

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 DR. GUY O'GRADY

Address of Property 622 N.E. 98th STREET

Owner's Address, if different 800 N.E. 96th STREET

Date Built 1929 Phone (Day) 324-4455 (Evening) 757-3086

Brief Description of Property _____

SEE FLORIDA MASTER SITE FILE, SITE INVENTORY FORM
ATTACHED

Brief History of Property _____

SEE FLORIDA MASTER SITE FILE, SITE INVENTORY FORM
ATTACHED

Comments _____

THIS IS A NEW MIAMI SHORES COMPANY HOME. THE
ARCHITECT WAS ROBERT LAW WEED

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!

12/1/94
DATED

Guy E. O'Grady MD
SIGNATURE OF APPLICANT
FOR DESIGNATION

FLORIDA MASTER SITE FILE
 Site Inventory Form

FDAH RM 802 ==
 1009 ==

Site Name J.N. Lummus, Jr. Residence 830 == Site No. _____
 Address of Site: 622 NE 98 St., Miami Shores, FL 820 ==
 Instruction for locating on S side of NE 98 St. between NE 6 Ave. 905 ==
and N.E. 7th Ave. 813 ==
 Location: Miami Shores Sec. 4 Amd. 101 9 & 10 868 ==
 subdivision name block no. lot no.
 County: Dade 808 ==
 Owner of Site: Name: Lummus, Martha F. ;
 Address: 622 NE 98 St.
Miami Shores, FL 902 ==
 Type of Ownership private 848 == Recording Date 3/20/29 832 ==
 Recorder:
 Name & Title: Newton, Margo (Chair) & Rodriguez, Vivian ;
 Address: MSHPB

Condition of Site: Integrity of Site: Original Use private residence 818 ==
 838 ==
 Check One Check One or More Present Use private residence 850 ==
 Excellent 863 == Altered 858 == Dates: Beginning 1929 844 ==
 Good 863 == Unaltered 858 == Culture/Phase American 840 ==
 Fair 863 == Original Site 858 == Period 20th Century 845 ==
 Deteriorated 863 == Restored () (Date: X) 858 ==
 Moved () (Date: X) 858 ==

NR Classification Category: Building 916 ==
 Threats to Site: None

Check One or More
 Zoning (X) 878 == Transportation (X) 878 ==
 Development (X) 878 == Fill (X) 878 ==
 Deterioration (X) 878 == Dredge (X) 878 ==
 Borrowing (X) 878 ==
 Other (See Remarks Below): 878 ==

Areas of Significance: Architecture 910 ==

Significance: Vladimir Vitrick, assoc.
 Structure was built during the second phase of development of Miami Shores in the late 1920s under the New Miami Shores Company. The architect, Robert Law Weed, was one of those instrumental in establishing the Mediterranean Revival theme of Miami Shores and its subsequent evolution into Masonry Vernacular with Art Deco influence. This residence reflects that evolution. J.N. Lummus, Jr. was a member of the Lummus family that developed the first subdivision on Miami Beach in the early 1910s. Noteworthy features include a round porthole window above entrance and flat entablature on doorway. The home is in scale and character with the neighborhood.

911 ==

ARCHITECT Weed, Robert Law (Miami, FL) Plans at Village 872 ==

BUILDER New Miami Shores Company (Miami, FL) Hall 874 ==

STYLE AND/OR PERIOD Masonry Vernacular 964 ==

PLAN TYPE irregular/irregular 966 ==

EXTERIOR FABRIC(S) smooth stucco 854 ==

STRUCTURAL SYSTEM(S) concrete block 856 ==

PORCHES none 942 ==

FOUNDATION: concrete block 942 ==

ROOF TYPE: hip, gable 942 ==

SECONDARY ROOF STRUCTURE(S): gable, shed 942 ==

CHIMNEY LOCATION: W, offset, ridge 942 ==

WINDOW TYPE: wood casement, jalousie 942 ==

CHIMNEY: CBS 882 ==

ROOF SURFACING: barrel tile 882 ==

ORNAMENT EXTERIOR: cast cement 882 ==

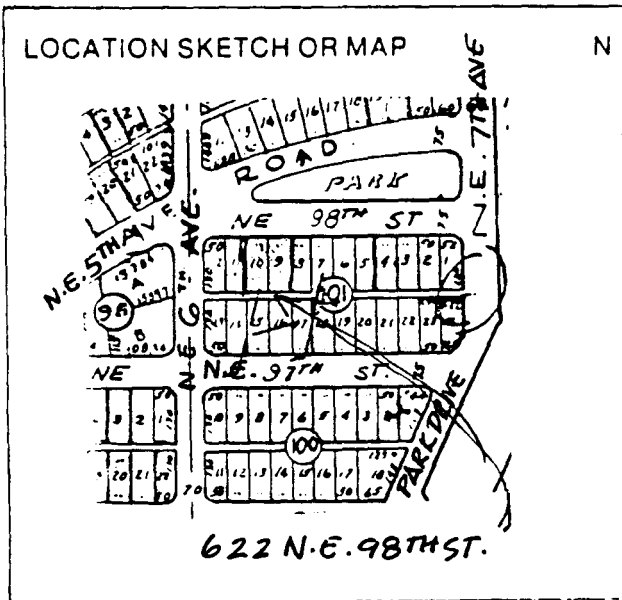
NO. OF CHIMNEYS one 952 == NO. OF STORIES two 950 ==

