

VILLAGE OF MIAMI SHORES  
HISTORIC PRESERVATION BOARD  
DESIGNATION REPORT

NAME OF PROPERTY \_\_\_\_\_ DATE 9/5/84  
LOCATION 29 NE 91 Street  
CLASSIFICATION structure CATEGORY residential  
ORIGINAL OWNER M.B. Madsen YEAR BUILT 1925-26 CONDITION good  
ARCHITECT \_\_\_\_\_ BUILDER M.B. Madsen  
OWNER Gerald J. Stofik  
ADDRESS 29 NE 91 Street, Miami Shores  
CURRENT ZONING R-20 residential

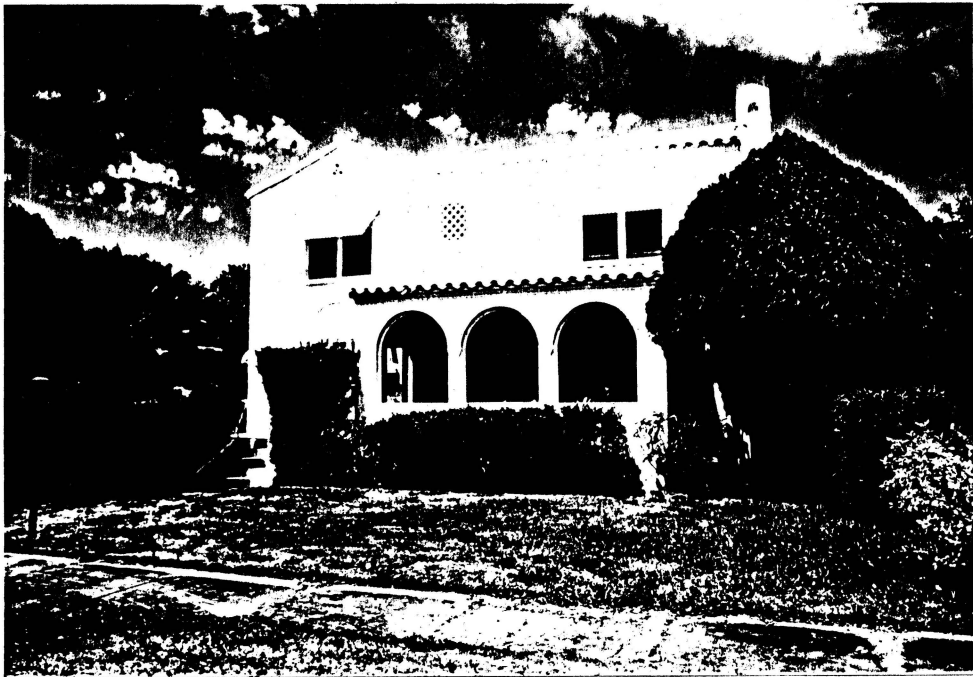
SIGNIFICANCE: A-A physical (architectural or archeological) description of the site.  
Two photographs should accompany this description.

Two-story Mediterranean Revival structure; masonry/stucco construction. Rough stucco exterior. First floor is square plan, second story is T-shaped. Gable roof with Spanish barrel tile. Screened front porch extends from structure; barrel tile shed roof; arched openings across front and at both ends, arches separated by twisted Corinthian columns. French doors (two sets) provide entrance to house from porch. Porch roof houses solar water collector (original), visible from street. Open porch across west front. Triple casement window over open porch has molded masonry arched transom. All other windows are double-hung sash, original. Chimney attached on east side; barrel tile cap. Incompatible aluminum hurricane awnings. Some significant landscaping. Home has not been structurally changed since construction, and is built unusually high off the ground. Detached garage is of similar construction with flat roof.

SIGNIFICANCE: B-A brief description of the site's relationship to the history, development, architecture, archeology and/or culture of Miami Shores, Dade County, the State of Florida or the nation.

The house is located in an area once known as Finch's Ridge, which was a stopping-off point for pioneer families on their way to Miami. It is one of the few homes of its vintage that was not built as part of the Miami Shores development by the Shoreland Company, and was built by the original owner. It is an unusual example of the original plan for the 50-foot lots first platted for Miami Shores, showing how the area would have looked had that proposal been followed. The home has unusual detailing for a home of its size. The house is significant because of its location on a site associated with pre-Miami Shores history, for its craftsmanship, because it is representative of the medium-sized homes built during the early Miami Shores

FOR HISTORIC DISTRICTS: A-A map with the location of the district, property lines, s.



es within  
tationship

(continued from page 1)

development, and because it remains structurally unchanged from its original design.

