

VILLAGE COUNCIL

5/3/83

VILLAGE OF MIAMI SHORES

LANDMARK FACT SHEET ✓

WORK SHEET

NAME DONN AND DIANA FLIPSE DATE APRIL 18, 1983LOCATION 10108 N.E. 1ST AVENUE MIAMI SHORESCLASSIFICATION STRUCTURE CATEGORY RESIDENTIALPERMIT NO. _____ DATE CONSTRUCTED 1926 CONDITION GOODARCHITECT KIEHNEL & ELLIOTT BUILDER _____

ORIG. OWNER _____ PRESENT OWNER & ADDRESS _____

MR. & MRS. DONN FLIPSE10108 N.E. 1ST AVENUECURRENT ZONING R18.5 RESIDENTIAL

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

TWO-STORY MEDITERRANEAN REVIVAL STRUCTURE, MASONRY/STUCCO CONSTRUCTION.

IRREGULAR SHAPE. GABLE MISSION TILE ROOF. SECOND STORY WINDOWS ARE BRONZED

AWNING-TYPE, RECENTLY INSTALLED. SECOND STORY WINDOW ON FRONT HAS BALUSTRADED

FALSE BALCONY ON WOOD BRACKETS, ARCHES OVER WINDOWS ARE INDENTED MASONRY;

ORIGINAL WINDOWS MAY HAVE HAD ARCHED TRANSOME. BENEATH IS ARCHED FRENCH

DOORS TO RIGHT OF MAIN ENTRY. MAIN DOOR SURROUNDED BY CARVED AND EMBOSSED

MASONRY KEYSTONE. DOUBLE ARCHED JALOUSIE WINDOWS TO LEFT OF MAIN DOOR

WITH GLASS TRANSOMS; CENTER SUPPORT IS UNFLUTED IONIC COLUMN. CHIMNEY IS

OPEN BELLCOTE WITH MISSION TILE GABLE TOP. CAST MASONRY GRILLWORK OVER

FRONT DOOR AT SECOND STORY LEVEL. ARCHED WINDOWS REPEATED ON SIDE AND

AT REAR OF HOUSE. ON SOUTH SIDE CORBELING EXTENDS FROM WINDOW LEVEL. ARCHED

ENTRY WALL WITH TILE DECORATION EXTENDS FROM NORTH SIDE. DETACHED GARAGE

IS NOT SIGNIFICANT.

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

HOUSE WAS ONE OF THE MODELS USED IN ADVERTISING FOR THE MIAMI SHORES COMPANY

DURING THE DEVELOPMENT OF THE SUBDIVISION, A FRAMED COPY OF THE AD HAS

BEEN LOANED TO THE OWNERS OF THE HOME BY THE VILLAGE. THE PRESENT OWNER,

DONN FLIPSE, IS A MEMBER OF THE DONN FAMILY, FOUNDERS OF EXOTIC GARDENS

AND GULFSTREAM PARK.

HISTORICAL SUMMARY (continued)

HISTORIC DISTRICT REPORTS WILL CONTAIN THE SAME INFORMATION AS THOSE FOR INDIVIDUAL SITES WITH THE ADDITION OF THE FOLLOWING:

1) DATA:

- A. A map with the location of the district, property lines, buildings, streets and major topographical features.



2)

- A. A brief description of the relationship of the sites within the district to each other and the district's relationship to the surrounding area and the Village as a whole.



PREPARED BY: M. STOFIK

DATE: APRIL 18, 1983

The **Historic Preservation Board** is accepting nominations for properties to be considered for historic landmark designation.

If you own a property in the Village limits of Miami Shores, constructed before 1940, and are interested in participating in this program, please fill in the form below

and send to: Chairman, Historic Preservation Board
Miami Shores Village Hall
10050 N. E. 2nd Avenue
Miami Shores, FL 33138



Name of Property Owner Donn + Diana Flipse

Address of Property 10108 NE 1 AV

Owner's Address (if different) _____

Date Built 1926 Phone (day) 576-4515 Evening 751-0578

Comments: This is one of the original Kitchel and Elliot designed houses built in Miami Shores by the Shochard Company

Site Name (Address) 10108 N.E. First Avenue 905==

Other Names for Site 930==

Other Nos. for Site 906==

City & Zip Code Miami Shores 813==

Location Miami Shores Section 1 /
subdivision name

block no. / lot no. 868==

County Dade 808== Survey Date 8007 820==

Owner of Site: Name: ;
Address: 902==
902==

Occupant, Tenant, or Manager: Name: 904==

Type of Ownership:

- Private 848==
- Corporate 848==
- Municipal 848==
- 848==

Remarks:

Threats to Site:

