

Law Offices of
KEN LANGE

November 22, 1991

HANK GAGGSTATTER
Chairman - Historic Preservation Board
Miami Shores Village Hall
10050 N.E. 2nd Avenue
Miami Shores, Fl. 33138

Re: Request to Have the Historic Preservation Board Attempt to
Have Listed With the National Register Of Historic Places My
Home, 70 N.E. 96th Street, Miami Shores, Fl.

Dear Mr. Gaggstatter:

I am following up on your telephone conversation with my secretary this p.m.. I am requesting the Historic Preservation Board attempt to have my home located at 70 N.E. 96th Street, listed with the National Register, in addition to my home's local listing with the Historic Preservation Board.

As always, I greatly appreciate your personal involvement and concern as Chairman of our Board. If I need to do anything else to assist the Board with its application on my behalf for the National Register listing, please contact me. Also, my wife and I will be present at the Council meeting December 3rd at 7:30 p.m. for the presentation of our house placque.

Many thanks.

Sincerely,


KEN LANGE



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
500 South Bronough

Tallahassee, Florida 32399-0250

October 30, 1992

Director's Office

(904) 488-1480

Telecopier Number (FAX)

(904) 488-3353

Mr. Ken Lang
70 Northeast 96th Street
Miami Shores, Florida 33138

Re: 1928 Home

Dear Mr. Lang:

Thank you for the preliminary site information on the above referenced property. Based on the information you have provided, it is our opinion that this property should be considered for listing in the National Register of Historic Places.

I have enclosed a National Register Proposal form and instructions for its preparation.

You should study both the form and the instructions carefully before you attempt to fill out any information. It is essential that you understand what kind of information is required and how it is recorded in order to avoid wasted time and effort. There are several points that must be emphasized.

First is the need for complete and accurate documentation. This applies to the physical description as well as the statement of significance. We need as much specific information as you can provide regarding original construction, alterations, and uses of the property, as well as the historical events, developments, and persons with whom it has been associated.

Second, graphics can be extremely helpful. Current photographs, including overall views and close up shots of important details are required. Historic photographs should be included whenever they are available. Sketch plans or diagrams of sites, interior floor plans, etc., should be carefully and accurately drawn, although not necessarily to scale.

Mr. Ken Land
October 30, 1992
Page Two

Third, site location and boundary information must be precise and accurate. Where street addresses are not applicable, location should be indicated by specific references to identifiable landmarks. Site boundaries should encompass only the site or property specifically identified and described in the nomination proposal.

Finally, the eligibility of the property for National Register listing depends on two essential points: 1) its "site integrity" or the extent to which the property retains the physical character and appearance of its period of significance, and 2) its association with significant historic events, developments, or personalities as reflected in its present condition and appearance.

Obviously, preparation of the nomination proposal will require detailed investigation of both the physical development of the property itself and the broader historic context in which that development occurred. The information obtained must then be incorporated into narrative texts in the physical description and significance statement sections of the proposal form. While this is not a simple task, I am sure that the instruction booklet will provide ample guidance in most cases. However, should you need additional information or clarification, please do not hesitate to call me. I will be happy to help in any way I can.

A single copy of the proposal should be submitted to us as soon as you have it completed in draft form. Footnotes, photographs, and site and floor plans should accompany the draft proposal. This will enable us to give you our comments and to suggest any revisions that we feel may be necessary before you prepare the final document and make the copies of the proposal necessary for distribution to the Review Board. At that point, we should also be able to schedule the proposal for presentation to the Review Board.

We appreciate your interest in nominating this property and look forward to receiving the nomination proposal.