COMMENTS:



PREPARED BY M. Stofik

DATE 9/5/84

ACTION: HISTORIC PRESERVATION BOARD

recommended

DATE 9/17/84

OWNER CONSENT (YES)

X

(NO)

VILLAGE COUNCIL designated

DATE 10/2/84



# Miami Shores Village

10050 N. E. SECOND AVENUE  
MIAMI SHORES, FLORIDA 33138  
(305) 758-8000

L. R. FORNEY, JR.  
VILLAGE MANAGER

September 1, 1984

Gerald J. Stofik  
29 N. E. 91st St.  
Miami Shores, Fl. 33138

Dear Mr. Stofik:

I am pleased to inform you that your property at 29 N. E. 91st St. has been nominated for designation as a Historic Landmark of Miami Shores Village.

The purpose of the landmark program is to protect those buildings which serve as visible reminders of the history and cultural heritage of our community.

A hearing will be held by the Miami Shores Historic Preservation Board at 7:30 p.m., Monday, September 17, to consider the nomination. The attendance of you or your representative is important to provide you an opportunity to present information which you feel will assist the Board in evaluating the property and to acquaint you with the provisions of the designation.

If the Board determines that your property qualifies for designation under the provisions of Ordinance No. 439-82 and the guidelines adopted by the Board, the recommendation for designation will be forwarded to the Village Council for final action.

The enclosed information should answer your questions about the designation process and the preservation program. If you have any questions you'd like to discuss prior to the meeting, please call me at 758-1957.

Sincerely,

(Ms.) Marty Stofik  
Chairman  
Historic Preservation Board

Ceritifified RRR

MS:jc

MIAMI SHORES HISTORIC PRESERVATION BOARD  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 12-2-94

1. NAME OF PROPERTY: JIM PRUITT

2. ADDRESS 29 N E 91 ST.

LEGAL DESC. \_\_\_\_\_

3. NAME OF OWNER & ADDRESS: JIM PRUITT

29 N E 91 ST.

*James J. Pruitt*  
758-5221/864-6621

4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: \_\_\_\_\_

5. PRESENT USE AND CONDITION: Home

6. TYPE OF PROJECT: (circle one or add unlisted project- (J. OTHER)

- A. MAINTENANCE OR REPAIR
- B. RESTORATION ✓
- C. REHABILITATION
- D. ALTERATION
- E. ADDITION
- F. EXCAVATION
- G. DEMOLITION
- H. NEW CONSTRUCTION
- I. RELOCATION
- J. OTHER (EXPLAIN)

7. IS A ZONING VARIANCE REQUIRED FOR THIS PROJECT? No

8. DESCRIPTION OF PROPOSED PROJECT, INCLUDING WHAT CHANGES WILL BE MADE AND HOW THEY WILL BE ACCOMPLISHED.

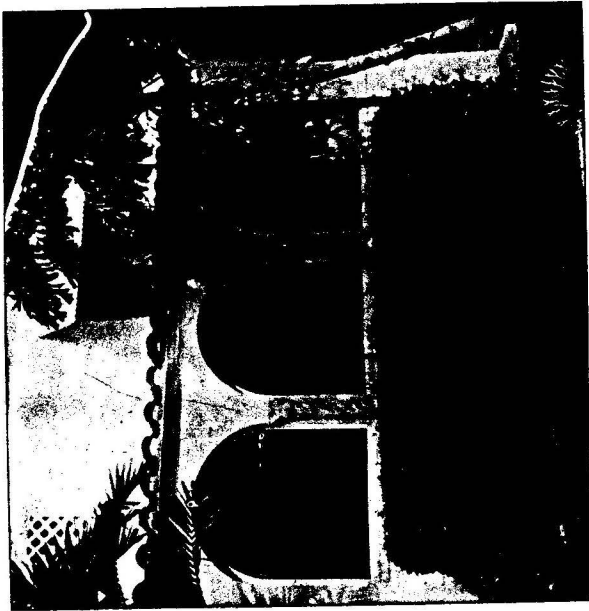
ENCLOSE FRONT ENTRANCE WITH  
E.S.D. WHITE CIRCLE 1/2 CIRCLES WITH AWWING  
TYPE WINDOWS - MOUNTING TO MATCH EXISTING WINDOWS  
AND INCLUDES FRENCH STYLE DOOR

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: \_\_\_\_\_

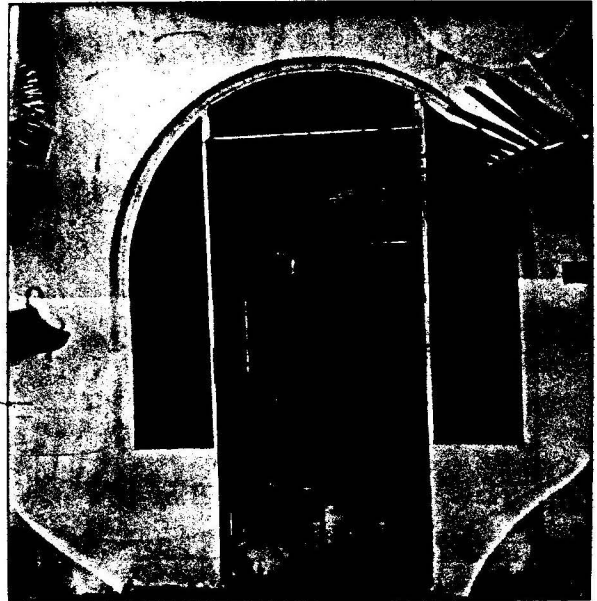
CHAIRMAN.