- Zoning () 878==
- Development () 878==
- Deterioration () 878==
- Transportation () 878==
- Other (See Remarks): 878==

Condition of Site:

- Excellent 863==
- Good 863==
- Fair 863==
- Deteriorated 863==

Integrity of Site:

- Altered 858==
- Unaltered 858==
- Original Site 858==
- Restored () Date: 858==
- Moved () Date: 858==
- Destroyed () Date: 858==

Remarks: _____

Reporter (or local contact):

Name: Rodriguez, Ivan A. (Dade County Historic Survey) ;

Address: Dade County Park and Recreation Department
50 S.W. 32 Road; Miami, Florida 33129 816==

Name of Project: Dade County Historic Survey 980==

Recorder:

Name & Title: Monroe, Elizabeth B. (HSS) ;

Address: FDAHRM 818==

Previous Survey(s): enter activity/title of survey/name/date/repository)

839==

UTM Coordinates

			890==
Zone	Easting	Northing	

Photographic Record Numbers 80Da022 (frame 25) 860==

Address: 10108 N.E. First Avenue

Significance:

This masonry construction residence represents a fine example of Mediterranean architecture in Dade County around the 1920's. It is architecturally noteworthy for its stylistic features, the half timbers that frame some windows, and the use of French doors.

911==

Bibliography:

920==

Original Use:

- Private Residence 838==
- Apartment Building 838==
- Hotel 838==
- Commercial 838==
- Other: 838==

Areas of Significance:

- Architecture 910==
- Commerce 910==
- Exploration & Settlement 910==
- Social/Humanitarian 910==
- Other: 910==

Present Use:

- Private Residence 850==
- Apartment Building 850==
- Hotel 850==
- Commercial 850==
- Other: 850==

Period:

- 20th Century 845==
- 19th Century 845==

Culture/Phase American 840==

N.R. Classification Category: Building 916==

Specific Dates: Beginning 1920's 844==



Miami Shores Village

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

L. R. FORNEY, JR.
VILLAGE MANAGER

folio 11 3206 13 1560 3
MIA SH. Sec. 1 AMD.
E 1/2-22+23, BL. 11

April 1, 1983

Mr. & Mrs. Donn F. Flipse
10108 N.E. 1st Avenue
Miami Shores, Florida 33138

Dear Mr. & Mrs. Flipse:

I am pleased to inform you that your home at 10108 N.E. 1st Avenue 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 the Village.

You are invited to attend the next meeting of the Miami Shores Historic Preservation Board, Monday, April 19, 1983, at 7:30 p.m. at the Village Hall, 10050 N.E. 2nd Avenue, to discuss the nomination. Please bring any information, supporting data, abstract, records or photographs which you feel will assist the Board. The Board will review all information available to determine if your home qualifies for historic landmark designation under the provisions of Ordinance No. 439-82 and the guidelines adopted by the Board.

The recommendation of the Board will be forwarded to the Village Council for final action. The Council will not award historic landmark designation without the owner's consent.

A detailed explanation of the effect of this designation is provided in the Ordinance which is available at the Village Hall. Briefly, it states that before any changes in the exterior appearance of the property is made, approval of the proposed alterations must be obtained from the Historic Preservation Board. It has no effect on the interior or areas not visible from public access.

If you have any questions in the meantime, please call me at 758-1957.

Sincerely,

Marty Stofik (gm) ✓
(Mrs.) Marty Stofik, Chairman
MIAMI SHORES HISTORIC
PRESERVATION BOARD

MS:gm
certified mail

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: _____

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME

2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES

LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E₂ 22 & 23;
FOLIO: 11-3206-13-1560-3

3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
10108 N.E. FIRST AVE

4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME

5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED

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.

PLACEMENT OF MAILBOX AT RIGHT SIDE OF FRONT ENTRYWAY

MAILBOX TO BE SPANISH STYLE IRON (COMMONLY FOUND IN

MIAMI SHORES)

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.

NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____

CHARMAN

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: _____

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME

2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES

LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E $\frac{1}{2}$ 22 & 23;
FOLIO: 11-3206-13-1560-3

3. NAME OF OWNER & ADDRESS: WARREN von BITTNER

10108 N.E. FIRST AVE

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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.

RESTORE FRONT ENTRYWAY LANDING AND STEPS TO CONFORM WITH

AS DEPICTED IN 1925 LINE DRAWING PUBLISHED IN THE MIAMI

HERALD BY THE SHORELAND COMPANY ON JUNE 25, 1925 (SEE

ATTACHED).

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.

NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____

CHAIRMAN

MIAMI SHORES



One of the many beautiful new homes at Miami Shores. Design by Kiehnel & Elliott.

Will you be buying or selling --- this Winter?

