

VILLAGE OF MIAMI SHORES
HISTORIC PRESERVATION BOARD
DESIGNATION REPORT

NAME OF PROPERTY _____ DATE 9/10/84
LOCATION 273 NE 98 Street
CLASSIFICATION structure CATEGORY residential
ORIGINAL OWNER _____ YEAR BUILT 1925-26 CONDITION good
ARCHITECT Kiehnel & Elliot BUILDER Miami Shores Company
OWNER Joseph D~~ar~~st
ADDRESS 273 NE 98 Street, Miami Shores, FL 33138
CURRENT ZONING R 18.5-residential

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

Structure is two-story Mediterranean Revival; masonry/stucco construction. Rough
stucco exterior. Spanish barrel tile gable roof, apparently new. Rectangular
one-story projecting wing from west front has large window with solid molded arch
and wood jalousies. Windows are casement, apparently new, in dark frames. Front
is decorated with three cast masonry grills. Entry door is surrounded by molded
masonry detailing; oolitic limerock steps and porch. Second story, east front has
wood jalousie door leading to masonry balcony with iron railing. Significant
landscaping includes large ficus tree.

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

House was designed as House No. 18 for the Miami Shores Company. The house is not as
shown on the original drawings but it could not be determined if the difference is due
to alterations or original construction. Kiehnel & Elliott, the architects, were
responsible for many significant structures built in South Florida during the boom
years, including El Jardin, the Seybold Building and Miami Senior High School. The
house is significant for its size, its representation of the early design for Miami
Shores, and its association with the architect.



Miami Shores Village

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

L. R. FORNEY, JR.
VILLAGE MANAGER

September 1, 1984

Joseph Dorst
273 N. E. 98th ST.
Miami Shores, Fl. 33138

Dear Mr. Dorst:

I am pleased to inform you that your property at 273 N. E. 98th 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

Certified RRR
MS:jc

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): _____

ADDRESS OF PROPERTY: 273 NE 98th St.

NAME(S) OF APPLICANT(S): Chris Master
(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.) Oreste Salucci

TELEPHONE OF APPLICANT(S): (305) 758 7431 ; (305) 995-7604

ADDRESS OF APPLICANT(S): _____
(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 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):

To Replace macadam driveway with old Chicago brick (reclaimed brick) set in sand. - This will include the section of the driveway on the street - As well as to the side of the garage (west side) where trash cans are kept. (see attached survey)

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): CJ Mastur DATE: 2/3/99

SIGNATURE OF OWNER(S): [Signature] DATE: _____

FOR BOARD USE ONLY

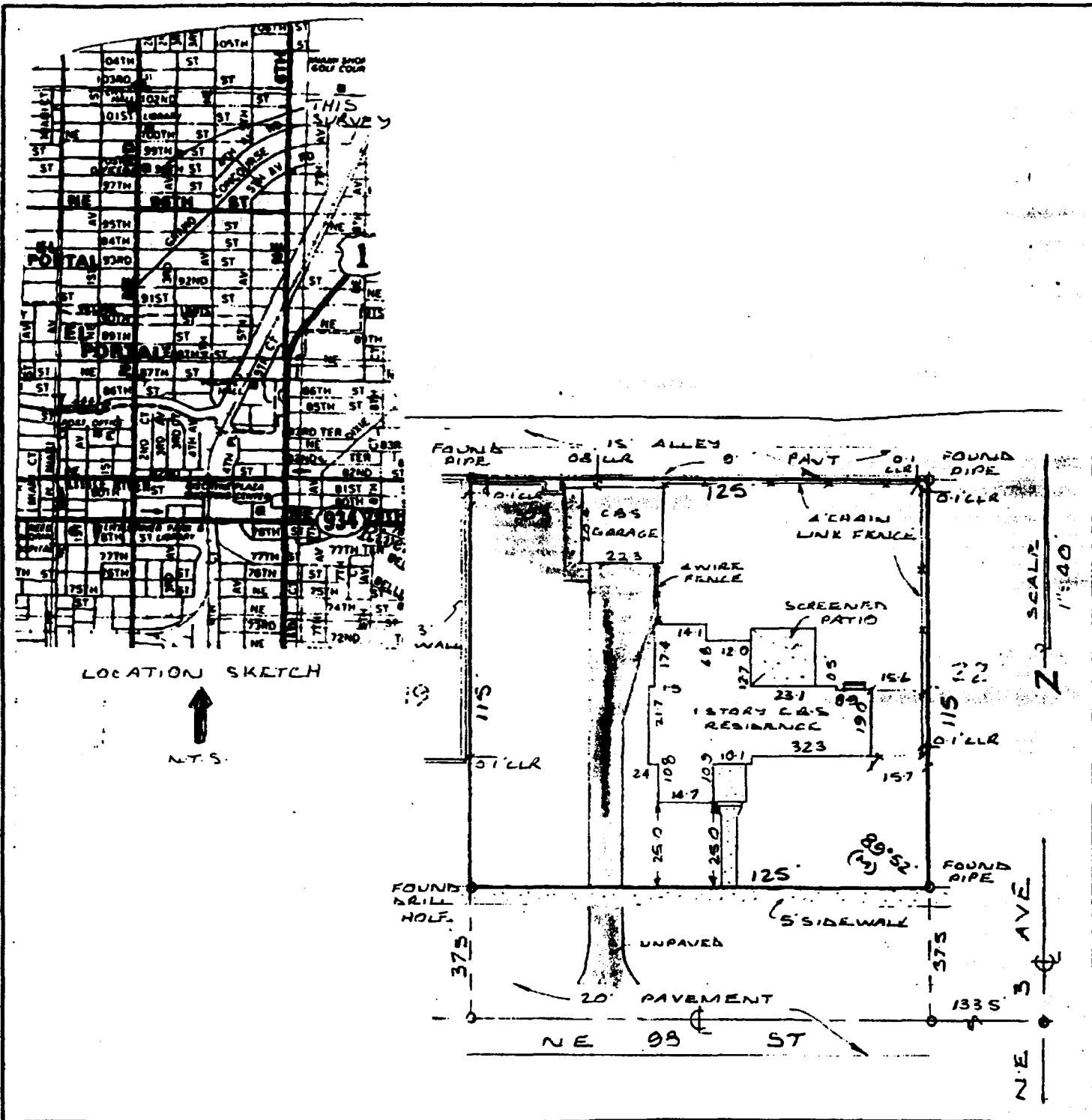
APPLICATION DATE (date application received by Secretary of the Board): _____