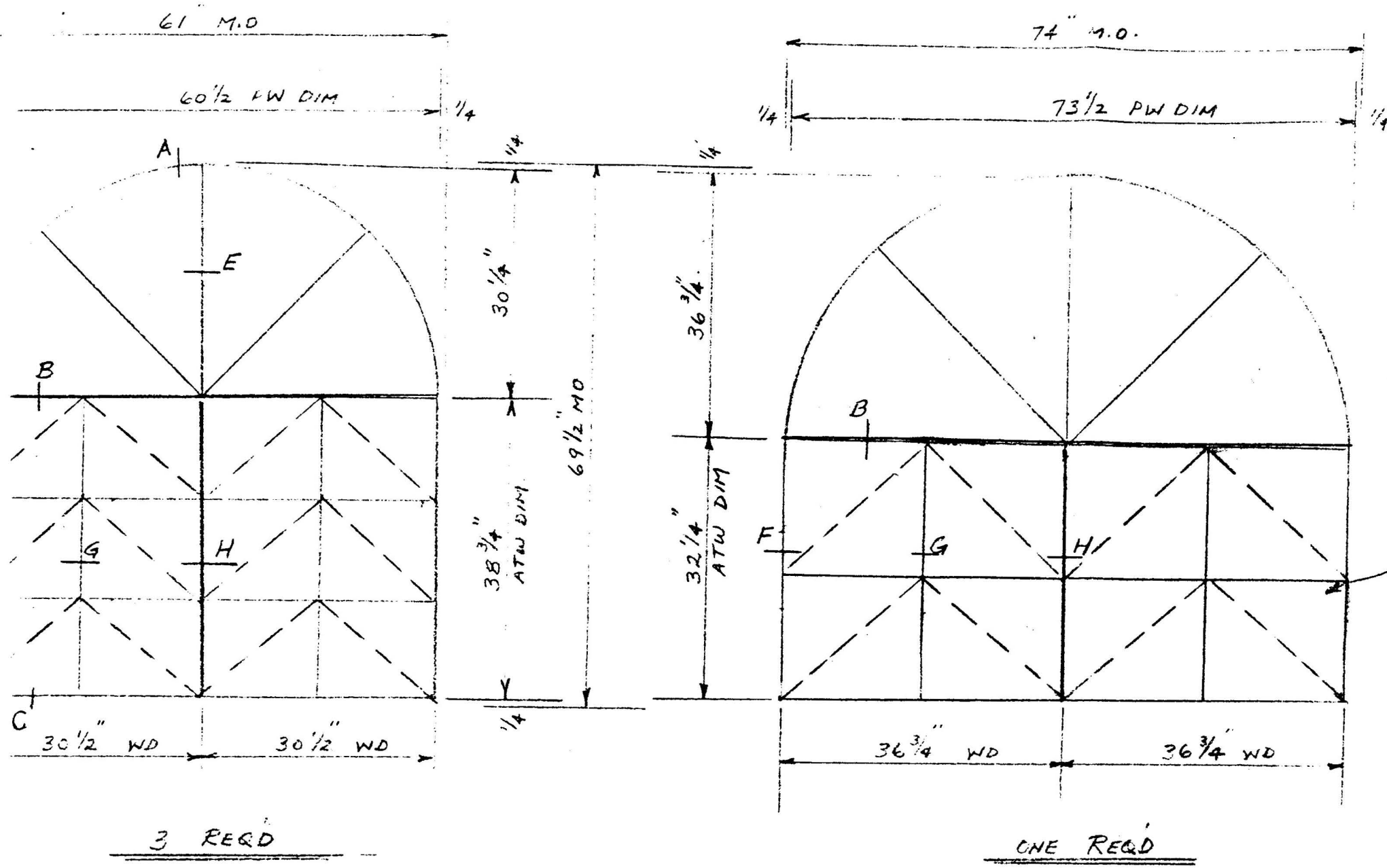
29 N.E. 91 Street.



29 N.E. 91 Street



29 N.E. 91 ST.



"YALE OGRON" SV 801 SERIES AWNING WINDOW WITH CLEAR GLASS & COLONIAL VERTICAL MUNTINS. SCREENS REQD. ESP WHITE PAINT ON ALL FRAMING  
SEE SHEET 2 FOR ARCH WINDOWS.