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): LT 1 833 ==



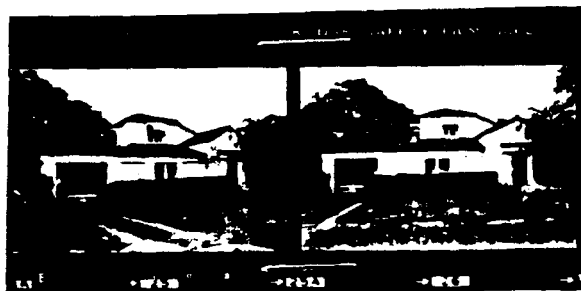
Township	Range	Section
53S	42E	6

UTM Coordinates: 812 ==

Zone Easting Northing 890 ==

Photographic Records Numbers 85N109HG25/85N109HG26 860 ==

Contact Print

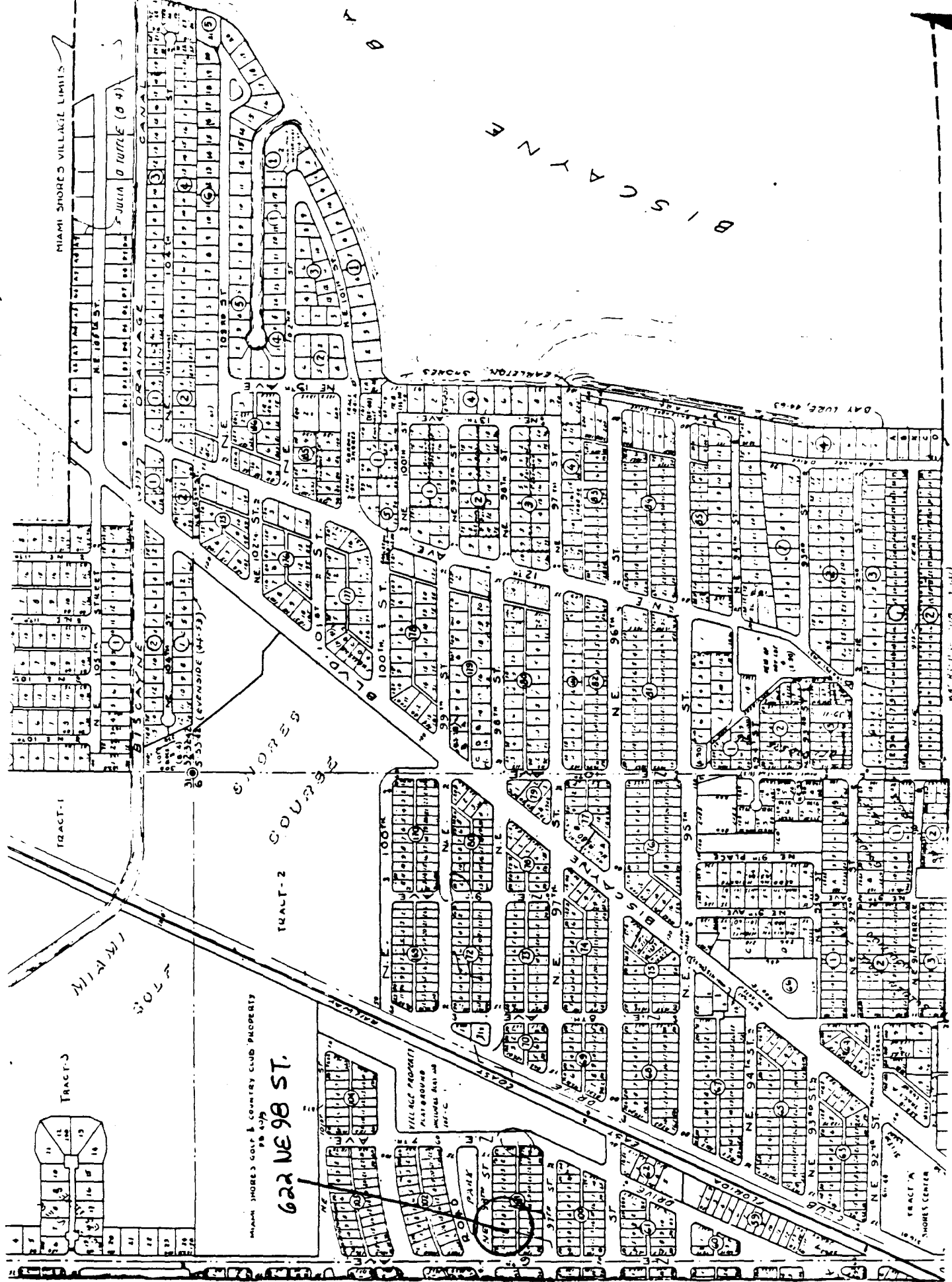


CONTINUATION SHEET

Physical Description:

Structure is a two-story residence with Mediterranean Revival influence. Entry (N) has flat entablature and wrought iron screen door. Round porthole window above entrance. Porte cochere attached E. Detached single-story garage in rear (S). Windows to E of entrance have wood louvers.

