

# Miami Shores Village

## HISTORIC PRESERVATION BOARD - MIAMI SHORES VILLAGE

### REQUEST FOR NOMINATION FOR LANDMARK DESIGNATION

Name of Property Owner MARCOS GUINALDO

Address of Property 537 N.E. 96th STREET

Owner's Address, if different \_\_\_\_\_

Date Built 1941 Phone (Day) 759-1311 (Evening) same

Brief Description of Property \_\_\_\_\_

SEE ATTACHED SUMMARY

Brief History of Property \_\_\_\_\_

SEE ATTACHED SUMMARY

Comments \_\_\_\_\_

SEE ATTACHED SUMMARY

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!

11/12/96  
DATED

Marcos Guinaldo  
SIGNATURE OF APPLICANT  
FOR DESIGNATION

Name of Property Owner: Marcos Guinaldo      Phone: 759-1312

Address of Property: 537 N.E. 96 Street

Date Built: 1941

**Brief Description of Property:** One-story, single family, CBS construction residence with barrel tile roof. Distinguishing features on front facade of house include arched window opening surrounded by cast stone bas relief, wrought iron rail, other bas relief details and use of decorative tiles.

**Brief History of Property:** The house was designed by L. R. Christie. It was built for Gustav Weber, Jr. It has had numerous owners throughout the years. The house is an outstanding example of Art Deco style architecture influenced by the use of Art Nouveau motifs. Specifications exist for the property in which is described the detail and care in the construction of this home and the use of a variety of materials including cast stone, wrought iron, bronze wire, glass brick, quarry tile, linoleum, etc. Many methods of construction are noted including tile work, mill work, lathing, plastering, glazing, and stucco and concrete work. The house is rich in detail both on the exterior and interior. It represents the work of a master.

**Comments:** See attached notes and property file at Village Hall.

NOTES - 537 N.E. 96 St.

Legal Description: Miami Shores, Block 99, Lots 15 and 16

Owners (from Garbage Tax Record and other permits):

1940 - 1945 Josephine H. Kaul and William Kaul

1946 - 1949 Samuel M. Noecker

1950 - 1952 David S. Hendricks

1953 - 1969 Charles A. Aceto

Bessemer Properties - 1/15/41

From blueprints dated January 1940:

Owner: Gustav Weber, Jr.,  
685 N.E. 119 St.

Architect: L. R. Christie,  
319 N.E. 36 St.

Show on east elevation, glass brick; on north elevation the use of bronze wire and a glass roof; on south elevation lattice work, arch is cast stone with bas relief, wrought iron rail; landscaping plans.

Building Permit: 1/16/41 One-story residence.

Construction: CBS

Foundation: Concrete

Roof: Barrel tile

From specifications:

Porch, living room, terrace and patio - quarry tile floors over slab

Information on tile work, millwork, lathing, plastering, stucco, glazing and concrete work, etc.

MEMORANDUM

To: Michael R. Couzzo, Jr.  
Village Manager

From: Warren Bittner  
Chairman, Historic Preservation Board

Re: Designation of Miami Shores Historic Landmark  
537 N.E. 96 St., Miami Shores, FL

Date: November 12, 1996

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At its meeting of September 30, 1996, the Historic Preservation Board passed a motion under section 11 1/2-5(b)(4) of the Miami Shores Village Code to recommend that the Village Council designate the property at 537 N.E. 96th Street, owned by Marcos Guinaldo, as an historic Landmark.

This nomination was initiated by the property owner himself under section 11 1/2-5(b)(1) of the Code, and was supported by available historic documentation (See Request for Nomination for Landmark Designation attached). The Board analyzed the general criteria for determination of structures for designation as historical landmarks found in section 11 1/2-3 of the Village Code, and found that at least one (1) of the four (4) criteria had been easily satisfied, i.e., subsections (3).

**Subsection (3):** *Embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose component may lack individual distinction -*  
The house is an outstanding example of Art Deco style architecture. The house represents the work of a master. It possesses distinguishing features on both the exterior and the interior. It is rich in detail and in the use of materials and methods of construction.

The owners of the property have consented to the designation, and have submitted a fully executed Historical Landmark Covenant (a covenant to run with the land), which must be recorded by the Village in the public records of Metropolitan Dade County, if the Council accepts the Board's recommendation and approves the designation, under section 11 1/2-5(b)(5).

To: Michael R. Cuzzo, Jr., Village Manager

Date: November 12, 1996

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The Historic Preservation Board would appreciate your placing this item on the Village Council's next agenda so that a spokesman for the Board may address the issue and formally present the Board's recommendation.