DECISION OF THE BOARD (circle the appropriate number):

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

3. DENIED

SIGNATURE OF CHAIRMAN: _____ DATE: _____



ADDRESS

273 N.E. 98 STREET
 MIAMI SHORES, FLORIDA 33138

LEGAL DESCRIPTION

East 1/2 of Lot 19, Lot 50 and Lot 21, Block 32, AMENDED PLAT OF MIAMI SHORES SECTION No. 1 subdivision, according to the plat thereof, as recorded in plat book 10, at page 70, Public Records of Dade County, Florida; subject to dedications, reservations, easements or restrictions of record, if any..

SURVEYOR' CERTIFICATE

I hereby certify that this sketch of survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and it conforms to the Minimum Technical Standards adopted by the Florida Land Title Association, pursuant to Section 472.027 of the Florida Statutes. There are no encroachments except as shown.

CHRISTOPHER B. COOKE

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): _____

ADDRESS OF PROPERTY: 273 NE 98th St.

NAME(S) OF APPLICANT(S): Chris Master / Gigeste Salucci
(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) 753-7431; (305) 995-7604
home WORK

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.

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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):

AWNINGS - over front dining room and bedroom windows - One Awning over patio in back of house.

see original picture of house indicating the placement of awnings

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): Chris Master DATE: 3/1/99

Chris Master DATE: 3/1/99

SIGNATURE OF OWNER(S): _____ 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: _____

NOTICE TO APPLICANT(S)

HEARING: The Board will act upon the Application within ten (10) working days after receipt of the Application by the Secretary of the Board. You will be notified by the Chairman of the date of the hearing. An Application will not be considered until the required supplementary material has been provided and the Applicant and the owner sign the Application attesting to the truthfulness of the information provided.

APPEALS: Any person desiring to appeal a decision of the Board shall within fourteen (14) days from the date of such decision, file a written notice of appeal with the Village Clerk.

HELPFUL TIP: Historic photographs, photographs showing existing conditions, proposed plans and drawings, and samples of proposed materials are all very important in assisting the Board in making an informed decision.

Harven -

*please let me know a couple
of days before the meeting so I
can go pick up the samples to
bring to the meeting*

*Thanks
Chris*

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable):

ADDRESS OF PROPERTY: 273 NE 98th St

NAME(S) OF APPLICANT(S): Christine Master / Oreste Salucci
(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) 758-7431 (305) 995-7604 (work)

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

PRESENT USE OF PROPERTY:

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.
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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):

*Air conditioning installed.
Main unit will be located in back yard
(see diagram)*

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): *CJ Master* DATE: *12/17/96*
Crist Salame DATE: *12/17/96*