MIAMI SHORES, FL



MIAMI SHORES VILLAGE LIMITS

JULIA O TURTLE (O 4)

GAINA

MIAMI SHORES

MIAMI SHORES GOLF & COUNTRY CLUB PROPERTY

VILLAGE PROPERTY

MIAMI SHORES

TRACT-1

TRACT-3

TRACT-2

MIAMI SHORES

MIAMI BEACH

WOLF

622 NE 98 ST.

TRACT-A

MIAMI BEACH

HAWK

TURTLE

BULL

COW

HORSE

DOG

CAT

SHEEP

PIG

GOAT

DEER

RABBIT

BIRD

FISH

SHELLFISH

INSECT

MAMMAL

REPTILE

AMPHIBIAN

MOLLUSK

ARACHNID

PROTOZOAN

PLANT

FUNGUS

BACTERIA

VIRUS

ALGAE

LICHEN

MUSHROOM

MOSQUITO

FLY

BUTTERFLY

MOTH

BEETLE

WASP

BEE

ANT

SPORE

SPORE

CELL

TISSUE

ORGAN

SYSTEM

ORGANISM

SPECIES

GENUS

FAMILY

ORDER

CLASS

PHYLUM

KINGDOM

DOMAIN

LIFE

MATTER

ENERGY

TIME

SPACE

UNIVERSE

M E M O R A N D U M

To: Michael R. Couzzo, Jr.
Village Manager

From: Warren von Bittner
Chairman, Historic Preservation Board

Re: Proposed Item for Village Council Agenda

Subject: Designation of Miami Shores Historic Landmark
622 N.E. 98th Street

Date: December 2, 1994

At its meeting of December 5, 1994, the Historic Preservation Board will consider passing a motion under section 11½-5 (b)(4) of the Miami Shores Village Code to recommend that the Village Council designate the property at 622 N.E. 98th Street, owned by Dr. Guy O'Grady, as an historic landmark.

This nomination was initiated by the property owner under section 11½-5 (b)(1) of the Code, and is supported by available historic documentation (see Request for Nomination for Landmark Designation attached). The Board will analyze the general criteria for determination of structures for designation as historical landmarks found in section 11½-3 of the Village Code, and will likely find that at least three (3) of the four (4) criteria have been easily met, i.e., subsections (1), (2) and (3). In specific:

Subsection (1): Associated with events that have made a significant contribution to the broad patterns of our history - This home was one of the few constructed by the New Miami Shores Company during the second phase of development of Miami Shores, which directly followed the bankruptcy of the Shoreland Company in July of 1927.

Subsection (2): Associated with the lives of persons significant in history - The architect of this home was Robert Law Weed, who was instrumental in establishing the Mediterranean Revival theme of Miami Shores and its subsequent evolution into Masonry Vernacular with Art Deco influence. Robert Law Weed was the architect of many historically significant structures built throughout Dade County including the Miami Shores Elementary School (with Robertson & Patterson, 1930), the Boulevard Shops (1401 Biscayne Boulevard, 1930), Burdine's (1675 Meridian Avenue), as well as numerous private homes in Miami Beach and Miami Shores. In addition, the home was originally the residence of J.N. Lummus, Jr., a member of the Lummus family that developed the first subdivision on Miami Beach in the early 1910's, and remained in that family

To: Michael R. Couzzo, Jr., Village Manager
Date: December 2, 1994
Page: 2

until only this year.

Subsection (3): Embodies the distinctive characteristics of a type, period or method of construction - This home is a stately example of the Mediterranean Revival Style theme evolving into the Masonry Vernacular with Art Deco influence, incorporating many of the distinguishing features of all three styles, such as an antique hand-made Cuban clay barrel tile roof, wood casement windows, and paneled wood doors typical of the Mediterranean Revival Style, hip roof typical of the Masonry Vernacular Style, and a circular port hole window opening (nautical motif) over the front entry way, a favorite decorative theme of the Art Deco style.

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 $\frac{1}{2}$ -5 (b)(5).

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.

cc: Dr. Guy O'Grady

RESOLUTION NO. _____

**RESOLUTION OF THE MIAMI SHORES VILLAGE COUNCIL
ACCEPTING THE RECOMMENDATION OF THE HISTORIC
PRESERVATION BOARD TO DESIGNATE THE PROPERTY
AT 622 N.E. 98TH 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 December 5, 1994, the Historic Preservation Board, after considering the criteria for designation of historic landmarks found in section 11½-3 of the Miami Shores Village Code, passed a motion, under section 11½-5 (b)(4), to recommend to the Village Council that the property at 622 N.E. 98th Street (the "J.N. Lummus, Jr. Residence") be designated as an historic landmark; and

WHEREAS, the current owner of the property, Dr. Guy O'Grady, 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 1929 by the New Miami Shores Company, during the second phase of development of Miami Shores; and

WHEREAS, the architect of the structure was Robert Law Weed, who was instrumental in establishing the Mediterranean Revival theme of Miami Shores and its subsequent evolution into Masonry Vernacular with Art Deco influence; and

WHEREAS, the subject structure typifies and reflects that evolution; and

WHEREAS, the subject property was originally the residence of J.N. Lummus, Jr., a member of the Lummus family that developed the

first subdivision on Miami Beach in the early 1910's, and remained in that same family until only this year.

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 622 N.E. 98th Street as an historic landmark of Miami Shores Village.