Sincerely,



W. Carl Shiver
Historic Sites Specialist

WCS:bm
Enclosures

NATIONAL REGISTER OF HISTORIC PLACES PRELIMINARY SITE INFORMATION QUESTIONNAIRE



FLORIDA DEPARTMENT OF STATE - JIM SMITH - SECRETARY OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

INCLUDE AT LEAST ONE PHOTOGRAPH OF THE PROPERTY WITH THIS PRELIMINARY QUESTIONNAIRE

- | | |
|---|--|
| <p>1. Name and Location (County) of Property</p> <p>70 N.E. 96th Street, Miami
 <hr/> Shores, Fl. 33138, Dade
 <hr/> County, Fl.
 <hr/></p> | <p>2. Name and Address of Owner</p> <p>KEN & NORA LANGE
 <hr/> 70 N.E. 96th Street
 <hr/> Miami Shores, Fl. 33138
 <hr/></p> |
| <p>3. Date of Construction or Significant Historic Associations</p> <p>1928-29 (Home Designated as an Historical
 Landmark, Miami Shores Historic
 Preservation Board)</p> | <p>5. Original Use:</p> <p>Private Residence</p> |
| <p>4. Type of Property:</p> <p><input type="checkbox"/> Archaeological Site
 <input checked="" type="checkbox"/> Residential Building
 <input type="checkbox"/> Public Building
 <input type="checkbox"/> Commercial Building
 <input type="checkbox"/> Other (Describe)</p> | <p>6. Present Use:</p> <p>Private Residence</p> |
| <p>7. Physical Description (Indicate Basic Design and Construction, and General Condition at Present Time)</p> <p>Structure is a two-story Mediterranean Revival residence. Entrance is offset to the E on facade(N) and has canvas awning. Two pairs of French doors on 1st story(N) facade and French doors on 2nd story, offset W. with wrought iron balconette. Porte cochere is attached E. Rounded corner.</p> | |
| <p>8. Why is the Property Significant:</p> <p>Structure is one of several notable homes built during the second phase of Miami Shores development in the late 1920s under the New Miami Shores Company. Noteworthy features include the use of French doors on the 1st and 2nd story facades(N). The structure is in scale & character with the neighborhood. The architect, Robert Law Weed, designed many significant Dade County structures, and was one of the architects who helped shape Miami Shores' Revival</p> | |
| <p>9. Enclosures:</p> <p><input checked="" type="checkbox"/> Photos
 <input checked="" type="checkbox"/> Location Map</p> | <p>10. Name and Address of Person Submitting:</p> <p>KEN LANGE
 <hr/> 70 N.E. 96th Street
 <hr/> Miami Shores, Fl. 33138
 <hr/></p> |
| <p>11. Telephone Number (305) 866-0400</p> <hr/> | |

Date: 7/29/92 Signature: *[Handwritten Signature]*

FLORIDA MASTER SITE FILE
 Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site No. _____

Site Name _____ 830 == Survey Date 8506 820 ==

Address of Site: 70 NE 96 St., Miami Shores, FL 905 ==

Instruction for locating on S side of N.E. 96 St. between N. Miami Avenue
and N.E. 1st Avenue. 813 ==

Location: Miami Shores Sec. 1 Amd. 5 3 & 4 868 ==
subdivision name block no. lot no.

County: Dade 808 ==

Owner of Site: Name: Lange, Kenneth ;

Address: 70 NE 96 St.

Miami Shores, FL 902 ==

Type of Ownership private 848 == Recording Date _____ 832 ==

Recorder:
 Name & Title: Rodriguez, Vivian & Newton, Margo (Chair) ;

Address: MSHPB

818 ==

Condition of Site: Integrity of Site: Original Use private residence 838 ==

- | | | |
|--|--|---|
| <p>Check One</p> <p><input type="checkbox"/> Excellent 863 ==</p> <p><input checked="" type="checkbox"/> Good 863 ==</p> <p><input type="checkbox"/> Fair 863 ==</p> <p><input type="checkbox"/> Deteriorated 863 ==</p> | <p>Check One or More</p> <p><input checked="" type="checkbox"/> Altered 858 ==</p> <p><input type="checkbox"/> Unaltered 858 ==</p> <p><input checked="" type="checkbox"/> Original Site 858 ==</p> <p><input type="checkbox"/> Restored () (Date:) () 858 ==</p> <p><input type="checkbox"/> Moved () (Date:) () 858 ==</p> | <p>Present Use <u>private residence</u> 850 ==</p> <p>Dates: Beginning <u>+1928</u> 844 ==</p> <p>Culture/Phase <u>American</u> 840 ==</p> <p>Period <u>20th Century</u> 845 ==</p> |
|--|--|---|

NR Classification Category: Building 916 ==

Threats to Site: None

- Check One or More
- | | |
|---|--|
| <input type="checkbox"/> Zoning () () 878 == | <input type="checkbox"/> Transportation () () 878 == |
| <input type="checkbox"/> Development () () 878 == | <input type="checkbox"/> Fill () () 878 == |
| <input type="checkbox"/> Deterioration () () 878 == | <input type="checkbox"/> Dredge () () 878 == |
| <input type="checkbox"/> Borrowing () () 878 == | |
| <input type="checkbox"/> Other (See Remarks Below): | 878 == |