SIGNATURE OF OWNER(S): _____ DATE: _____

FOR BOARD USE ONLY

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

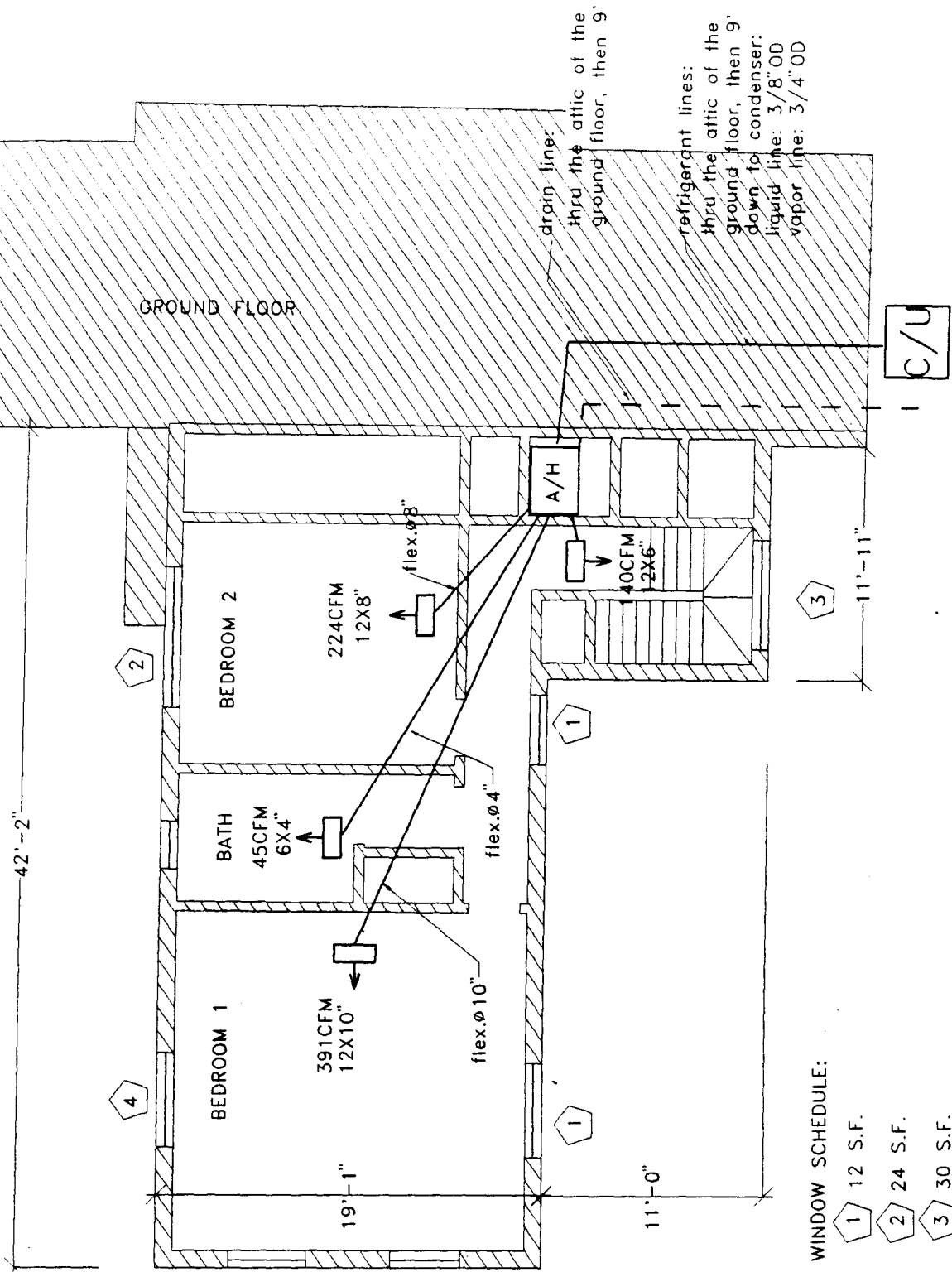
DECISION OF THE BOARD (circle the appropriate number):

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

3. DENIED

SIGNATURE OF CHAIRMAN: _____ DATE: _____

UPPER FLOOR PLAN

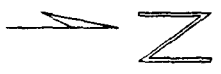


WINDOW SCHEDULE:

1	12 S.F.
2	24 S.F.
3	30 S.F.
4	21 S.F.

all diffusers are ceiling type.

<p>GABLES AIR JOB: ORESTES SALUCCHI (UPPER FLOOR) 273 N.E. 98th ST. MIAMI SHORES, FL. 757-6818</p>		<p>NOTES: ONE 2 TONS. CARRIER C/U: 38BRB024 A/H: FA4NF024 S.E.E.R: 12 SENSIBLE: 16500btuh</p>
<p>DRAWN: E. RODRIGUEZ</p>	<p>DATE: 11/15/96</p>	<p>SCALE: 1/8"=1'</p>



RIGHT-J LOAD AND EQUIPMENT SUMMARY

11-29-96

For: ORESTES SALUCCHI
273 N.E. 98th ST.
MIAMI SHORES

FL

By: GABLES AIR
6400 S.W. 75th ST.
MIAMI
264-2020

FL 33155

Job #:

Wthr : Miami_AP_(S)

FL

Zone : UPPER FLOOR

WINTER DESIGN CONDITIONS

Outside db: 47 Deg F
Inside db: 70 Deg F
Design TD: 23 Deg F

SUMMER DESIGN CONDITIONS

Outside db: 90 Deg F
Inside db: 75 Deg F
Design TD: 15 Deg F
Daily Range L
Rel. Hum. : 50 %
Grains Water 56 gr

HEATING SUMMARY

Bldg. Heat Loss 21233 Btuh
Ventilation Air 0 CFM
Vent Air Loss 0 Btuh
Design Heat Load 21233 Btuh

SENSIBLE COOLING EQUIP LOAD SIZING

Structure 16357 Btuh
Ventilation 0 Btuh
Design Temp. Swing 3.0 Deg F
Use Mfg. Data n
Rate/Swing Mult. 0.95
Total Sens Equip Load 15539 Btuh

INFILTRATION

Const Qual a # Fireplaces 0

	HEATING	COOLING
Area (sq.ft.)	896	896
Volume (cu.ft.)	8154	8154
Air Changes/Hour	1.2	0.5
Equivalent CFM	163	68

LATENT COOLING EQUIP LOAD SIZING

Internal Gains 0 Btuh
Ventilation 0 Btuh
Infiltration 2593 Btuh
Tot Latent Equip Load 2593 Btuh
Total Equip Load 18132 Btuh

HEATING EQUIPMENT SUMMARY

Make CARRIER
Model
Type

Efficiency / HSPF 0.0
Heating Input 0 Btuh
Heating Output 0 Btuh
Heating Temp Rise 0 Deg F
Actual Heating Fan 800 CFM
Htg Air Flow Factor 0.038 CFM/Btuh