Section 3. 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, Dr. Guy O'Grady, in the public records of Metropolitan Dade County.

PASSED AND ADOPTED this _____ day of _____, 1994.

WILLIAM J. HEFFERNAN, Mayor

ATTEST:
MIAMI SHORES VILLAGE CLERK

By: _____
Scott Davis

APPROVED AS TO FORM:

MIAMI SHORES VILLAGE ATTORNEY

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Hand type or print clearly

NAME OF PROPERTY (if applicable):

(former Lummus home)

ADDRESS OF PROPERTY:

627 N.E. 98th St.

NAME(S) OF APPLICANT(S):

(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.)

Guy E. O'Grady, MD

TELEPHONE OF APPLICANT(S): (305) 757 3086; (305) _____

ADDRESS OF APPLICANT(S):

800 N.E. 96th St.

(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 maintain 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.

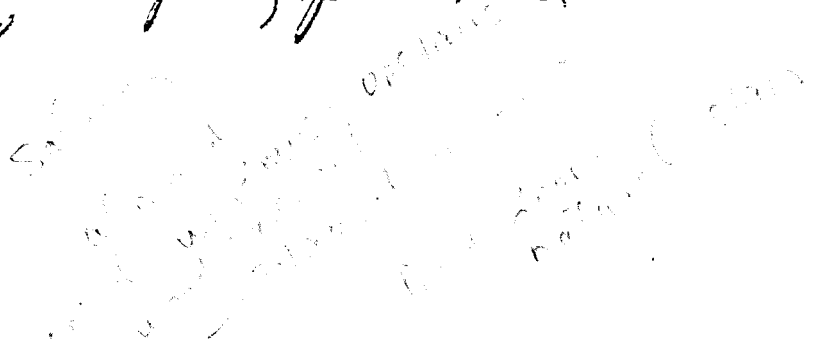
DEMOLITION: The process of destroying or tearing down a building or structure or a part thereof, or the process of removing or destroying an archaeological site or a part thereof. The applicant shall include a report explaining why the proposed action should occur. If this action is to occur for reasons 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):

Q. house to be scraped, primed and painted



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):

Greg E. O'Hudgins

DATE: 5/19/95

DATE: _____

SIGNATURE OF OWNER(S):

DATE: _____

FOR BOARD USE ONLY

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

5/19/95

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.

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): James Hammon home

ADDRESS OF PROPERTY: 1622 N.E. 95th St.

NAME(S) OF APPLICANT(S): Guy E. O'Heady, M.D.
(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) 757 3086; (305) _____

ADDRESS OF APPLICANT(S): 800 N.E. 96th St.
(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):

*C. Replacement of damaged wood
jalousies in porte cochere; these
will be replaced with outer
arched plate glass windows, 6 in
number, and internal leaded glass
arched windows which are suited to
the character of 1920's construction.*

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): *Luigi O'Heady, MD* DATE: *5/19/95*

SIGNATURE OF OWNER(S): _____ DATE: _____

FOR BOARD USE ONLY

APPLICATION DATE (date application received by Secretary of the Board): *5/19/95*

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.

PERMIT APPLICATION FOR MIAMI SHORES VILLAGE

Date: 5/19/95 Job Address: 6227 E. 98th St. Tax Folio: _____

Legal Description: _____ Historically Designated: Yes X No _____

Owner/Lessee/Tenant: Henry E. O'Grady MD Master Permit #: _____

Owner's Address: 810 NE 96th St. Phone: 757 3066

Contracting Co.: _____ Address: _____

Qualifier: _____ SS#: _____ Phone: _____

State #: _____ Municipal #: _____ Competency #: _____ Ins. Co.: _____

Architect/Engineer: O'Grady Address: _____

Bonding Company: _____ Address: _____

Mortgager: _____ Address: _____

Permit Type (circle one): **BUILDING ELECTRICAL PLUMBING MECHANICAL ROOFING PAVING FENCE SIGN**

WORK DESCRIPTION: replace bery-netted windows on front of house and to paint house

Square Ft. 2100 sq. ft. Estimated Cost (value) \$2000.00

WARNING TO OWNER: YOU MUST RECORD A NOTICE OF COMMENCEMENT AND YOUR FAILURE TO DO SO MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY (IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.)

Application is hereby made to obtain a permit to do work and installation as indicated above, and on the attached addendum (if applicable). I certify that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permits are required for ELECTRICAL, PLUMBING, SIGNS, POOLS, ROOFING and MECHANICAL WORK.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. Furthermore, I authorize the above-named contractor to do the work stated.

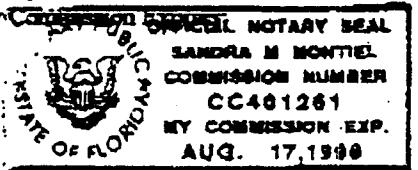
Henry E. O'Grady MD 5/19/95
Signature of owner and/or Condo President Date

Signature of Contractor or Owner-Builder Date

Sandra D. Montiel 5/19/95
Notary as to Owner and/or Condo President Date

Notary as to Contractor or Owner-Builder Date

My Commission Expires: _____



FEES: PERMIT _____ RADON _____ C.C.F. _____ NOTARY _____ TOTAL DUE _____

APPROVED:
Zoning _____ Building _____ Electrical _____
Mechanical _____ Plumbing _____ Engineering _____

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable):

Linnus home (O'Grady owner)

ADDRESS OF PROPERTY:

622 N.E. 98th St.

NAME(S) OF APPLICANT(S):

(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.)