3 REQD

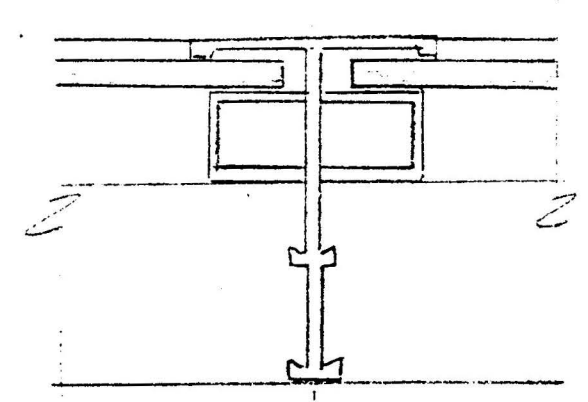
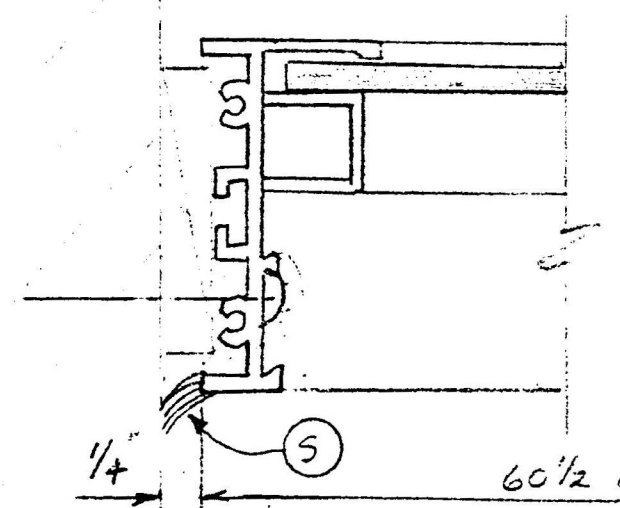
ONE REQD

4			
3			
2			
1			
NO.	DATE	BY	REVISIONS
JIM PRUITT RESIDENCE 29 N.E. 91 <sup>ST</sup> ST. MIAMI SHORES FLA.			
SUPREME ALUMINUM PRODUCTS 305-861-9854			
DRAWN BY ET		CHECKED BY _____	
DATE _____		DATE _____	
ORDER NO.		DRAWING NO.	
		SHEET NO. 1 OF 2	

LEAD P.W.

(D) JAMB PW

(E) MUNTIN

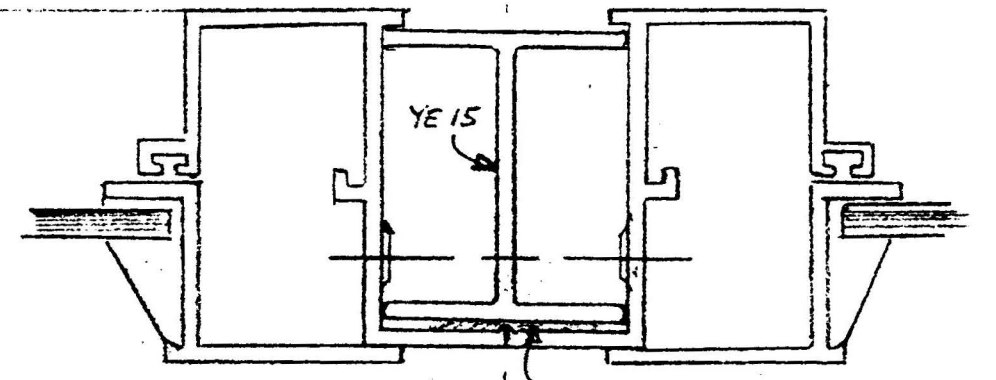
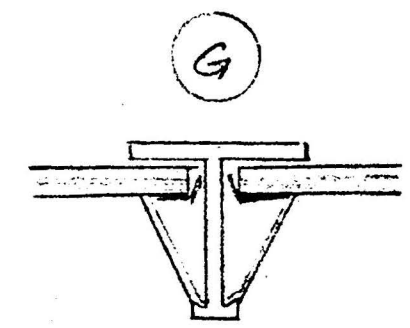
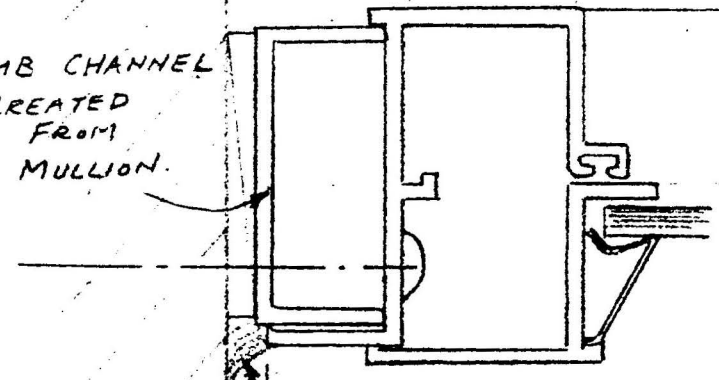


1/4 (S) 60 1/2 OR 73 1/2 P.W. DIM.