COOLING EQUIPMENT SUMMARY

Make CARRIER
Model C/U:38BRB024
Type A/H:FA4NF024

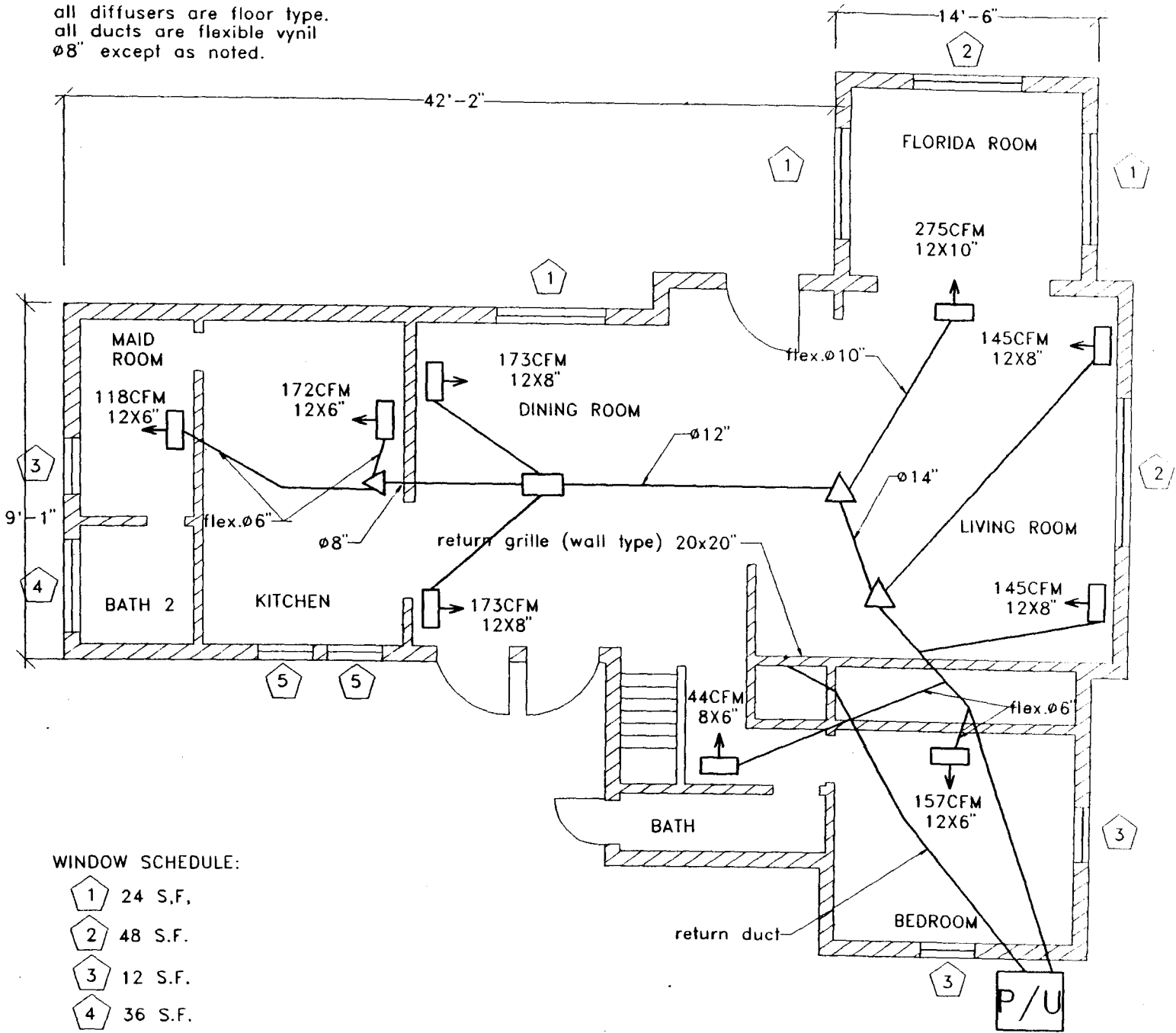
COP/EER/SEER 12.0
Sensible Cooling 16500 Btuh
Latent Cooling 6700 Btuh
Total Cooling 23200 Btuh
Actual Cooling Fan 800 CFM
Clg Air Flow Factor 0.049 CFM/Btuh

Space Thermostat

Load Sens Heat Ratio 86

MANUAL J: 7th Ed. RIGHT-J: V1.72 TR
Printout certified by ACCA to meet all requirements of Manual Form J

all diffusers are floor type.
all ducts are flexible vinyl
ø8" except as noted.



GABLES AIR
JOB: ORESTES SALUCCHI
273 N.E. 98th ST.
MIAMI SHORES, FL. 757-6818

DRAWN: E. RODRIGUEZ

DATE: 11/15/96

SCALE: 1/8"=1'

NOTES:
ONE 3.5TONS CARRIER
PACKAGE UNIT
50SX042
SENSIBLE:29512btuh
S.E.E.R.: 12

RIGHT-J LOAD AND EQUIPMENT SUMMARY

11-29-96

For: ORESTES SALUCCHI
273 N.E. 98th ST.
MIAMI SHORES FL

By: GABLES AIR
6400 S.W. 75th ST.
MIAMI FL 33155
264-2020

Job #:
Wthr : Miami_AP_(S) FL
Zone : GROUND FLOOR

WINTER DESIGN CONDITIONS

Outside db: 47 Deg F
Inside db: 70 Deg F
Design TD: 23 Deg F

SUMMER DESIGN CONDITIONS

Outside db: 90 Deg F
Inside db: 75 Deg F
Design TD: 15 Deg F
Daily Range L
Rel. Hum. : 50 %
Grains Water 56 gr