A proposed Resolution is attached in the event it is acceptable to the Council.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MIAMI SHORES VILLAGE COUNCIL ACCEPTING THE RECOMMENDATION OF THE HISTORIC PRESERVATION BOARD TO DESIGNATE THE PROPERTY AT 537 N.E. 96TH STREET A MIAMI SHORES HISTORIC LANDMARK AND INSTRUCTING THE VILLAGE CLERK TO RECORD THE HISTORICAL LANDMARK COVENANT IN THE PUBLIC RECORDS OF METROPOLITAN DADE COUNTY.

WHEREAS, on September 30, 1996, the Historic Preservation Board, after considering the criteria for designation of historic landmarks found in section 11 1/2-3 of the Miami Shores Village Code, passed a motion, under section 11 1/2-5(b)(4), to recommend to the Village Council that the property at 537 N.E. 96th Street be designated as an historic landmark; and

WHEREAS, the current owner of the property, Marcos Guinaldo, initiated the nomination, and has consented thereto, by the execution of an Historical Landmark Covenant to run with the land; and

WHEREAS, the structure on the subject property was constructed in 1941, for Gustav Weber, Jr.; and

WHEREAS, the architect of the structure was L. R. Christie; and

WHEREAS, the subject structure is an outstanding example of Art Deco architecture as evidenced by the rich and varied use of materials, construction methods, and details;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are hereby adopted by reference

thereto and incorporated herein as if fully set forth in this Section.

Section 2. The Miami Shores Village Council hereby accepts the recommendation of the Historic Preservation Board and approves the designation of the property at 537 N.E. 96th Street as an historic landmark of Miami Shores Village.

Section 2. The Village Clerk is hereby instructed to record the Historical Landmark Covenant, voluntarily executed and submitted to the Historic Preservation Board by the owner of the subject property, Marcos Guinaldo, in the public records of Metropolitan Dade County.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
LOUIS IMBURGIA, MAYOR

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
BARBARA FUGAZZI  
VILLAGE CLERK

\_\_\_\_\_  
VILLAGE ATTORNEY  
MARK ULMER

WARREN BITTNER  
10108 N.E. First Ave.  
Miami Shores, Florida 33138  
Telephone: (305) 754-3188 (H)  
(305) 416-1813 (W)  
Facsimile/Telecopier: 416-1801

FACSIMILE COVERSHEET

TO: MARGARITA MONTIEL, BUILDING & ZONING 756-8972

CC: GENE BARFIELD, METRO DADE FAX NO.: 372-6394

FROM: WARREN BITTNER, CHAIRMAN, HIST PRES. BOARD

DATE: 12/4/96 TIME SENT: 10:00

TOTAL NUMBER OF PAGES (INCLUDING THIS PAGE): 3

RE: CURRENT LIST OF DESIGNATED PROPERTIES

COMMENTS/MESSAGE: \_\_\_\_\_

LAST NIGHT THE VILLAGE COUNSEL APPROVED THE DESIGNATION OF  
537 N.E. 96th STREET. ATTACHED IS THE REVISED LIST OF  
DESIGNATED PROPERTIES. WOULD YOU BE KIND ENOUGH TO POST  
THIS IN A PROMINENT PLACE, AS USUAL, SO THAT THE LIST CAN  
BE CHECKED AT THE TIME OF ANY PERMIT APPLICATIONS. THANK  
YOU.

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMISSION PLEASE CALL  
\_\_\_\_\_ AT 579-6700.

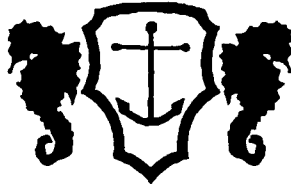
NOTICE: THIS TRANSMISSION IS FOR THE CONFIDENTIAL USE OF THE  
ABOVE RECIPIENT ONLY. IF THIS TRANSMISSION IS RECEIVED BY MISTAKE  
PLEASE CALL 579-6700 FOR FURTHER INSTRUCTIONS.



# MIAMI SHORES VILLAGE HISTORIC LANDMARK

537 N.E. 96th Street  
Gustav Weber, Jr. House

Built 1941



Designated 1996

1333970 - MIAMI SHORES VILLAGE - L806580

APPROVED:

  
WARREN BITTNER, CHAIRMAN  
MIAMI SHORES HISTORIC PRESERVATION BOARD

PLEASE SEND THE PLAQUE AND THE BILL TO:

BUILDING & ZONING DEPT.  
MIAMI SHORES VILLAGE HALL  
10050 N.E. 2nd Avenue  
Miami, Shores, FL 33138