(F) A.T.W. JAMB

(H) VERT. MULLION

JAMB CHANNEL  
CREATED  
FROM  
MULLION.

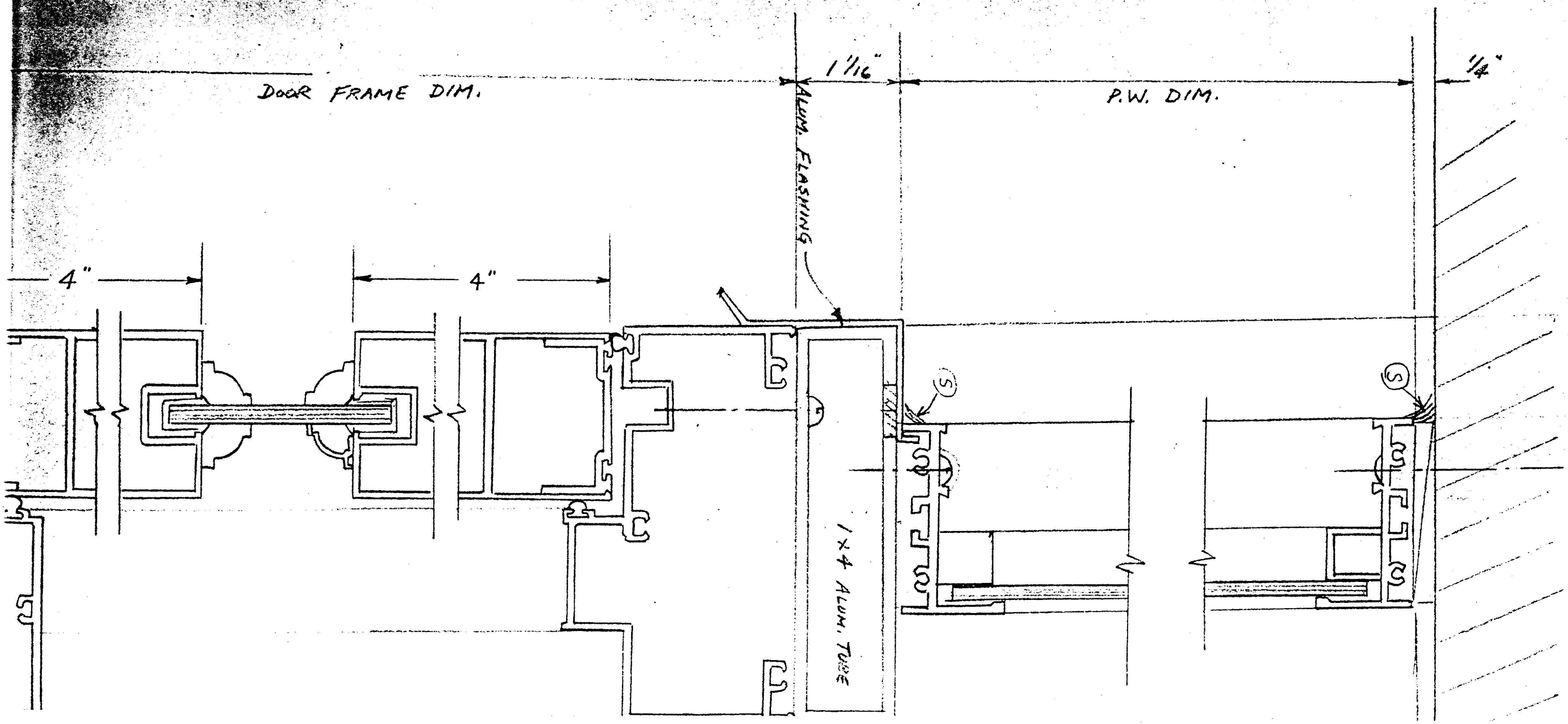


1.3" ALUM.  
BE MULLION

1/4 (S) 30 1/2 W.D. OR 36 3/4 61" OR 74" M.O.

30 1/2 W.D. OR 36 3/4 SEAL @ ASSY 30 1/2 W.D. OR 36 3/4

61" M.O.



DOOR FRAME DIM.

P.W. DIM.