Will you be taking profit or paying tribute this winter?

It's up to you.

If you are in the selling position this winter, disposing of what you can buy today, you will be taking profit. If you place yourself in the buying position this winter, with regard to what you might buy today, you will be paying tribute.

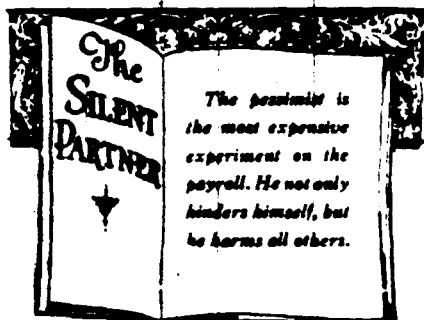
There is nothing stationary or stagnant about Miami real estate, and there will not be any such condition so long as the sun keeps shining, so long as the trade winds blow, so long as the payrolls of the North keep on making possible the tremendous influx of those who propose to let their earnings give them the advantage of enjoying Miami's salubrious climate.

The present condition is not a boom. Miami is just catching up with the demands placed upon it by

an eager buying public throughout the nation over. Some folks have been looking for a let-up for 28 years and opportunity has just about got tired of knocking at their doors.

You cannot stem the flood tide of the incoming thousands, who have found at last their ideal Southern home in Greater Miami. You who are here---you who can check up on profits that have been made in the past---know that you cannot go wrong anywhere in the Greater Miami District, if you select good locations and buy at prices that are in line.

Do this for yourself and do it now. Include Miami Shores in your itinerary; and, having seen all the other developments---together with Miami Shores---just be frank and honest, and place Miami Shores in the balance---give it its fair credit from the standpoint of location, accessibility and price, and Miami Shores will stand on its own merits and win.



MIAMI SHORES

AMERICA'S MEDITERRANEAN

Branch Office:
21 Elser Pier.

CITY OFFICE:
125 EAST FLAGLER ST.

Field Office:
Shoreland Boulevards

August 26, 1991

Tulie (Martha) W. Taylor
Historic Sites Specialist
Historic Sites Survey and Registration Section
Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: 10108 N.E. First Ave., Miami Shores, FL

Dear Ms. Taylor:

Thank you for your note of August 21st with the enclosed Smith and Cornell, Inc., brochure.

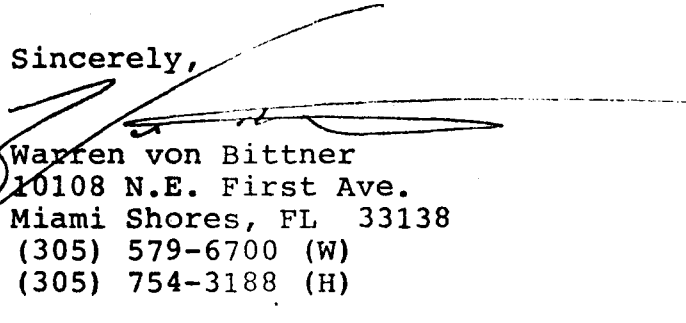
At your request, I am writing for two purposes: (1) to request that another Certificate for the property be prepared - the original seems to be lost - that I can have framed and display on the property; and (2) to obtain your approval for "special wording" on the OldStandard National Register Plaque.

I have chosen a Smith-Cornell, Inc., Style NR3 (enclosed), and would like to include the following "special wording":

SHORELAND COMPANY - MODEL HOME
KIEHNEL & ELLIOTT, ARCHITECTS
BUILT c. 1925

I look forward to hearing from you in due course.

Sincerely,



Warren von Bittner
10108 N.E. First Ave.
Miami Shores, FL 33138
(305) 579-6700 (W)
(305) 754-3188 (H)

cc: Miami Shores Village
Historic Preservation Board

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME - FIRST NAME - MIDDLE NAME von BITTNER, WARREN	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HISTORIC PRESERVATION BOARD
MAILING ADDRESS 10108 N.E. First Ave	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Miami Shores, FL	COUNTY DADE
DATE ON WHICH VOTE OCCURRED APRIL 24, 1996	NAME OF POLITICAL SUBDIVISION: MIAMI SHORES VILLAGE
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained (including the parent organization or subsidiary of a corporate principal by which he is retained); to the special private gain of a relative; or to the special private gain of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Warren von Bittner, hereby disclose that on APRIL 24, 1996, 19 .

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain;
- inured to the special gain of my business associate, _____;
- inured to the special gain of my relative, _____;
- inured to the special gain of _____, by whom I am retained; or
- inured to the special gain of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MEASURE: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NATURE OF CONFLICTING INTEREST: I AM THE OWNER OF THE PROPERTY FOR WHICH THE CERTIFICATE IS BEING APPLIED FOR.