HEATING SUMMARY

Bldg. Heat Loss 44055 Btuh
Ventilation Air 0 CFM
Vent Air Loss 0 Btuh
Design Heat Load 44055 Btuh

SENSIBLE COOLING EQUIP LOAD SIZING

Structure 30522 Btuh
Ventilation 0 Btuh
Design Temp. Swing 3.0 Deg F
Use Mfg. Data n
Rate/Swing Mult. 0.95
Total Sens Equip Load 28996 Btuh

INFILTRATION

Const Qual p # Fireplaces 1

	HEATING	COOLING
Area (sq.ft.)	1600	1600
Volume (cu.ft.)	14560	14560
Air Changes/Hour	1.8	0.6
Equivalent CFM	438	146

LATENT COOLING EQUIP LOAD SIZING

Internal Gains 2760 Btuh
Ventilation 0 Btuh
Infiltration 5556 Btuh
Tot Latent Equip Load 8316 Btuh
Total Equip Load 37311 Btuh

HEATING EQUIPMENT SUMMARY

Make CARRIER
Model
Type

Efficiency / HSPF 0.0
Heating Input 0 Btuh
Heating Output 0 Btuh
Heating Temp Rise 0 Deg F
Actual Heating Fan 1400 CFM
Htg Air Flow Factor 0.032 CFM/Btuh

COOLING EQUIPMENT SUMMARY

Make CARRIER
Model PACKAGE UNIT
Type MOD. 50SX042

COP/EER/SEER 12.0
Sensible Cooling 29512 Btuh
Latent Cooling 11688 Btuh
Total Cooling 41200 Btuh
Actual Cooling Fan 1400 CFM
Clg Air Flow Factor 0.046 CFM/Btuh

Space Thermostat

Load Sens Heat Ratio 79

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A

CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): _____

ADDRESS OF PROPERTY: 273 NE 98th Street

NAME(S) OF APPLICANT(S): Christine Master and Oreste Salucci

(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.)

We are purchasing this house, closing is Nov. 25, 1996

TELEPHONE OF APPLICANT(S): (305) 758-7431; (305) 995-7604 (work) ✓

ADDRESS OF APPLICANT(S): 80 NE 97th Street (until Nov 25, 1996 - after above)
(if different than address of property)

PRESENT USE OF PROPERTY: Residence - (an estate at the present time until closing)

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.
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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):

(See Attached Sheet)

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): C J Master DATE: 11/12/96
Over Salmeri DATE: 11/12/96
SIGNATURE OF OWNER(S): Master's Key Trustee DATE: Nov. 12 '96

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: _____

This 1924 house is in need of a considerable amount of work. This application for a **Certificate of Appropriateness** deals with work which will mainly impact the facade of the house which we plan to return to its original state to the extent possible within our budget.

Florida Room

The work in the florida room, which projects out from the main mass of the facade falls into the category of **restoration**. We have studied the original photograph of the house at Brockway Library, and by noting outside details of the facade, which include ledges on all three sides, and disturbed and inconsistent cement work, and comparing this with other homes from the same period, we believe that originally there were doors where now there is a full length jalousie in the front of the room, and half size jalousie windows on the two sides. Therefore, we plan to put a set of two doors with eight lights on all three sides. In addition, we will replace a sunburst over the set of doors on the front. All material will be wood and clear glass.

Windows

The work on the windows falls into the category of **rehabilitation**. The windows function poorly since they are either rusting or rotting. Unfortunately, only four exterior windows are original and they are located in the rear and side of the house. We plan to refurbish and maintain these windows. An additional two interior windows are original and again we will refurbish and maintain them. The facade however, has two old aluminum windows which seem to have been painted brown. We plan to replace these windows with **white** aluminum awning casement style windows. The casement style window will mirror the original in that the number of lights will be in proportion to the size of the opening and be better suited than a colonial type of window. In addition, we plan to place cloth awnings over these two windows to mirror the original photograph of the house from 1924. These windows will be efficient but will retain the original look of the house especially with the addition of the awnings - at a cost we can manage. In addition, to the two windows on the facade, we plan to replace the other ten windows with the same described above.

AC
E2

A.C.

NEWS FROM YOUR HISTORIC PRESERVATION BOARD

4/1990

The residence of Joseph Darst is located at 273 N.E. 98 Street and was built in 1925 as part of the Shoreland Company's development of Miami Shores. The home's first resident was David S. Zachary, a top real estate salesman with the Shoreland Company.

This home is a fine example of the medium-sized, two-story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott. The house has an irregular plan consisting of a main two-story mass with a series of projecting masses. Keystone steps lead to a small entry deck and an unusual bas relief pattern of X's and O's surround the door.