ALUM. FLASHING

1 X 4 ALUM. TUBE

4"

4"

$1\frac{1}{16}$ "

$\frac{1}{4}$ "

S

S



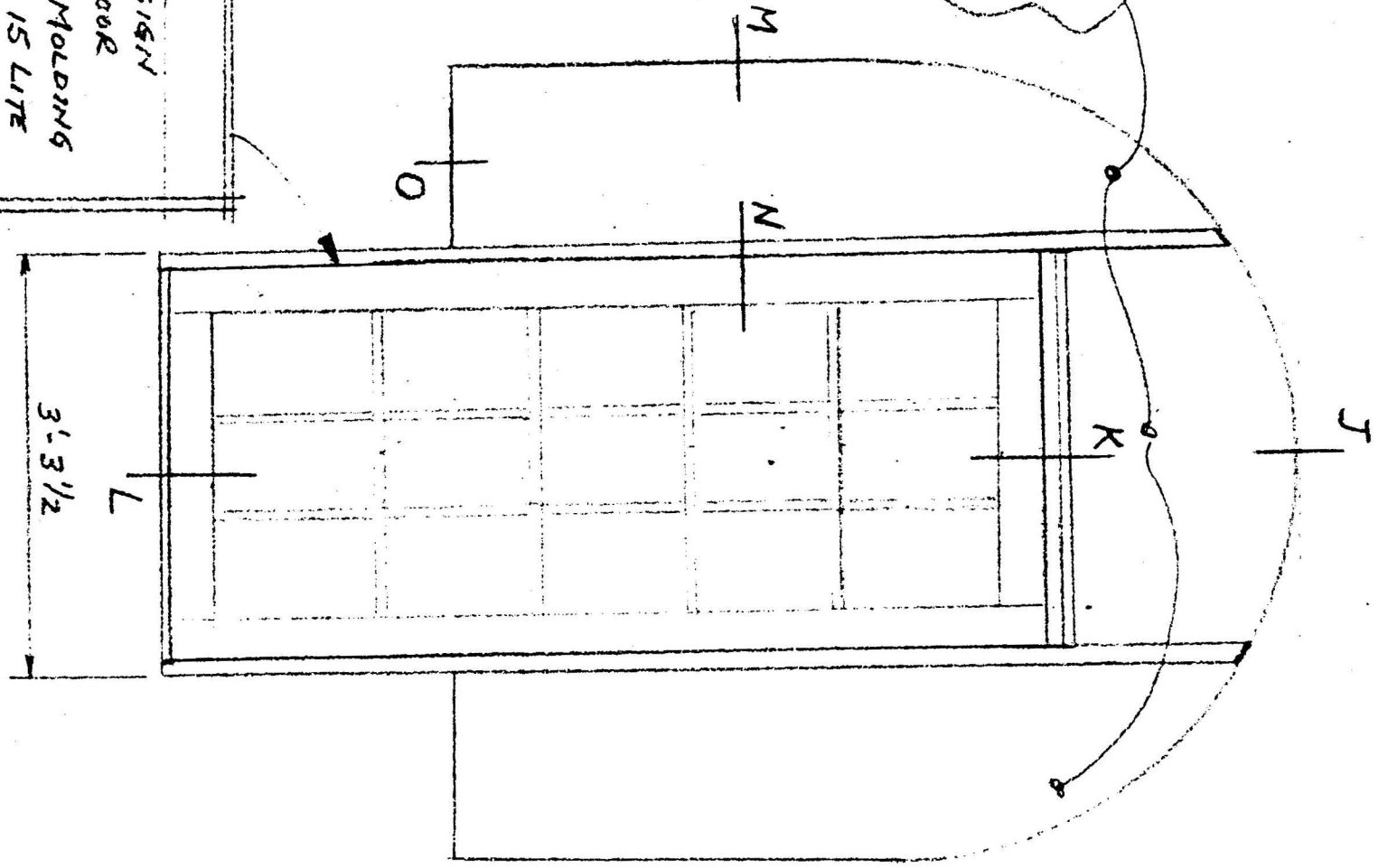
J HEAD

K TRANSOM

1 7/8" DEEP FIXED LITE.  
CUSTOM WINDOWS TO FIT  
EXISTING ARCH.  
FINISH IS WHITE E.S.P. PAINTED  
ALUMINUM, WITH CLEAR  
TEMP. GLASS SILICONED  
IN PLACE WITH ALUM.  
CHANNELS.

L THRESHOLD

FRENCH STYLE  
COLONIAL DESIGN  
ENTRANCE DOOR  
WITH OGEE MOLDING  
TO CREATE IS LITE  
DESIGN  
TAMBS ARE EXTENDED



MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

1. NAME OF PROPERTY: James Pruett / Stephen Schmid DATE: 4/18/95  
 2. ADDRESS: 29 N.E. 9th Street  
 LEGAL DESC. \_\_\_\_\_  
 3. NAME OF OWNER & ADDRESS: James Pruett / Stephen Schmid  
Same  
 4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: Same  
 \_\_\_\_\_  
 \_\_\_\_\_  
 5. PRESENT USE AND CONDITION: \_\_\_\_\_  
 \_\_\_\_\_