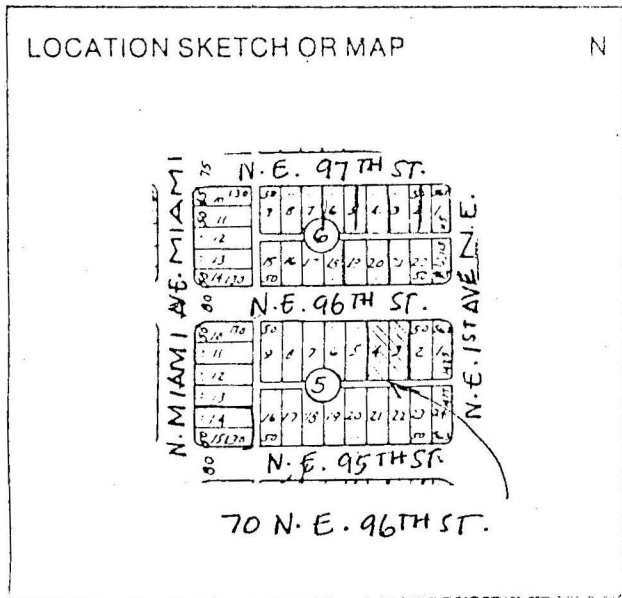
Areas of Significance: Architecture 910 ==

Significance:

Structure is one of several notable homes built during the second phase of Miami Shores development in the late 1920s under the New Miami Shores Company. Noteworthy features include the use of French doors on the 1st and 2nd story facades (N). The structure is in scale and character with the neighborhood. The architect, Robert Law Weed, designed many significant Dade County structures, and was one of the architects who helped shape Miami Shores' Mediterranean Revival theme.

911 ==

ARCHITECT Weed, Robert Law (Miami, FL) 872 ==
 BUILDER New Miami Shores Company (Miami, FL) 874 ==
 STYLE AND/OR PERIOD Mediterranean Revival 964 ==
 PLAN TYPE rectangular/irregular 966 ==
 EXTERIOR FABRIC(S) textured stucco 854 ==
 STRUCTURAL SYSTEM(S) concrete block 856 ==
 PORCHES none 942 ==
 FOUNDATION: concrete block 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): rear wing, flat, tar & gravel 942 ==
 CHIMNEY LOCATION: E: offset, lateral slope 942 ==
 WINDOW TYPE: wood casement and French doors 942 ==
 CHIMNEY: CBS 882 ==
 ROOF SURFACING: barrel tile 882 ==
 ORNAMENT EXTERIOR: wrought iron 882 ==
 NO. OF CHIMNEYS one 952 == NO. OF STORIES two 950 ==
 NO. OF DORMERS none 954 ==
 Map Reference (incl. scale & date) Miami Shores Village Plat 1980 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT1 833 ==



Township	Range	Section	
53S	41E	1	812 ==

UTM Coordinates: 890 ==

Zone	Easting	Northing

Photographic Records Numbers 85N107HG38/85N107IG39 860 ==

Contact Print



CONTINUATION SHEET

Physical Description:

Structure is a two-story Mediterranean Revival residence. Entrance is offset to the E on facade (N) and has canvas awning. Two pairs of French doors on 1st story (N) facade and French doors on 2nd story, offset W, with wrought iron balconette. Porte cochere is attached E. Rounded corner.