APRIL 24, 1996

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1991), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.

MIAMI SHORES HISTORIC PRESERVATION BOARD
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 10/11/91

1. NAME OF PROPERTY: SHORELAND COMPANY - MODEL HOME
2. ADDRESS 10108 N.E. First Ave., Miami Shores, FL 33138
LEGAL DESC. see Designation Proposal on file
3. NAME OF OWNER & ADDRESS: Warren von Bittner
10108 N.E. First Ave.
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: _____
Warren von Bittner, owner
5. PRESENT USE AND CONDITION: Residence; partially restored
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) "SPECIAL WORDING" for Old Standard National Register Plaque, Smith-Cornell, Inc., Style NR3 (see attached exhibits).
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.

SHORELAND COMPANY - MODEL HOME

KIEHNEL & ELLIOTT, ARCHITECTS

BUILT 1925

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE. not applicable

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.

I CERTIFY THAT THE ABOVE INFORMATION
IS TRUE AND CORRECT:

APPROVED: _____

CHAIRMAN.

APPLICANT



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office Telecopier Number (FAX)
(904) 488-1480 (904) 488-3353

September 30, 1991

Warren von Bittner
10108 N.E. First Avenue
Miami Shores, FL 33138

Dear Mr. von Bittner:

In response to your letter, a new certificate stating that 10108 N.E. First Avenue in Miami Shores is listed on the National Register has been ordered. Also, the proposed wording for your bronze plaque is consistent with the information contained in the National Register nomination for the property.

If you need anything else or have any further questions concerning the National Register, please contact me at (904) 487-2333.

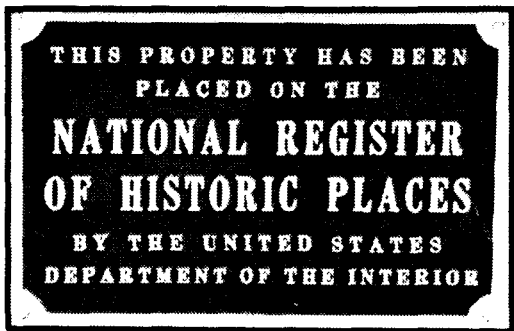
Sincerely,

Tulie W. Taylor
Historic Sites Specialist

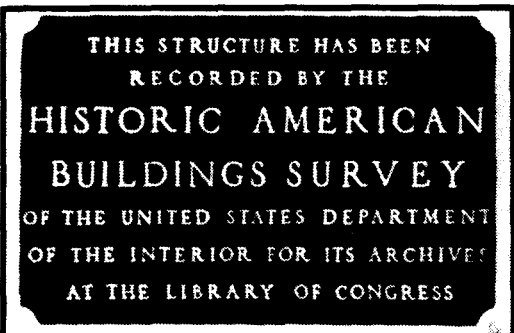
TWT

OldStandard

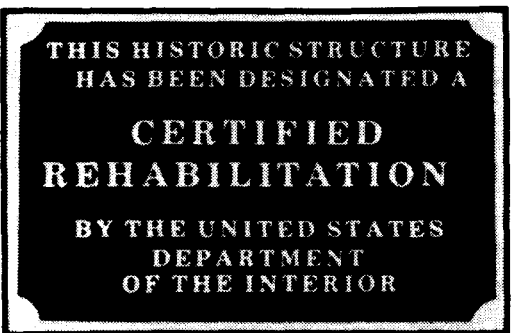
CAST BRONZE



OldStandard - This is the original National Register plaque that marks thousands of properties throughout the United States. Others have copied but this is the original. 10"x15".



OldStandard - Historic American Building Survey (HABS). 10"x15".



OldStandard - Certified Rehabilitation. 10"x15".

Here they are! Our most popular and original OldStandard National Register of Historic Places and Historic American Buildings Survey plaques. They mark thousands of historic properties throughout the country. These standard plaques provide an inexpensive alternative to a custom plaque and are created in the same way as our BronzeForever plaques. They too are of cast bronze denoting the importance of the building on which they are mounted. And, as with our custom bronze plaques, they will last for centuries.

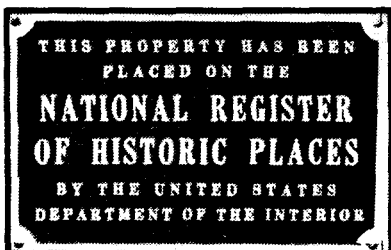
Others have copied us. Ours are the originals which you have seen throughout the U.S.A. and its territories.

Personalization and new sizes offer even more alternatives for identification of your qualifying historic property.