6. TYPE OF PROJECT: (circle one or add unlisted project- (J. OTHER)

- A. MAINTENANCE OR REPAIR
  - B. RESTORATION
  - C. REHABILITATION
  - D. ALTERATION
  - E. ADDITION
  - F. EXCAVATION
  - G. DEMOLITION
  - H. NEW CONSTRUCTION
  - I. RELOCATION
  - J. OTHER (EXPLAIN)
- replace flat roofs &  
pressure clean barrel tiles  
paint ~~tiles~~ terracotta  
(barrel tile is cement)  
elastomeric  
to seal leaks*

7. IS A ZONING VARIANCE REQUIRED FOR THIS PROJECT? No

8. DESCRIPTION OF PROPOSED PROJECT, INCLUDING WHAT CHANGES WILL BE MADE AND HOW THEY WILL BE ACCOMPLISHED.

remove existing flat roofs & replace with flat roofs  
pressure clean barrel tiles, & paint ~~tiles~~ terracotta

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE. N/A

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: [Signature]  
 4/24/95 CHAIRMAN.

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS

Print type or print clearly

NAME OF PROPERTY (if applicable): \_\_\_\_\_

ADDRESS OF PROPERTY: 29 N.E. 91st Street

NAME(S) OF APPLICANT(S): James Pruett &  
Stephen Schmid  
(NOTE: IF THE APPLICANT IS A PERSON OTHER THAN THE OWNER(S), EVIDENCE OF THAT PERSON'S AUTHORITY AS AGENT MUST BE ATTACHED TO THE APPLICATION.)

TELEPHONE OF APPLICANT(S): (305) 758-5771; (305) 864-0621

ADDRESS OF APPLICANT(S): Same  
(if different than address of property)

PRESENT USE OF PROPERTY: Residence

CLASSIFICATION OF WORK FOR WHICH CERTIFICATE IS DESIRED:  
(circle the letter next to the appropriate classification)

- A. **MAINTENANCE OR REPAIR:** The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance and repair. Samples of material must be submitted with the Application.
- B. **RESTORATION:** The process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work. All applications for restoration shall include site plans (if required by the Building Permit), a statement with bibliography historically justifying the work, and any additional photos or information to support the proposed work.
- C. **REHABILITATION:** The process of returning a property to a state of utility through repair or alterations which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. All applications for rehabilitation shall include: site plans (if required by Building Permit), and any other supplementary information, such as drawings, that will support the proposed project.
- D. **DEMOLITION:** The process of destroying or tearing down a building or structure or a part thereof, or the process of removing or destroying an archeological site or a part thereof. The applicant shall include a report explaining why the proposed action should occur. If this action is to occur for reasons of financial hardship, all pertinent financial data should be included pertaining to the cost of preservation, demolition and new construction. Any other material pertinent to the application is also encouraged as supplementary information.
- E. **NEW CONSTRUCTION:** The process of constructing a building or structure that has never existed at this location. Applications shall include: a site plan, elevations, floor plan and/or landscape plan.

DESCRIPTION OF THE PROPOSED PROJECT (Explain what changes will be made and how they will be accomplished - use continuation sheet if necessary - all applications shall be accompanied by at least one 3" x 3" photograph of the property):

Painting Garage/Cabana & Home - exterior -  
mustard  
window trim - dark brown  
clay - masonry trim  
columns - come back

**CERTIFICATION**

I (WE) CERTIFY TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT ALL INFORMATION IN THIS APPLICATION AND ITS ATTACHMENTS IS TRUE AND CORRECT.

SIGNATURE OF APPLICANT(S):

James J. [Signature] DATE: 10/11/95

DATE: \_\_\_\_\_

SIGNATURE OF OWNER(S):

John Schmitz DATE: \_\_\_\_\_

**FOR BOARD USE ONLY**

APPLICATION DATE (date application received by Secretary of the Board): \_\_\_\_\_

DECISION OF THE BOARD (circle the appropriate number):

- 1. APPROVED
- 2. APPROVED WITH CONDITIONS (set forth conditions below):

3. DENIED

SIGNATURE OF CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): ST

ADDRESS OF PROPERTY: 29 NE 91ST - New Shores D. 33138

NAME(S) OF APPLICANT(S): Stephen Schmitz  
(NOTE: IF THE APPLICANT IS A PERSON OTHER THAN THE OWNER(S), EVIDENCE OF THAT PERSON'S AUTHORITY AS AGENT MUST BE ATTACHED TO THE APPLICATION.) James Pruett

TELEPHONE OF APPLICANT(S): (305) 758 5221; (305) \_\_\_\_\_

ADDRESS OF APPLICANT(S): \_\_\_\_\_  
(if different than address of property)

PRESENT USE OF PROPERTY: Home

CLASSIFICATION OF WORK FOR WHICH CERTIFICATE IS DESIRED:  
(circle the letter next to the appropriate classification)