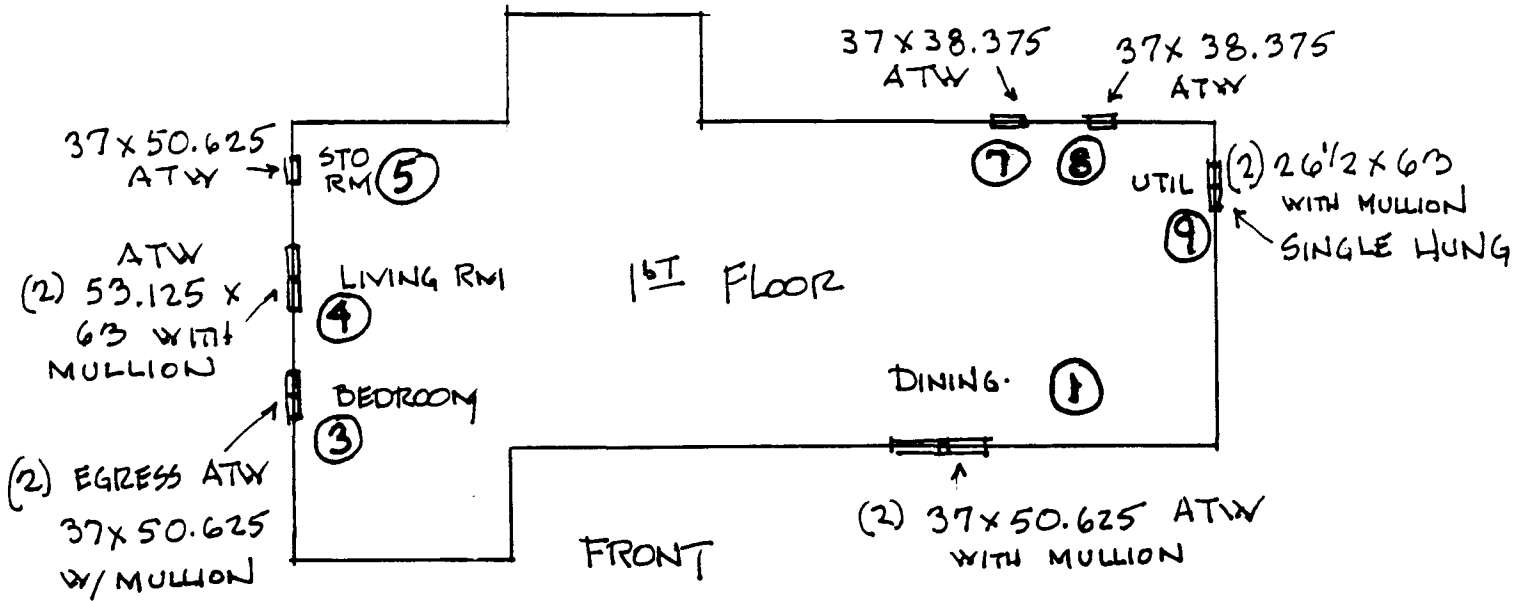
This house is a Miami Shores Historic Landmark and was recently listed on the National Register of Historic Places.



SKETCH OF WINDOW LOCATIONS FOR REPLACEMENT PERMIT.

JOB ADDRESS : 297 NE 98 ST. MIAMI SHORES

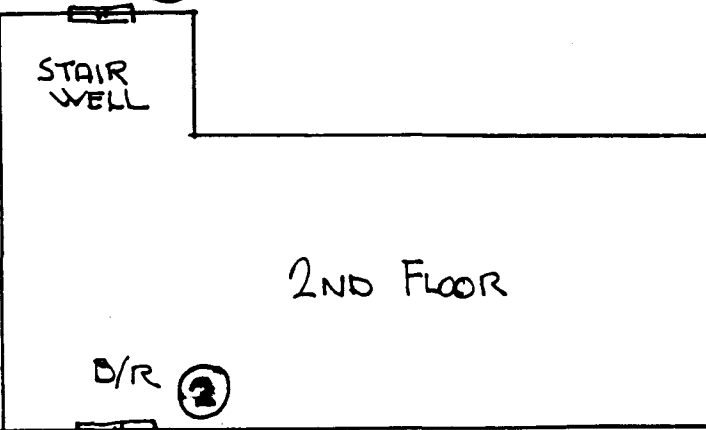
(15) TOTAL NUMBER OF WINDOWS REPLACED



(2) SINGLE HUNG 26.5 x 50.625 WITH MULLION (6)