Guy E. O'Grady, MD

TELEPHONE OF APPLICANT(S):

(305) 757 3086 ; (305) 326 6328

ADDRESS OF APPLICANT(S):

(if different than address of property)

800 N.E. 96th St.

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):

rehabilitation - removal of rotted-out garage doors and frames; pouring cement slab to raise height 7" so that water doesn't flow into the back cottage; replacement of garage doors with framed out French window panels identical to the front house and garage cottage windows; a conventional wood access door would be placed in the center of two French panels in the center garage door opening similar to the picture on the front of the house.

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): George E. Gandy, MD DATE: 5/24/95

SIGNATURE OF OWNER(S): George E. Gandy, MD DATE: 5/24/95

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)

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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.

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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: _____

572 N.E. 96th St

NAME(S) OF APPLICANT(S): _____

(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.)

Gary E. O'Quady, MD

TELEPHONE OF APPLICANT(S): _____

(305) 257 3086 ; ^{home} (305) 876 5561

ADDRESS OF APPLICANT(S): _____

(if different than address of property)

Gary E. O'Quady, MD

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 archaeological 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.

The color of the garage doors on the 1933 photo looks like hickory or acorn brown (hinges - black)

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):

This is to block up garage doors on the rear guest cottage. The east door would have fixed vertical cypress tongue and groove (1x6) & three simulated wrought iron hinges and small windows like 1933 photograph. The center door would have functional guaged door (possibly blocked on one side but when closed would look like the 1933 picture. The west laundry alcove door also be closed for security & block and a window as pictured in my CERTIFICATION there would be access to this area by opening into the interior area possibly

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): Gay E. O'Grady, MD DATE: 6/2/95

SIGNATURE OF OWNER(S): Gay E. O'Grady, MD DATE: 6/2/95

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):

Garage Doors to appear functional in a style replicating the 1933 photograph (photocopy attached) with small rectangular openings in acorn brown, cypress tongue and groove, wrought iron black hardware.

- 3. DENIED

SIGNATURE OF CHAIRMAN: _____ DATE: _____

Fax 756 8972

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:

NAME(S) OF APPLICANT(S):

(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):

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.
- 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):

rectangular

Please note the attached drawing. I desire to place three rectangular wood frame copper screens in front of the existing wood-frame plate glass window. A fabric awning would be attached in the color design of the 1933 photograph to hide the upper arch design of the plate glass windows. All wood framing of screens and plate glass windows will be painted salmon.

copies

The original vertical posts will remain salmon color. This will allow for security and the 1933 appearance.

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 O'Grady, MD DATE: 6/2/95

SIGNATURE OF OWNER(S): James O'Grady, MD DATE: 6/2/95

almost color

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):

Valance to be either Large Roman or Round design (attached).

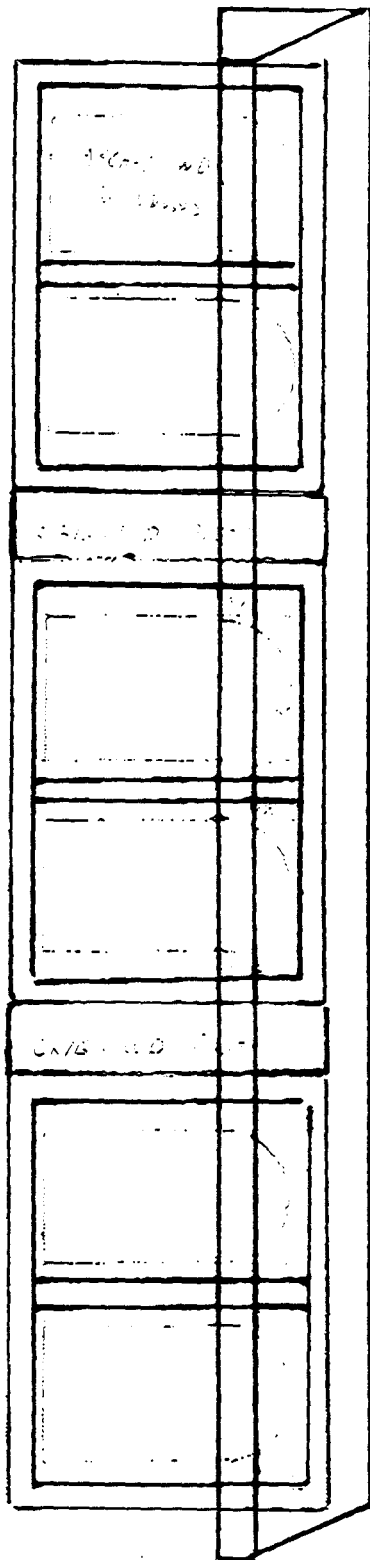
Two or three stoned color scheme ① terracotta, ② druse, ③ brown (attached). Stones to replicate 1933 photograph.

3. DENIED

SIGNATURE OF CHAIRMAN: _____ DATE: _____

Three identical awnings - rectangular to cover loggia screened openings. to cover at least 1/2 of opening. to

ensure arches are hidden.