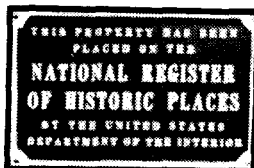
- * Historic Districts
- * Preservation Organizations
- * Statewide Historic Preservation Organizations
- * Neighborhoods

Let us create YOUR OWN OldStandard plaque with YOUR OWN wording suitable for the properties which you are proud of. You should have credit for your efforts. There is no better way than on a plaque! Such a project may also be a fund raising activity for you. Write or call us for ideas.

Some locations require a smaller plaque. We present these progressively smaller sizes to suit your needs.



Maxi size - 7 7/8"x11 1/2". Can be personalized with one or two lines.



Mid size - 5"x7 7/8". Can be personalized with one or two lines.



Mini size - 3 1/2"x5 5/8".

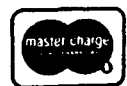


Presentation size - 2 3/4"x3 1/2".



Smith-Cornell, Inc.
Auburn, Indiana 46706-0686

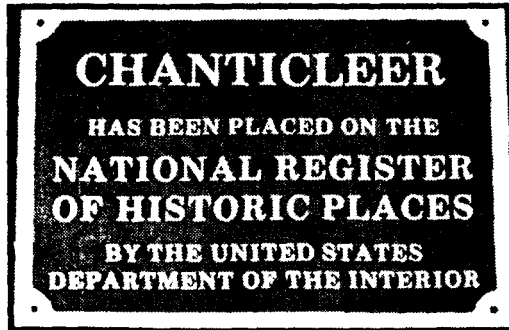
800-325-0248
In Indiana 219-925-1172



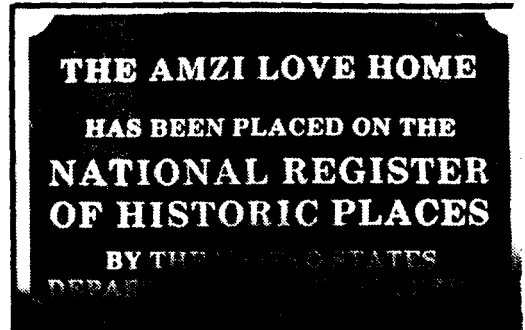
OldStandard

CAST BRONZE

NR1



National Register - One line. One line is your special wording. The balance is the OldStandard wording.

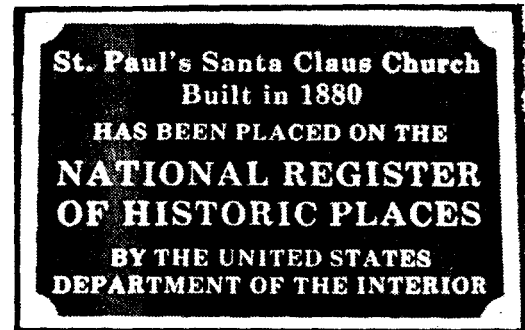


National Register - One line. An example.

NR2

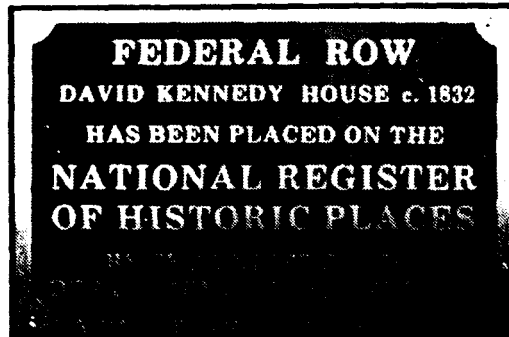


National Register - Two lines. Two lines are your special wording. The balance is the OldStandard wording.

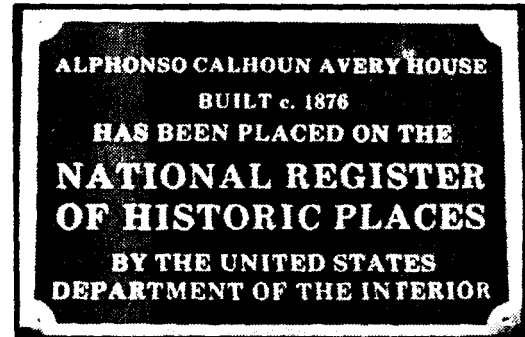


National Register - Two lines. An example.

NR2

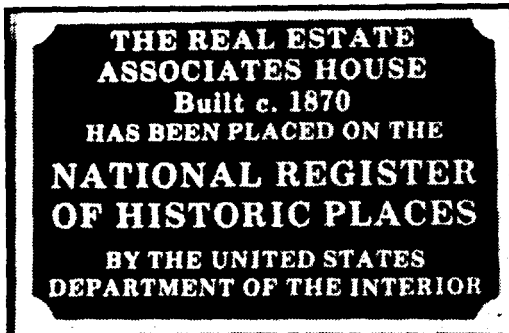


National Register - Two lines. An example of a historic district where all plaques in the district have the first line designated and each property has its special second line.