NOTE: ALL SIZES SHOWN ARE WIDTH X HEIGHT

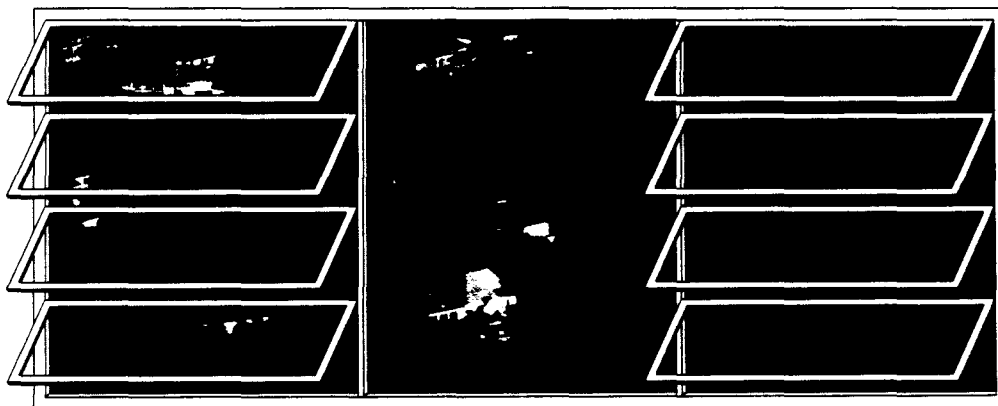
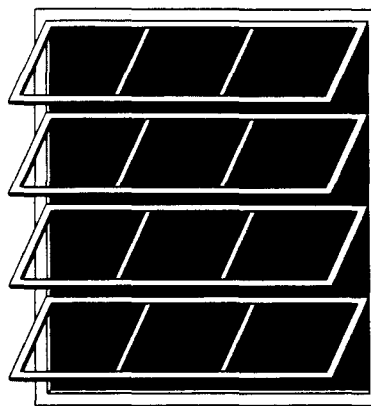
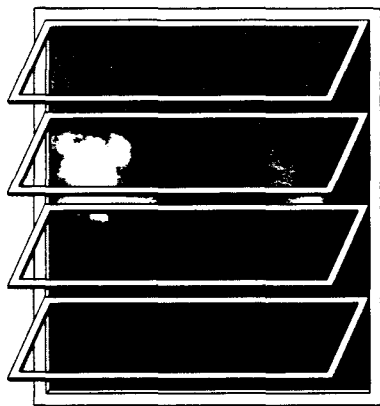
ALL WINDOWS TO BE YALE OGRON WHITE ALUMINUM FRAMES WITH COLONIAL MUNTINS AND CLEAR GLASS.



(2) EGRESS ATW 37x50.625 W/MULLION

A L U M I N U M

awning window

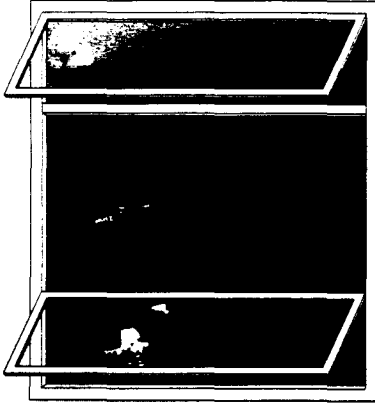


- PROVEN SUPERIOR FIELD PERFORMANCE SINCE 1958.
- OPERATOR DESIGNED SPECIFICALLY FOR LONGEVITY.
- TOTALLY MECHANICAL CAM (LOCKS): NO SPRINGS USED.
- WEATHERSTRIP PLACED AWAY FROM OUTSIDE WALL: LESS PRONE TO OZONE AND U.V. DETERIORATION.
- SCREENS REQUIRE NO TOOL TO INSTALL/REMOVE.
- UNCOMPLICATED FIELD REPLACEMENT OF COMPONENTS.
- INCOMPARABLE DESIGN -MANY OTHER UNIQUE FEATURES.

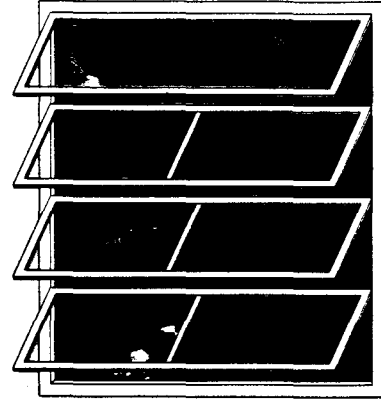


MANUFACTURERS OF QUALITY
PRODUCTS DESIGNED FOR THE
ULTIMATE CONSUMER SINCE 1958

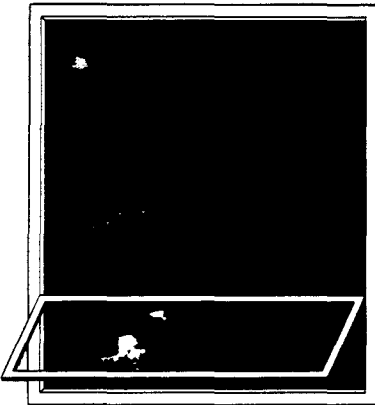
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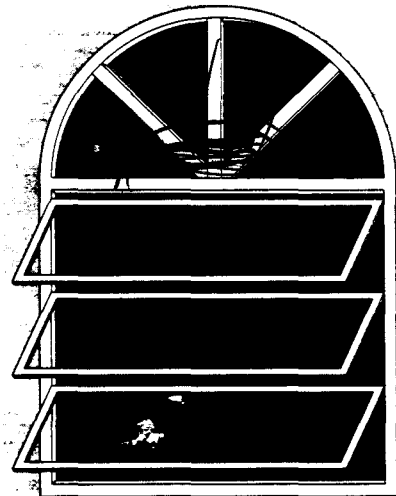
HARBOR VIEW



