Revolution, is chiefly a modification of the English Georgian style.

**C. of C. Compiles
Questionnaire For
Accommodations**

**DEALERS FORECAST
LUMBER COST RISE**

Caption enlarged:

MODERN ADAPTATION OF COLONIAL ARCHITECTURE is not confined to the picturesque homes of Metropolitan Miami. Look in the center and you'll see milady's modern version of the colonial style in a pink taffeta carefully placed over hoops. Colonial architecture, which prevailed in British settlements of North America before the Revolution, is chiefly a modification of the English Georgian style.

October 1, 1939 (dated on back) Miami Herald Clipping, *Author's Collection*

1942 ad references Colonial architecture and "old Philadelphia tradition" with the Biltmore tower in the background (not as the primary subject):

*When they signed the Constitution in Independence
Hall, Philadelphia was renowned for good cheer*



...and here's
whisky that carries on this
old Philadelphia tradition

It's hard to put flavor into words. But this whisky has the same mellow tones of a rare old print or old Colonial architecture. Your first sip brings the pleasure of something really perfect, a feeling of past good things brought down to today. Get a bottle of Philadelphia. Toast the past in the present!

Continental Distilling Corporation, Philadelphia, Pa.

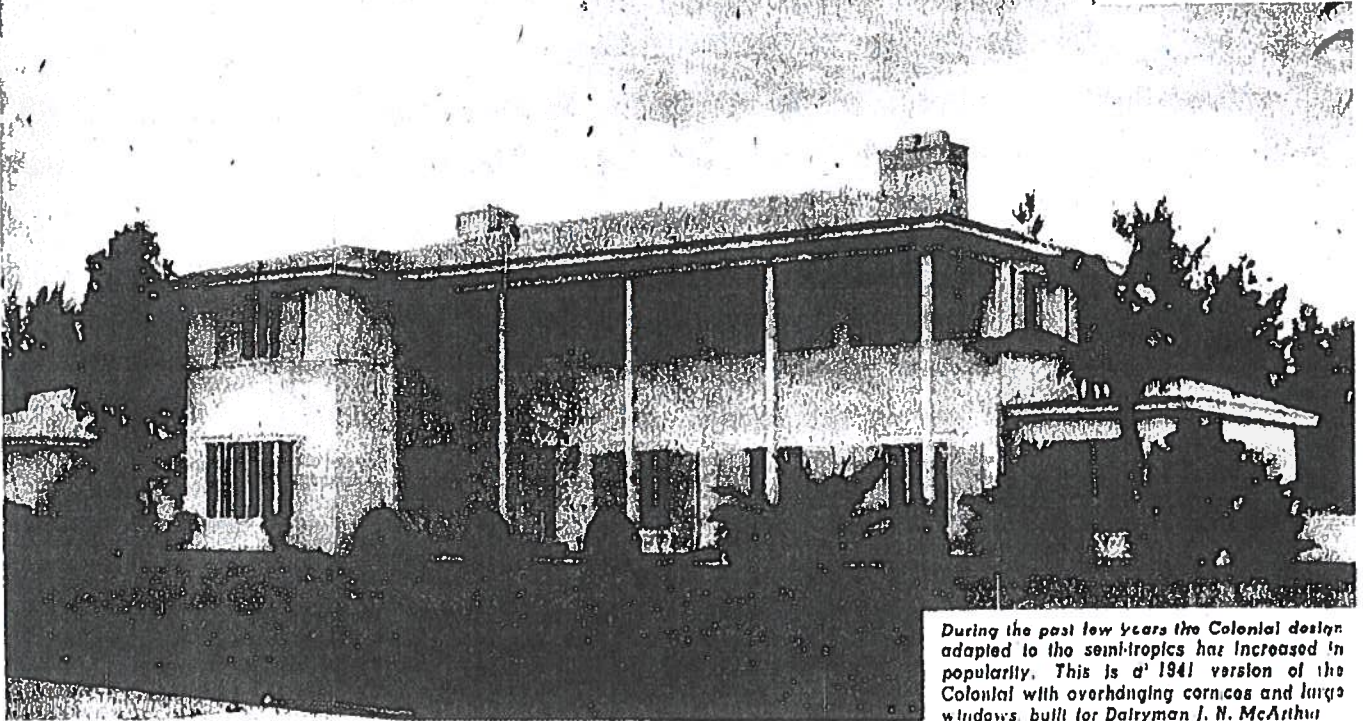


Author's Collection

Colonial architecture touted in ad:

Architecture At Its Best In Miami Area

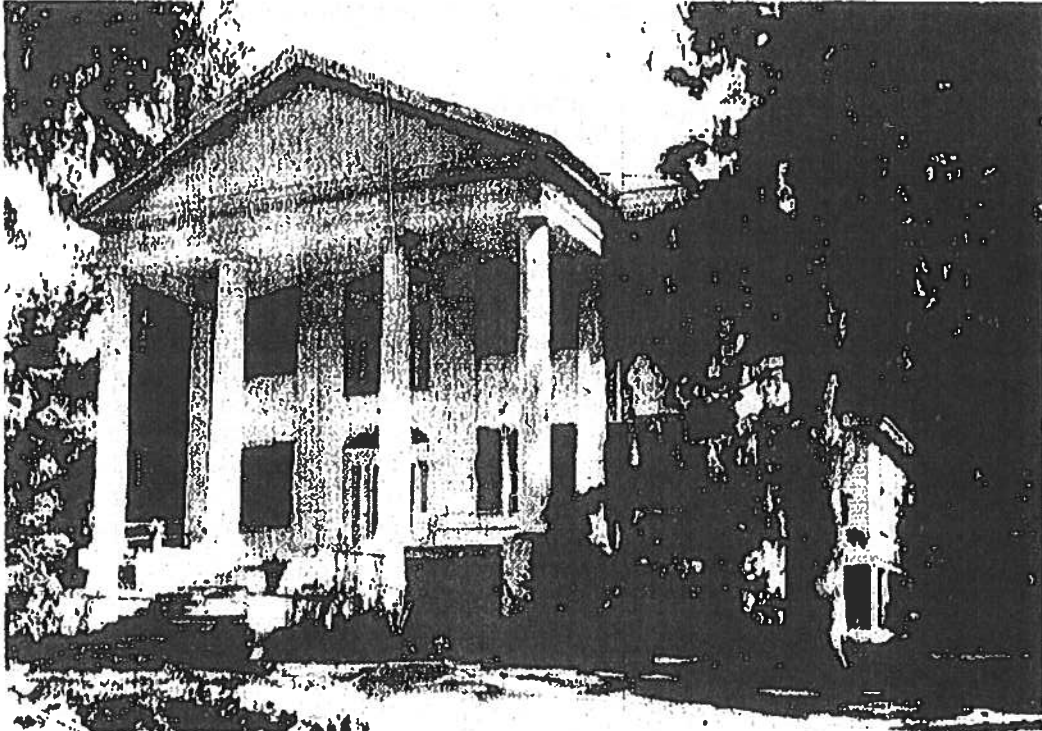
Despite De



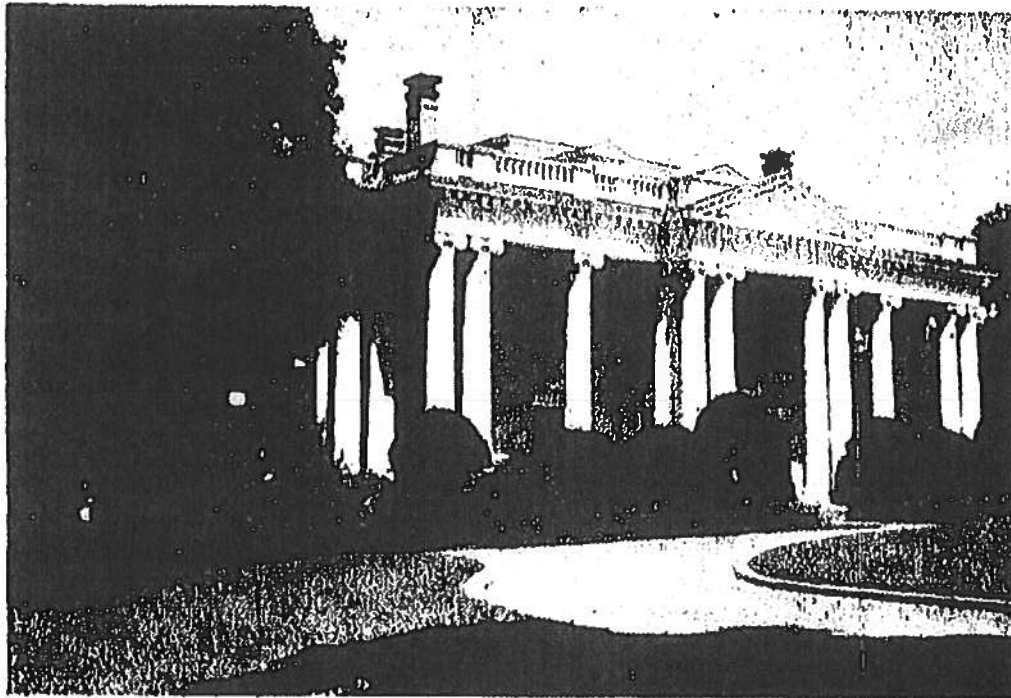
During the past few years the Colonial design adapted to the semi-tropics has increased in popularity. This is a 1941 version of the Colonial with overhanging cornices and large windows, built for Dairyman J. N. McArthur

1940s Miami Herald Clipping, *Author's Collection*

Florida Governors' homes receive much praise and press:



THE CALL MANSION, now known as the Grove Inn, was occupied by Territorial Gov. Richard Keith Call, 1836-39.



THE EXECUTIVE MANSION, as the official home of Florida's governors in Tallahassee is widely known, is one of the finest examples of Georgian-Colonial architecture to be found in Florida. This building was erected in 1907 and is the first provided governors out of state funds. Previous ones were built or rented out of the governor's personal funds.

1940s Miami Herald Clippings, *Author's Collection*

By 1942, even non-architectural newspaper articles (in this case golf) reference the Colonial Revival:

And the course--well, it was something that wouldn't look bad in heaven. Every day every blade of grass had its nails manicured. The greens got a mureel as regularly as a dowager, and the rough was so nice that quill put aside money each year in order to return to it in their old age.