ASSEMBLY

ASSEMBLY

ASSEMBLY

ASSEMBLY

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 12-2-94

1. NAME OF PROPERTY: _____

2. ADDRESS 622 N.E. 98th St.

LEGAL DESC. LOT 9610 BLK. 101 OF THE AMENDED PLAT OF MIAMI SHORES SECTION 4 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15 AT Pg. 14 OF THE PUBLIC RECORDS OF DADE COUNTY

3. NAME OF OWNER & ADDRESS: DR. GUY O'GRADY 622 N.E. 98th St
MIAMI SHORES, FLORIDA

4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: DAN ARGUELLAS
RESTORATION CONTRACTOR

5. PRESENT USE AND CONDITION: RESIDENCE

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.

REMOVE EXISTING ROOF AND RESTOCK & REPLACE
ORIGINAL HISTORIC CUBAN TILE DESIGN WITH
430 FEET, MODIFIED CAP AND 1 1/2" EAVE COPPER
METALS. Original / supplemental - Alhambra
Cuban - caps pan

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.

SIGNATURE: _____
OWNER

APPROVED: _____
CHAIRMAN

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): Lummas Home (O'Gaddy)

ADDRESS OF PROPERTY: 622 N.E. 98th St.

NAME(S) OF APPLICANT(S):
(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.)

Guy O'Gaddy

TELEPHONE OF APPLICANT(S): (305) 757 3086; (305) 876-5561 (beeper)

ADDRESS OF APPLICANT(S): 800 N.E. 96th St.
(if different than address of property)

PRESENT USE OF PROPERTY: maintained by a friend

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):

central air conditioning, possibly water cooled, consisting of upstairs and downstairs units with compressors placed on west side of the house behind existing extension wall from house

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):

George J. Grady DATE: 1/31/97

SIGNATURE OF OWNER(S):

George J. Grady DATE: 1/31/97

FOR BOARD USE ONLY

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

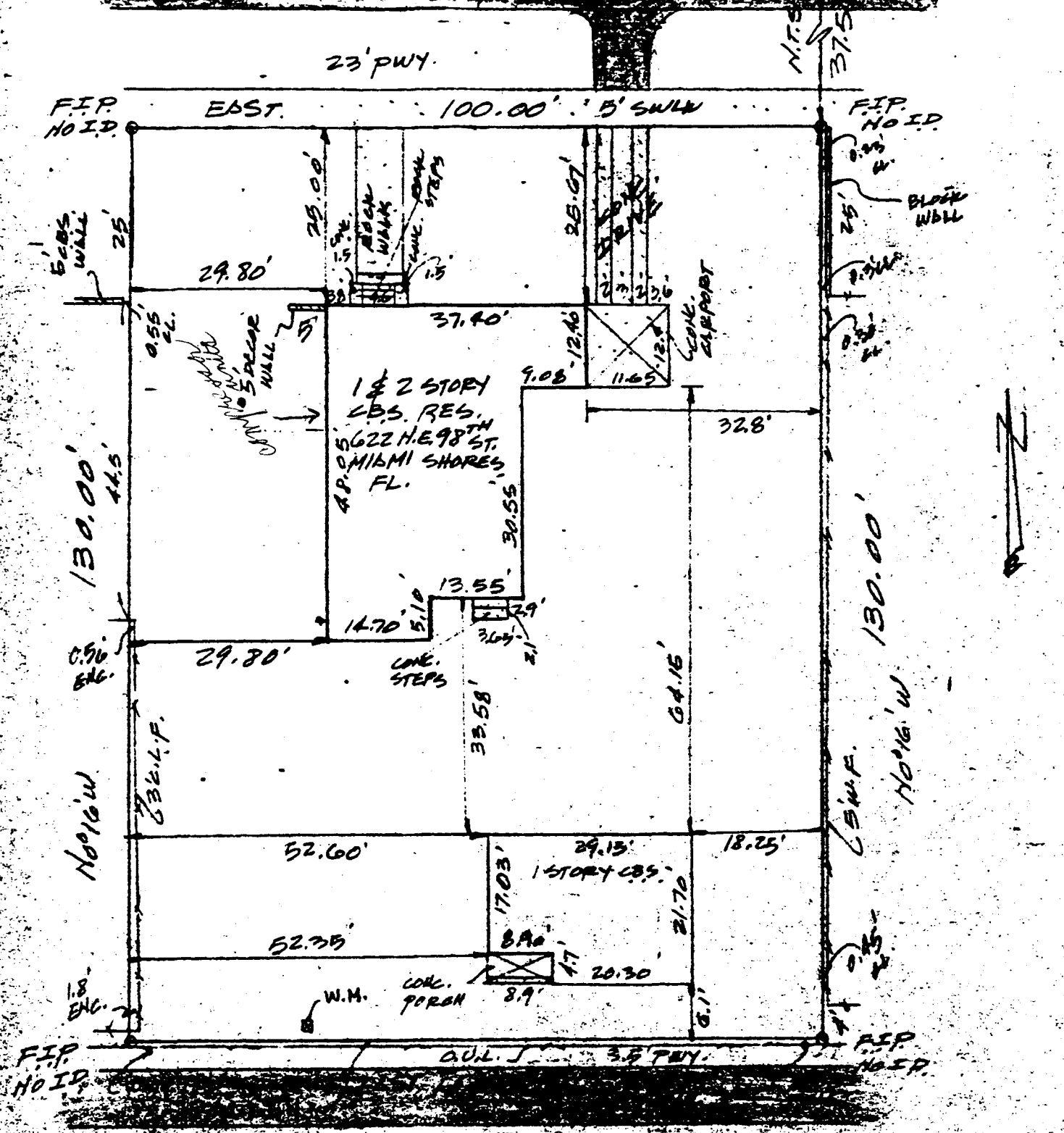
DECISION OF THE BOARD (circle the appropriate number):