CASEMENT LOOK



ORIOLE



ARCH VIEW

METAL FINISHES, GLASS & OTHER OPTIONS: ON REQUEST
SPECIFICATIONS & ENGINEERING DETAILS: ON REQUEST

OUR PRODUCTS ARE DADE COUNTY APPROVED: CODE
COMPLIANCE DETAILS ON REQUEST



HIALEAH, FLORIDA

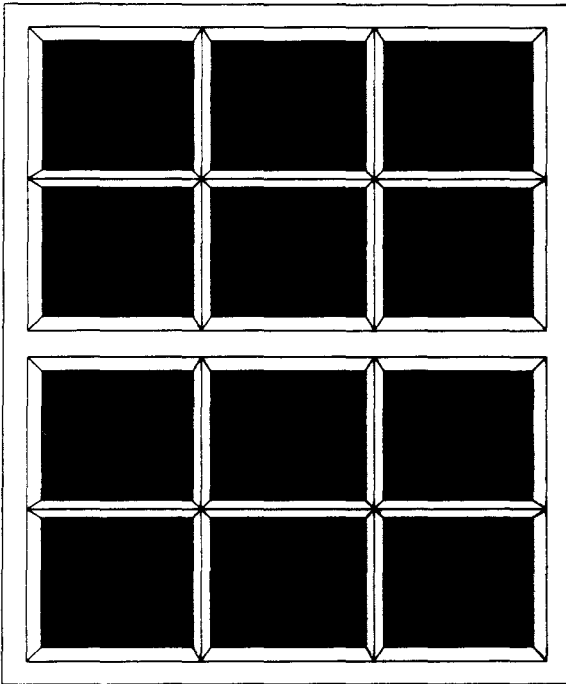
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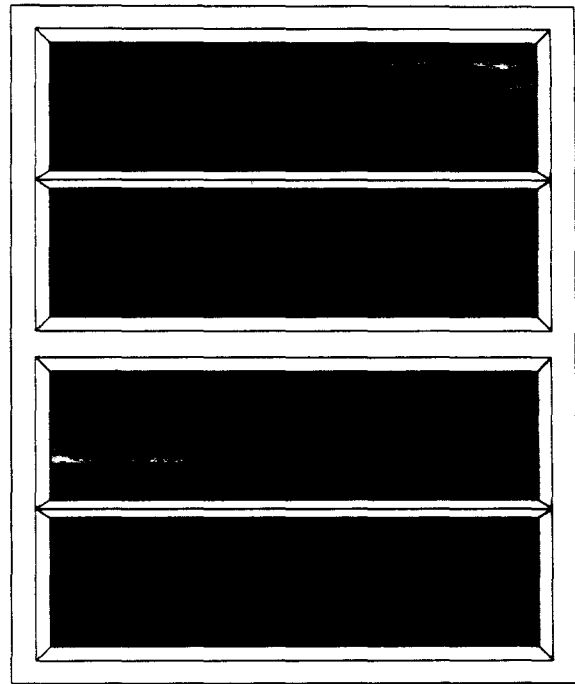


A L U M I N U M

single hung window



COLONIAL



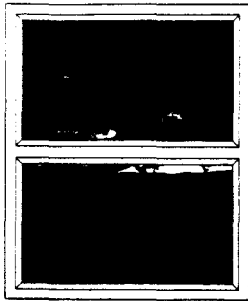
2/2

- VENT REMOVABLE FROM INTERIOR FOR EASE OF CLEANING -NO TOOLS REQUIRED.
- CONCEALED BLOCK AND TACKLE (SPRING AND PULLEY) BALANCES: NO ADJUSTMENT REQUIRED.
- DELRIN SPRING-LOADED LOCK PLACED AT BOTTOM OF VENT CLOSES SECURELY ONTO WINDOW SILL.
- INTEGRALLY EXTRUDED CONTINUOUS LIFT BAR ON BOTTOM OF VENT FOR EASY OPEN/CLOSE.
- VERTICAL WEATHERSTRIP ON INTERIOR AND EXTERIOR VERTICALS OF VENT PROVIDES MAXIMUM WEATHERABILITY.
- DROP-IN SCREEN FOR EFFORTLESS INSTALLATION.

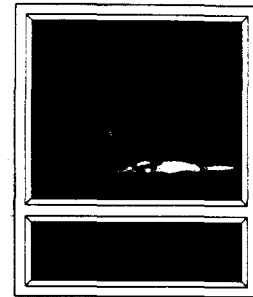


MANUFACTURERS OF QUALITY
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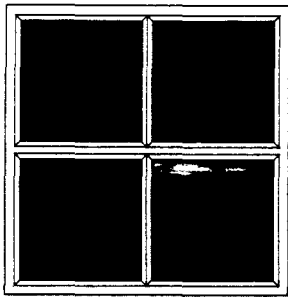
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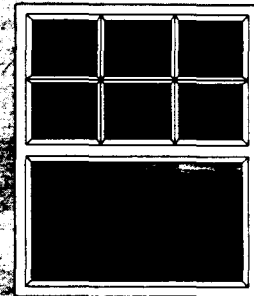
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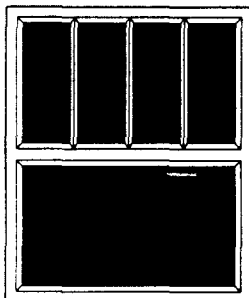
ORIOLE



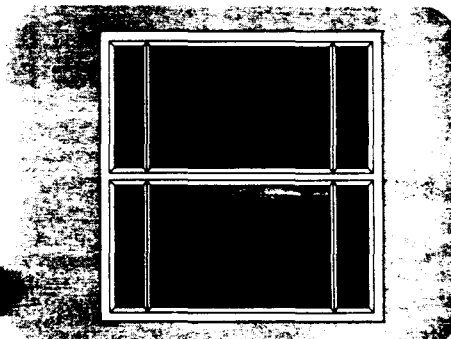
BARCELONA



CAPE COD



ART DECO I



ART DECO II

METAL FINISHES, GLASS & OTHER OPTIONS: ON REQUEST
SPECIFICATIONS & ENGINEERING DETAILS: ON REQUEST

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