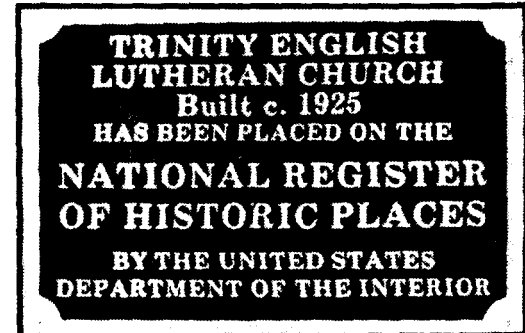


National Register - Two lines. An example.

NR3



National Register - Three lines. Three lines are your special wording. The balance is the OldStandard wording.



National Register - Three lines. An example.



Smith-Cornell, Inc.
 Auburn, Indiana 46706-0686

800-325-0248
 In Indiana 219-925-1172





AMENDMENT TO APPLICATION FOR CERTIFICATE OF APPROPRIATENESS: 10108 N. W. First Ave.
ILLUSTRATION SHOWING PROPOSED PLACEMENT OF NATIONAL REGISTER PLAQUE

MIAMI SHORES HISTORIC PRESERVATION BOARD
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 8-12-92

1. NAME OF PROPERTY: Shoreland Co. - model Home
2. ADDRESS 10102 NE 1 Ave.
LEGAL DESC. _____
3. NAME OF OWNER & ADDRESS: Warren^{von} Bittner
same
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: same

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.
relocate front entry-way light from above door to right side of door to accomodate awning. Change lamp to one more sympathetic to historic character of structure. *
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.

APPROVED: _____
CHAIRMAN.

* Applicant will bring proposed new lamp to HPR for review and approval.



ATTACHMENT TO APPLICATION FOR CERTIFICATE
OF APPROPRIATENESS - 10108 NE 1st Ave.

MIAMI SHORES HISTORIC PRESERVATION BOARD

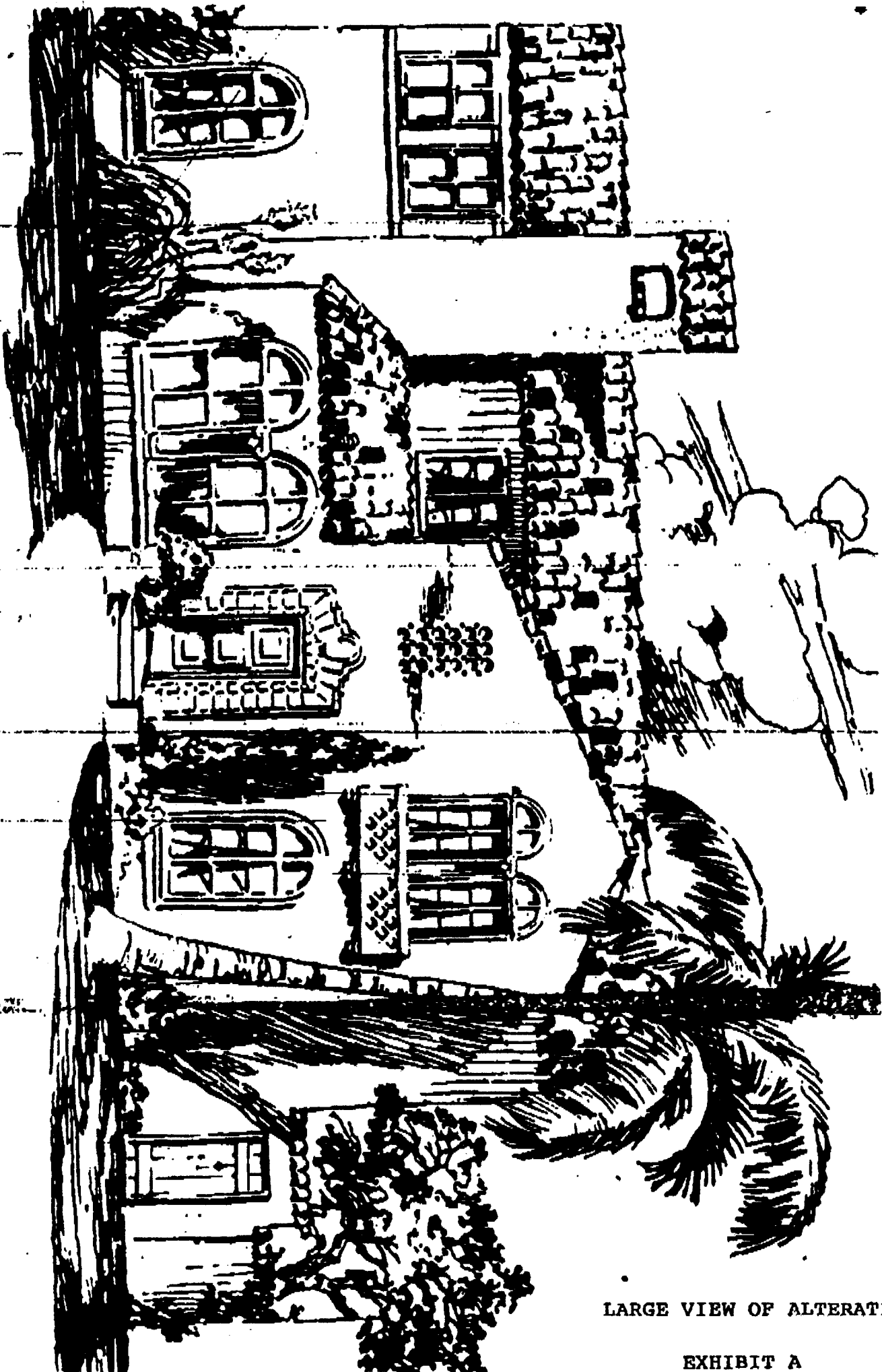
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 2/16/93