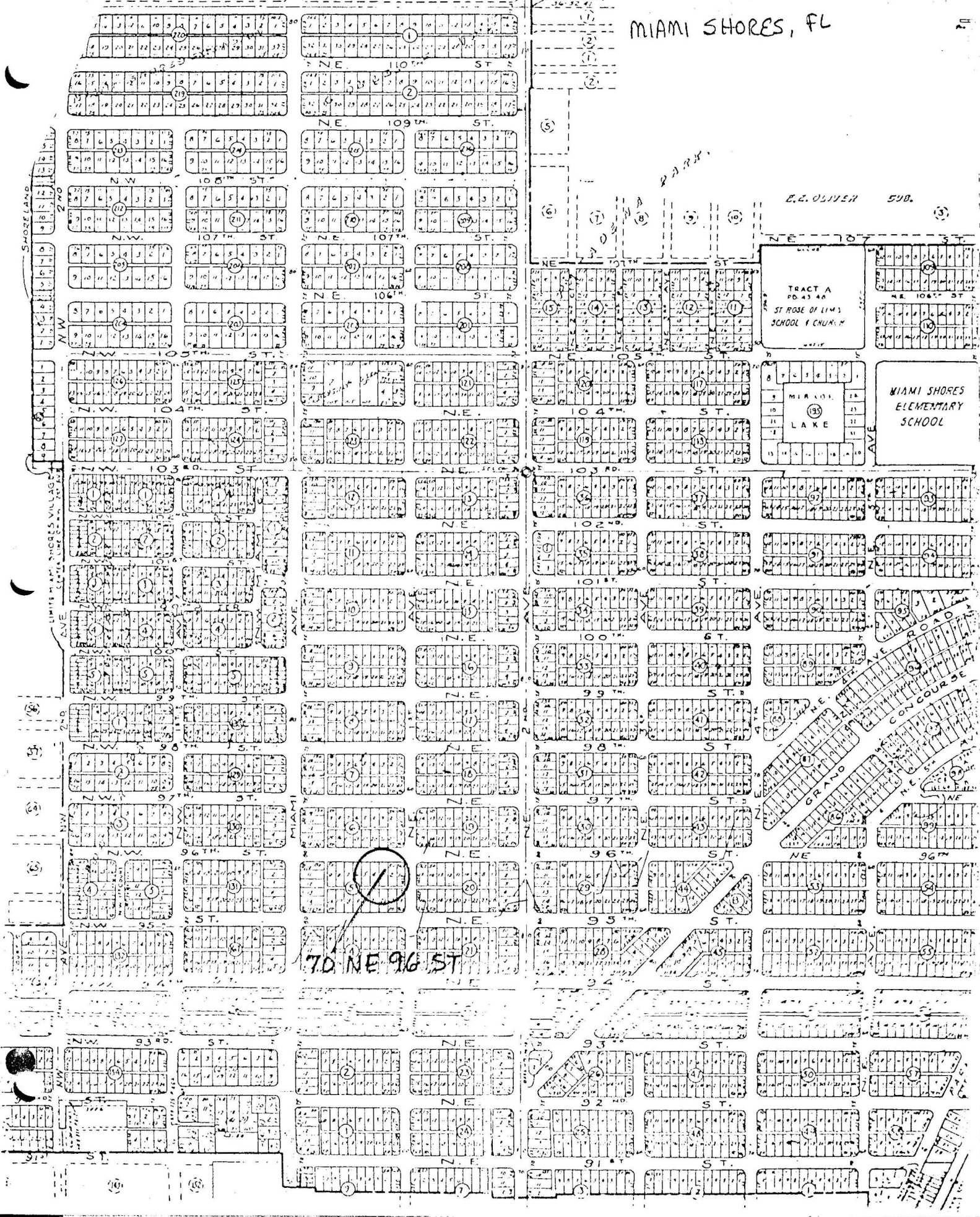
MSHPB USE ONLY

Remodeled 1978
Porch enclosed 1977
Addition 1958
Porte cochere 1948
New windows 1977 and 1980

ER DEC 16 52 41

NE COR 1/4 16 52 41

MIAMI SHORES, FL



70 NE 96 ST

TRACT A
PD 45 44
ST ROSE OF LIME
SCHOOL & CHURCH

MIAMI SHORES
ELEMENTARY
SCHOOL

MIAMI LAKES
LAKE

E.E. OLIVER SUB.

PARK

SHORELAND

LIMITS MAP, PHOENIX VILLAGE
AVE. CENTER LINE

MIAMI

MIAMI

MIAMI

Law Offices of
KEN LANGE

March 23, 1993

*Josephine:
I called Ken Lange and
told his secretary that
I would leave this
with you.
Sincerely,
Ken,*

HANK GAGGSTATTER
Chairman/Miami Shores Historic Preservation
8510 N.W. 56th Street
Suite 200
Miami, Fl. 33166

Re: Nomination/70 N.E. 96th St./National Register of Historic Places

Dear Mr. Gaggstatter:

I am enclosing a copy of a letter dated October 30, 1992 to me from W. Carl Shiver, Historic Sites Specialist, Florida Dept. of State, Division of Historical Resources, (with attachments). In this letter, Mr. Shiver, on behalf of his agency, offers the opinion that my home "should be considered for listing in the National Register of Historic Places."

My problem is that to apply as an individual for National Register designation, it is as you well know incredibly burdensome and time-consuming. I would ask that you present this letter with attachments to the Miami Shores Historic Preservation Board for consideration of recommending that my house be added as an Addendum to the already-submitted and approved group of houses designated by the National Register, i.e. my house to be a part of the Miami Shores Thematic Group Nomination Proposal/National Register of Historic Places.

Please advise.

Many thanks.

Sincerely,


KEN LANGE

/attachments