- A. MAINTENANCE OR REPAIR:** The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance and repair. Samples of material must be submitted with the Application.
- B. RESTORATION:** The process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work. All applications for restoration shall include site plans (if required by the Building Permit), a statement with bibliography historically justifying the work, and any additional photos or information to support the proposed work.
- C. REHABILITATION:** The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. All applications for rehabilitation shall include: site plans (if required by Building Permit), and any other supplementary information, such as drawings, that will support the proposed project.
- D. DEMOLITION:** The process of destroying or tearing down a building or structure or a part thereof, or the process of removing or destroying an archeological site or a part thereof. The applicant shall include a report explaining why the proposed action should occur. If this action is to occur for reasons of financial hardship, all pertinent financial data should be included pertaining to the cost of preservation, demolition and new construction. Any other material pertinent to the application is also encouraged as supplementary information.
- E. NEW CONSTRUCTION:** The process of constructing a building or structure that has never existed at that location. Applications shall include: a site plan, elevations, floor plan and/or landscape plan.

**DESCRIPTION OF THE PROPOSED PROJECT** (Explain what changes will be made and how they will be accomplished - use continuation sheet if necessary - all applications shall be accompanied by at least one 3" x 5" photograph of the property):

We will add 4 awnings to the existing front porch, and paint the existing metal awnings on the home to match the fabric of new awnings. Porch has arched windows.

**CERTIFICATION**

I (WE) CERTIFY TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT ALL INFORMATION IN THIS APPLICATION AND ITS ATTACHMENTS IS TRUE AND CORRECT:

SIGNATURE OF APPLICANT(S): Steph Sching DATE: 2-26

SIGNATURE OF OWNER(S): Sandra Pratt DATE: 2-26

**FOR BOARD USE ONLY**

APPLICATION DATE (date application received by Secretary of the Board): \_\_\_\_\_

DECISION OF THE BOARD (circle the appropriate number):

- 1. APPROVED
- 2. APPROVED WITH CONDITIONS (set forth conditions below):

3. DENIED

SIGNATURE OF CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

Operable shutters of wood or aluminum (least preferred) should be made to fit the window openings. Shutters should be large enough to cover the entire window if closed. Each leaf should be the full height and one half the width. Hinges and hold back hardware should be replaced. Shutters should not be attached to the wall but to the window casing. Avoid shutters on windows that never were intended to have shutters in the first place.

### Awnings

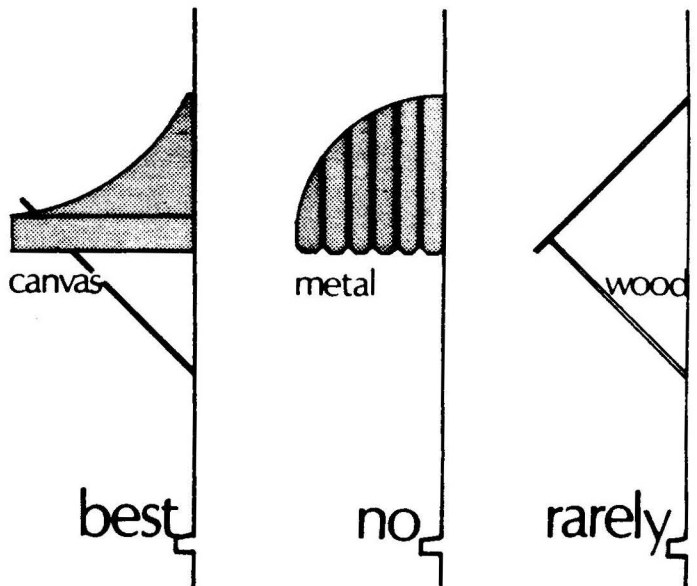
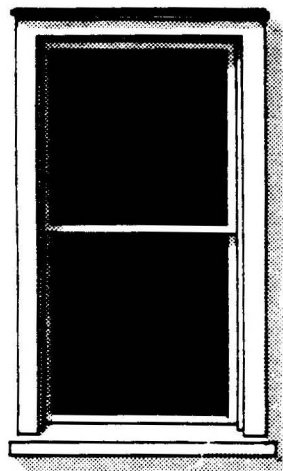
Protection of windows and entrances by shading devices has been a dominant South Florida feature of residential and commercial construction. The intense heat and glaring sun of the area has dictated the use of awnings on almost all styles of architecture.

Sun control devices have taken a variety of forms with the most prevalent being canvas awnings. The size and shape are determined by the opening they protect. Most awnings are constructed of metal pipe upon which canvas is stretched and sewn. More modern forms are rigid, aluminum shaped hoods. Other forms constructed in the first quarter of this century were wood panels that folded down to protect windows and doors in foul weather.

Review of promotional information on early housing in your neighborhood may reveal not only the style of window protection but also the kind of elaboration. Colorful striped awnings, for example, are known to have been made for the Mediterranean Style structures in Dade County.

Exterior evidence may remain on the outside of the structure indicating the nature of attachment of

squared openings



Fabric color

Either one of these, which ever costs less!

arched openings