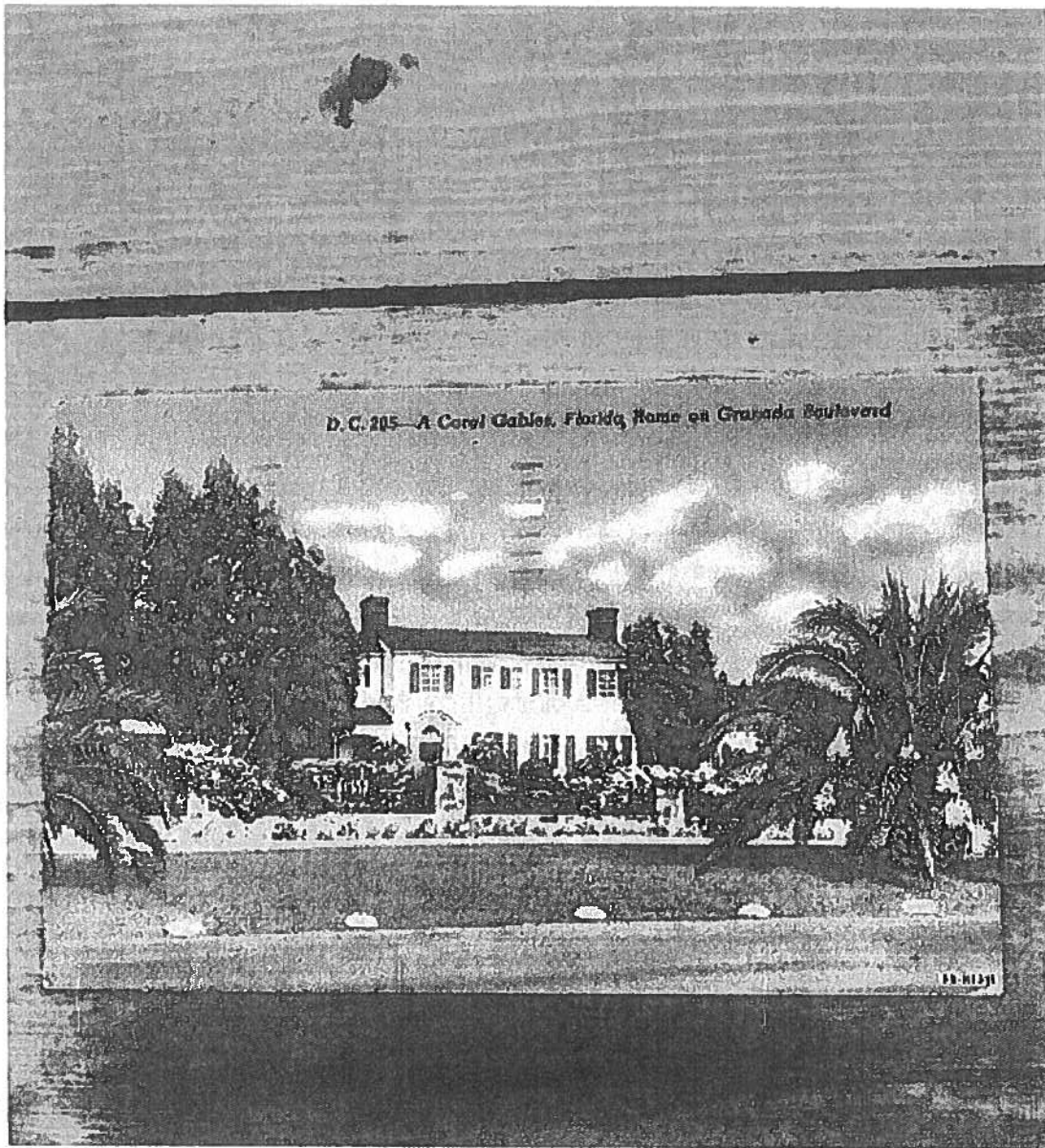
TURNS OVER TO COWS

No matter where you were on the course the scent of dogwood and jasmine and wisteria helped you on your backswing, and the little clubhouse was a bit of colonial architecture that Thomas Jefferson would not have been ashamed to have designed.

Now, with the war on, and half its members wearing whaki and brogans instead of slacks and spiked shoes, the Augusta National has been turned over to the cows.

1940s Miami Herald Clipping, *Author's Collection*

So prevalent and noteworthy did the Colonial Revival become in Coral Gables that postcards depicting the style were printed to send around the globe:



1940s postcard features a stately Colonial Revival residence on Granada Boulevard, *Author's Collection*

(1920s architectural postcards of Coral Gables usually featured buildings of Spanish or Mediterranean styling.)

Note the absence of a tile roof. Tile was required for sloped roofs in Coral Gables in the 1920s, but, by the 1930s, tile roofs were no longer mandatory and thus became less common. This permitted different architectural styles to flourish. Colonial Revival architecture in the Coral Gables area prior to 1935 is generally isolated to a very few early pioneer homes and the Florida Pioneer Village on Santa Maria Street, where the requirement for tile was waved as part of the Villages program.

The Architecture of 649 Palmarito Court

Style names evolve over time as architectural styles and periods reach their apex of study/popularity, such as how the term “Old Spanish” has been largely replaced with “Spanish Eclectic” and “Mediterranean” over time. 649 Palmarito Court is a fine example of the Colonial Revival style in Coral Gables. (Some sources may describe this home as being of the “Neoclassical” style, but this term has been phased out by some scholars to avoid confusion when the modern New Formalist style has been described as the “Neoclassic” style.) “Southern Colonial” is a simplified and lovingly-applied lay term used to describe the Colonial Revival or Neoclassical style in the South. The terms “Old Spanish” and “Southern Colonial” live in the hearts and minds of many and will likely continue to do so for, if nothing else, the nostalgia and love of them, even if they are not the most accurate terms. But, whether, Colonial Revival, Neoclassical, or “Southern Colonial,” how could one not love and appreciate the historical, cultural, and architectural value of 649 Palmarito Court, and its style—the most patriotic of styles?