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME
2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES
LEGAL DESC. MIA SHRS Sec 1 AMD, BLOCK 11, LOT E $\frac{1}{2}$ of 22;
Folio: 11-3206-13-1560-3
3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
10108 N.E. FIRST AVE
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME
5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED
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.
(a) Replace rotted wooden seperator between upstairs french
doors opening onto front balcony with precast concrete column;
(b) install half moon wood casement windows into existing
decorative arches above same french doors. See attached
sketches - Exhibits A & B.
9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.
NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____



LARGE VIEW OF ALTERATIONS

EXHIBIT A

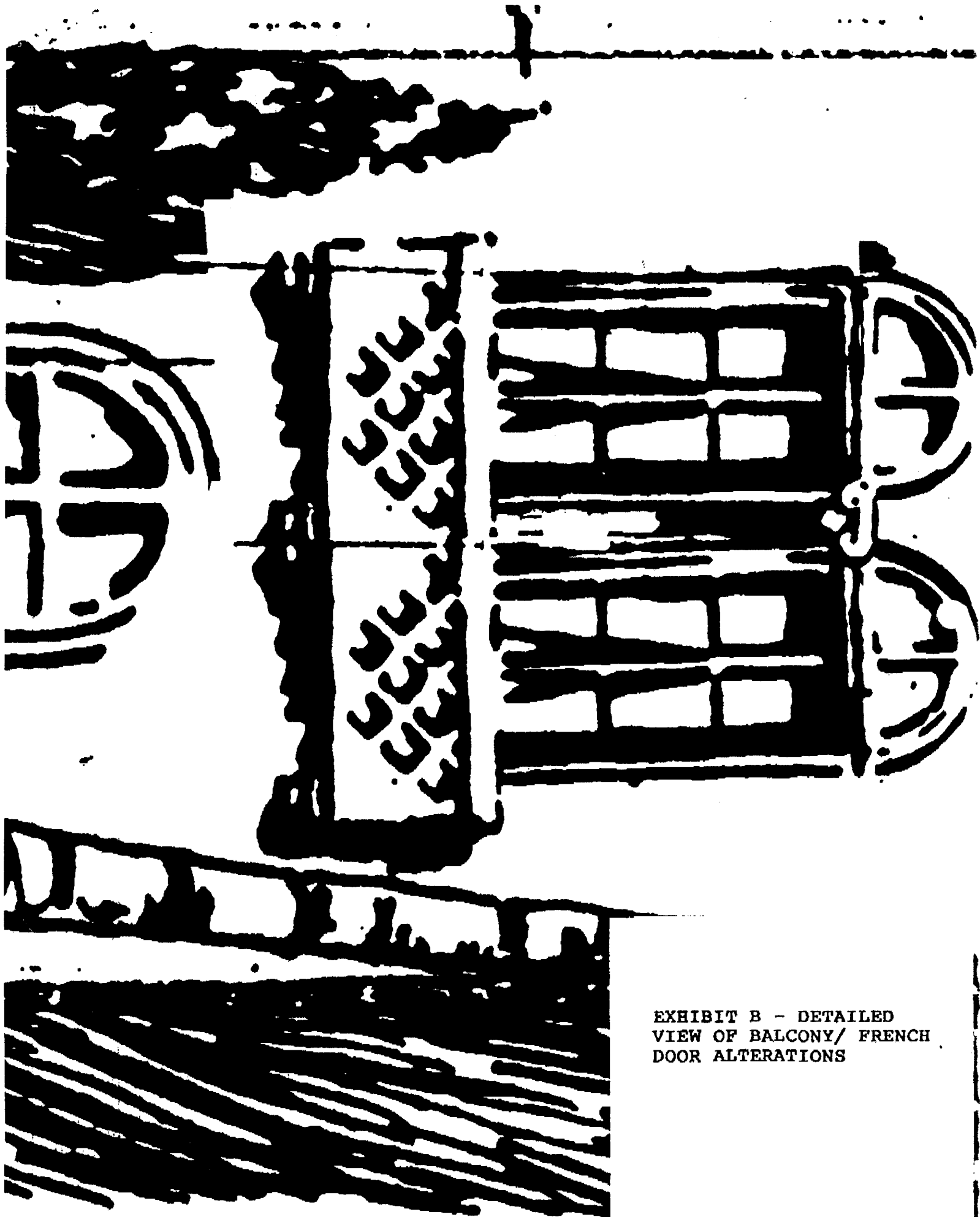


EXHIBIT B - DETAILED
VIEW OF BALCONY/ FRENCH
DOOR ALTERATIONS

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 4/19/93

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME

2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES

LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E½ 22 & 23;
FOLIO: 11-3206-13-1560-3

3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
10108 N.E. FIRST AVE

4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME

5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED

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.

REPAIR OF HURRICANE DAMAGED BARREL TILE ROOF BY REPLACEMENT
UTILIZING EITHER: (1) SALVAGED HAND-MADE CUBAN TILE; OR
(2) NEW HAND-MADE COLOMBIAN CLAY TILE (ORIGIN CUCUTAH
REGION, COLOMBIA).

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.

NO CHANGE

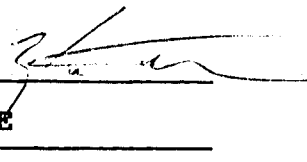
The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____
CHAIRMAN

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 4/19/93

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME
2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES
LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E½ 22 & 23;
FOLIO: 11-3206-13-1560-3
3. NAME OF OWNER & ADDRESS: WARREN von BITTNER 
10108 N.E. FIRST AVE
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME
5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED
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.
REPLACE EXISTING MASTER BEDROOM JALOUSIE WINDOWS (3)
HISTORICALLY APPROPRIATE HAND MADE WOOD CASEMENT WINDOWS
TO MATCH REMAINING EXISTING WOOD CASEMENT WINDOWS.
9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.
NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____