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

3. DENIED

SIGNATURE OF CHAIRMAN: _____

DATE: _____



SUMMARY OF SURVEY W=M-WATER METER EL=ELECTRIC TEL=TELEPHONE **SCALE: 1"=20'**

FIP=Round 3/4" Iron pipe unless otherwise noted, SIP=cast 1 1/2" x 1/4" iron pipe #2852 ←=Centerline, P/L=Property Line, CONC=Concrete, CL=Clear, O/S=Offset, CIF=Chain Link Fence, W=Wood Fence, O/L=On Line, S.N. & D.=Set Nail & Disk #2852, CBS=Concrete Block Structure, S.W.K.=Sidewalk, HW=Hazard, FW=Factory, R=Radius, A=Control Angle, T=Target, A=Arc, CB=Cord, (R)=Record, (M)=Measured, W/L=Moment Line, FC=Point of Curvature, I.D.=Identification, RES=Residence, PL=Plaster, FIB=Round 1/2" Iron Bar, F.N.=Round Nail, B/L=Base Line, B.C.=Benchmark, R.D.H.=Road Drill Hole, P.O.B.=Point of Beginning, P.O.C.=Point of Commencement, U=Utility, D.M.=Drainage and Maintenance Easement, R/W=Right of Way, N.T.S.=Not to Scale, F.M.=Permanent Reference Monument, B.L.=Base Building Line, F.N.D.=FOUND NAIL AND-DISK, D.U.L.=OVERHEAD UTILITY LINE

Assumptions are assumed on:
4 N.E. 98TH ST. (EAST)

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable):

Lummas Home (O'Grady)

ADDRESS OF PROPERTY:

622 N.E. 98th St.

NAME(S) OF APPLICANT(S):

(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.)

Guy O'Grady

TELEPHONE OF APPLICANT(S):

(305) 757 3086 ; (305) 876 5561 (beeper)

ADDRESS OF APPLICANT(S):

(if different than address of property)

800 N.E. 96th St.

PRESENT USE OF PROPERTY:

maintained by a friend

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):

Replacement of chain link fence which is an encursion on west perimeter of property to a wood cypress picket, 5' high fence and placement of a similar fence along the rear of the property

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):

Gary E. O'Grady DATE: 1/31/97

SIGNATURE OF OWNER(S):

Gary E. O'Grady DATE: 1/31/97

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: _____

23' PWY.

F.I.P.
NO ID.

EBST

100.00

F.I.P.
NO ID.

tree
5'00" wall

130.00'

0.56' ENC.

NO 10' W

1.8' ENC.

F.I.P.
NO ID.

29.80'

25.00'

0.55' 24'

5' REAR WALL

37.40'

1 & 2 STORY
C.B.S. RES.
5622 N.E. 98 ST.
AP. MIAMI SHORES
FL.

9.00'

12.46'

11.65'

CONC. CURB

32.8'

13.55'

5.10'

14.70'

CONC. STEPS

33.58'

64.15'

130.00'

NO 10' W

CONC. F.

52.60'

29.15'

1 STORY C.B.S.

18.25'

52.35'

17.03'

8.00'

20.30'

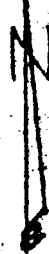
21.70'

W.M.

CONC. PORCH

3.7'

CONC. CURB



BLOCK 101

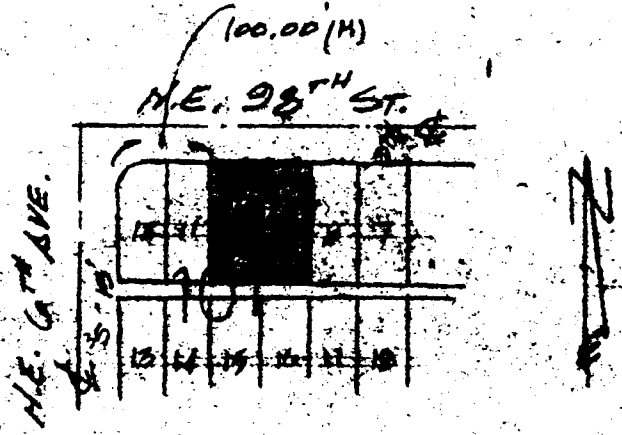
SUBDIVISION MIAMI SHORES SECTION No 8

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15 PAGE 14 OF THE

PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

102 N.E. 98th St
MIAMI SHORES, FL. 33138

CERTIFIED TO: GUY E. O'GRADY; IRA R. SHAPIRO, P.A.; ATTORNEY'S TITLE INSURANCE FUND, INC.; GLENDALE FEDERAL BANK, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS.