The Philadelphia Centennial of 1876 is recognized as being the catalyst for first reawakening interest in our colonial architectural heritage, and the widely attended, photographed and reported on World’s Columbian Exposition of 1893 (that celebrated the 400th anniversary of Columbus’ arrival in America) is credited with bringing about a renewed American interest in classical models. Exposition pavilions were designed by different states of the Union and drew heavily upon the country’s previous interest in the Early Classical Revival and Greek Revival styles. The Virginia Pavilion was a replica of George Washington’s Mount Vernon and its full-façade porch, among the first in the country. By the late 1800s, fashionable architects were touring New England to study original Georgian and Federal buildings, and the restoration of Williamsburg and the writings of Royal Barry Wills helped to maintain interest in building Colonial Revival houses from the 1930s to the 1950s. In the years leading up to the War and, later, many families, victorious and returning from World War II, built Colonial Revival homes out of patriotic pride to rekindle the essence of the colonial architecture and optimistic spirit of our fledgling nation. The Colonial Revival gained traction throughout Coral Gables in the late 1930s once tile roofs were no longer mandatory.

Architectural historians recognize that the Colonial Revival “refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard.” The Georgian and Federal styles generally form the backbone of the Revival, with secondary influences and details originating from other prototypes. As such, starting in the late 1930s, the Colonial Revival served as one of the styles that Coral Gables architects could deliberately use to step away from the then-passé Spanish and Mediterranean architecture of the 1920s whilst staying true to the Coral Gables spirit by referencing the classically-inspired Coral Gables “Merrick” House. In the case of 649 Palmarito Court, its imposing front portico is a reinterpretation of a feature from another famous colonial estate—the “phalanx” of columns that grant entrance to Thomas Jefferson’s Monticello, itself inspired by the classical models of the Italian master Andrea Palladio. With 649 Palmarito Court, architect William Shanklin deliberately departs from the classical model by introducing new features (such as the dominant but curved portico and broad windows) that are rare in original colonial houses. As such, Mr. Shanklin depicts how direct copies of colonial houses are not generally intended or expected during the Colonial Revival of this era. Instead, architectural advancements, local tendencies and eclectic flair render a lovable pastiche that is applied to traditional colonial and classical models so that the Revival produces free interpretations based only loosely on the originals, thus creating a *new typology* for a *new era*.

Credit for the architectural history in this report goes to the late, great Mrs. McAlester who helped to save from the wrecking ball many homes of similar style to 649 Palmarito Court:

McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. Revised and expanded second edition. New York: Alfred A. Knopf, 2013. Print.

Kautz, Kara

From: Kautz, Kara
Sent: Friday, October 23, 2020 11:55 AM
To: Jeanette Pressman; Urquia, Billy
Subject: RE: Letter in support of granting historical significance of 649 Palmariito Court

The Historic Preservation Board considered the item at their 10/21 meeting and directed Staff to prepare a designation report for review at a later date.

Thank you,
Kara

Kara Kautz
City of Coral Gables
Historical Resources and Cultural Arts Department

kkautz@coralgables.com
305-460-5090



Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Jeanette Pressman [<mailto:jeanettepressman@gmail.com>]
Sent: Friday, October 23, 2020 9:42 AM
To: Kautz, Kara; Urquia, Billy
Subject: Letter in support of granting historical significance of 649 Palmariito Court

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Historic Preservation Board,

Good morning, I wish to express my support in granting historical significance of 649 Palmarito Court.

It's been brought up to my attention that this is one of the earliest Colonial Revival homes built in Coral Gables designed by William Shanklin, an architect whose other residences have garnered historical status in Coral Gables such as the property at 2320 Segovia Circle.

Being in real estate, I looked at the location and condition of the property. The house graces the corner of Palmerito St. and Ct. beautifully! It is in very good condition and its architectural details says "Coral Gables" all over! It would be a true shame to turn down this property.

Yours truly,

Jeanette Pressman, P.A.

Broker Associate

Dezer Platinum Realty

786.205.0525

Listing agent for: 1498 Sevilla Ave., Coral Gables FL 33134

Peacock-Tyson Residence www.1498sevilla.com