

Miami Shores Village
F L O R I D A

HISTORIC PRESERVATION BOARD - MIAMI SHORES VILLAGE

REQUEST FOR NOMINATION FOR LANDMARK DESIGNATION

Name of Property Owner ANDREW & TOYA DUBIN
Address of Property 374 NE 95 ST, MIAMI FL, 33138
Owner's Address, if different N/A
Date Built 11-23-40 Phone (Day) ⁽³⁰⁵⁾ 758-1110 (Evening) SAME
Brief Description of Property ART DECO, 2 STORY
SINGLE FAMILY HOME

Brief History of Property BUILT BY ARCHITECT
HENRY G. VAN DER LYN, ORIGINAL OWNER
WAS THOMAS J. McHERNEY

Comments THIS HOUSE IS COMPLETELY UNIQUE IN
MIAMI SHORES.

Please return to: Historic Preservation Board
Building Department
MIAMI SHORES VILLAGE HALL
10050 N.E. 2nd Avenue
Miami Shores, Florida 33138

You will be contacted when your property is nominated.
Thank you for your interest!



Miami Shores Village

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

January 10, 1995

Toya & Andrew Dubin
374 N.E. 95th St.
Miami Shores, FL 33138

Dear Mr. & Mrs. Dubin:

Re: Request for Information on Historic Designation

Thank you for your request for information about historic designation in Miami Shores.

For your convenience, the Historic Preservation Board has prepared an outline (enclosed) of the most frequently asked questions about historic designation. It is based primarily upon the Miami Shores Village Preservation Ordinance (also enclosed). Relevant state and federal law is briefly addressed as well. The outline will provide you with all the general information you should need with respect to the eligibility of your property under the local preservation ordinance and the applicable procedures to be followed to obtain designation.

To further assist you, I also enclose the following forms and guidelines:

- (1) Request for Nomination for Landmark Designation Form;
- (2) Guidelines for Designation;
- (3) Historical Landmark Covenant Form;
- (4) Application for a Certificate of Appropriateness Form; and
- (5) Guidelines for Granting a Certificate of Appropriateness.

Should you require further information, or have a specific question not covered by the outline, please do not hesitate to contact me. My telephone number at home is 754-3188, and at work 579-6700. I have assigned Board Member Kimberly Logan-Hynes to

Toya & Andrew Dubin
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assist you in completing the forms.

Once again, thank you for your interest in Historic Preservation in Miami Shores. The Historic Preservation Board looks forward to considering your Request for Nomination.

Very truly yours,



Warren Bittner
Chairman
Historic Preservation Board

enclosures (7)

WB

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 1-16-95

1. NAME OF PROPERTY: 374 NE 95 ST / ANDREW & TOYA DUBIN
2. ADDRESS 374 NE 95 ST. MIAMI FL 33138
LEGAL DESC. THE WEST 25 FEET OF LOT 2 & ALL OF LOT 3 OF BLOCK 45
MIAMI SHORES SECTION 1
3. NAME OF OWNER & ADDRESS: ANDREW & TOYA DUBIN
374 NE 95 ST
MIAMI FL 33138
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME
5. PRESENT USE AND CONDITION: SINGLE FAMILY HOME
EXCELLENT CONDITION
6. TYPE OF PROJECT: (circle one or add unlisted project- (J. OTHER)
- A. MAINTENANCE OR REPAIR
 - B. RESTORATION - PAINT ROOF WHITE
 - 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? YES

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

ROOF WILL BE PAINTED WHITE TO RESTORE IT
TO MATCH ORIGINAL ROOF. WE REPLACED THE
ROOF WITH CEMENT TILE AS IN ORIGINAL ROOF,
AND NOW NEED TO PAINT IT WHITE TO MATCH ORIGINAL
ROOF.

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE. ROOF IS NOW CEMENT GREY AND
THEREFORE DOES NOT MATCH THE AESTHETICS OF THE REST OF THE
HOUSE. THE VALUE OF THE HOUSE WILL BE REDUCED UNTIL
THIS CAN BE CORRECTED.

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: Maria J. Sam
CHAIRMAN.

2/27/95

374 NE 95 St

Henry O. Van Der Lyn

architect 11/20/40/41

for T. J. Cherney

(S.) 3235 NW 13 AVE.

"Thomas J. Cherney House"

Art Deco influenced

original Specifications/Blueprints
in folder

12:30 P.M. 1/2 hr.