LOCATION SKETCH

SCALE: 1" = 200'

The FLA. FLOOD INSURANCE RATE MAP, Dated 3-2-94 Published by the UNITED STATES HOUSING & URBAN DEVELOPMENT delineates the herein described land to be situated within ZONE X

I HEREBY CERTIFY that the attached PLAT SURVEY of the above described property is correct to the best of my knowledge and belief as furnished to me by the direction, also that I have not been furnished with any other information, and that I have read the Technical Statement of the FLORIDA BOARD OF LAND SURVEYING, dated April 15, 1994, in Chapter 427.027 (F.S.) and Chapter 11C17-0 of the Florida Administrative Code.

FOR: GUY E. O'GRADY

ORDER NO. 102 N.E. 98th St

NOT VALID UNLESS SIGNED AND DATED

M E M O R A N D U M

To: Michael R. Couzzo, Jr.
Village Manager

From: Warren von Bittner
Chairman, Historic Preservation Board

Re: Proposed Item for Village Council Agenda

Subject: Designation of Miami Shores Historic Land
622 N.E. 98th Street

Date: December 2, 1994

*Pls red-line
this to fit
Smith's house*

At its meeting of December 5, 1994, the Historic Preservation Board will consider passing a motion under section 11½-5 (b)(4) of the Miami Shores Village Code to recommend that the Village Council designate the property at 622 N.E. 98th Street, owned by Dr. Guy O'Grady, as an historic landmark.

This nomination was initiated by the property owner under section 11½-5 (b)(1) of the Code, and is supported by available historic documentation (see Request for Nomination for Landmark Designation attached). The Board will analyze the general criteria for determination of structures for designation as historical landmarks found in section 11½-3 of the Village Code, and will likely find that at least three (3) of the four (4) criteria have been easily met, i.e., subsections (1), (2) and (3). In specific:

Subsection (1): Associated with events that have made a significant contribution to the broad patterns of our history - This home was one of the few constructed by the New Miami Shores Company during the second phase of development of Miami Shores, which directly followed the bankruptcy of the Shoreland Company in July of 1927.

Subsection (2): Associated with the lives of persons significant in history - The architect of this home was Robert Law Weed, who was instrumental in establishing the Mediterranean Revival theme of Miami Shores and its subsequent evolution into Masonry Vernacular with Art Deco influence. Robert Law Weed was the architect of many historically significant structures built throughout Dade County including the Miami Shores Elementary School (with Robertson & Patterson, 1930), the Boulevard Shops (1401 Biscayne Boulevard, 1930), Burdine's (1675 Meridian Avenue), as well as numerous private homes in Miami Beach and Miami Shores. In addition, the home was originally the residence of J.N. Lummus, Jr., a member of the Lummus family that developed the first subdivision on Miami Beach in the early 1910's, and remained in that family

To: Michael R. Couzzo, Jr., Village Manager
Date: December 2, 1994
Page: 2

until only this year.

Subsection (3): Embodies the distinctive characteristics of a type, period or method of construction - This home is a stately example of the Mediterranean Revival Style theme evolving into the Masonry Vernacular with Art Deco influence, incorporating many of the distinguishing features of all three styles, such as an antique hand-made Cuban clay barrel tile roof, wood casement windows, and paneled wood doors typical of the Mediterranean Revival Style, hip roof typical of the Masonry Vernacular Style, and a circular port hole window opening (nautical motif) over the front entry way, a favorite decorative theme of the Art Deco style.

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 $\frac{1}{2}$ -5 (b)(5).

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.

cc: Dr. Guy O'Grady

RESOLUTION NO. _____

RESOLUTION OF THE MIAMI SHORES VILLAGE COUNCIL
ACCEPTING THE RECOMMENDATION OF THE HISTORIC
PRESERVATION BOARD TO DESIGNATE THE PROPERTY
AT 622 N.E. 98TH 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

red file

WHEREAS, on December 5, 1994, the Historic Preservation Board, after considering the criteria for designation of historic landmarks found in section 11½-3 of the Miami Shores Village Code, passed a motion, under section 11½-5 (b)(4), to recommend to the Village Council that the property at 622 N.E. 98th Street (the "J.N. Lummus, Jr. Residence") be designated as an historic landmark; and

WHEREAS, the current owner of the property, Dr. Guy O'Grady, 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 1929 by the New Miami Shores Company, during the second phase of development of Miami Shores; and

WHEREAS, the architect of the structure was Robert Law Weed, who was instrumental in establishing the Mediterranean Revival theme of Miami Shores and its subsequent evolution into Masonry Vernacular with Art Deco influence; and

WHEREAS, the subject structure typifies and reflects that evolution; and

WHEREAS, the subject property was originally the residence of J.N. Lummus, Jr., a member of the Lummus family that developed the

first subdivision on Miami Beach in the early 1910's, and remained in that same family until only this year.

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 622 N.E. 98th Street as an historic landmark of Miami Shores Village.

Section 3. 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, Dr. Guy O'Grady, in the public records of Metropolitan Dade County.

PASSED AND ADOPTED this _____ day of _____, 1994.

WILLIAM J. HEFFERNAN, Mayor

ATTEST:
MIAMI SHORES VILLAGE CLERK

By: _____
Scott Davis

APPROVED AS TO FORM:

MIAMI SHORES VILLAGE ATTORNEY