CHAIRMAN

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 4/19/93

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME
2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES
LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E½ 22 & 23;
FOLIO: 11-3206-13-1560-3
3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
10108 N.E. FIRST AVE
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME
5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED
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.
INSTALL HISTORICALLY APPROPRIATE CLOTH AWNINGS
9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.
NO CHANGE

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APPROVED: _____
CHAIRMAN

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 12 MAY 93

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME
2. ADDRESS 10108 N.E. FIRST AVE., MIAMI SHORES, FL 33138
LEGAL DESC. E 1/2 LOT 22 & LOT 23, BLOCK 11, AMENDED PLAT OF MIAMI SHORES, SEC 1, PLAT BOOK 10, PG 70
3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
same
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: same
5. PRESENT USE AND CONDITION: residence - partially restored
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.
WOOD CASEMENT
INSTALL DOOR AND/WINDOWS INTO NORTH ELEVATION OF REAR
PORTE COCHERE CONVERTED INTO KITCHEN AREA ACCORDING TO
PLANS ON FILE, DATED DEC. 5, 1946. THE NORTH ELEVATION
IS PRESENTLY A SOLID WALL NOT VISIBLE FROM THE STREET.
9. FOR DETAILS, SEE PLANS ATTACHED.
IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.
NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____
VICE- CHAIRMAN.

MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 02/07/94

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME
2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES
LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E $\frac{1}{2}$ 22 & 23
FOLIO: 11-3206-13-1560-3
3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
10108 N.E. FIRST AVE
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME
5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED
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.
INSTALLATION OF ANTIQUE CUBAN CLAY TILE ALONG THE FRONT
FACADE OF THE DETACHED GARAGE TO IMPLEMENT THE ORIGINAL
DESIGN INTENTION OF THE ARCHITECTS, KIEHNEL & ELLIOT, AS
SHOWN IN THE ATTACHED COPY OF THE LINE DRAWING OF THE
HOUSE PRINTED IN THE MIAMI HERALD IN 1925.
9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.
NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____
CHAIRMAN

MIAMI SHORES HISTORIC PRESERVATION BOARD

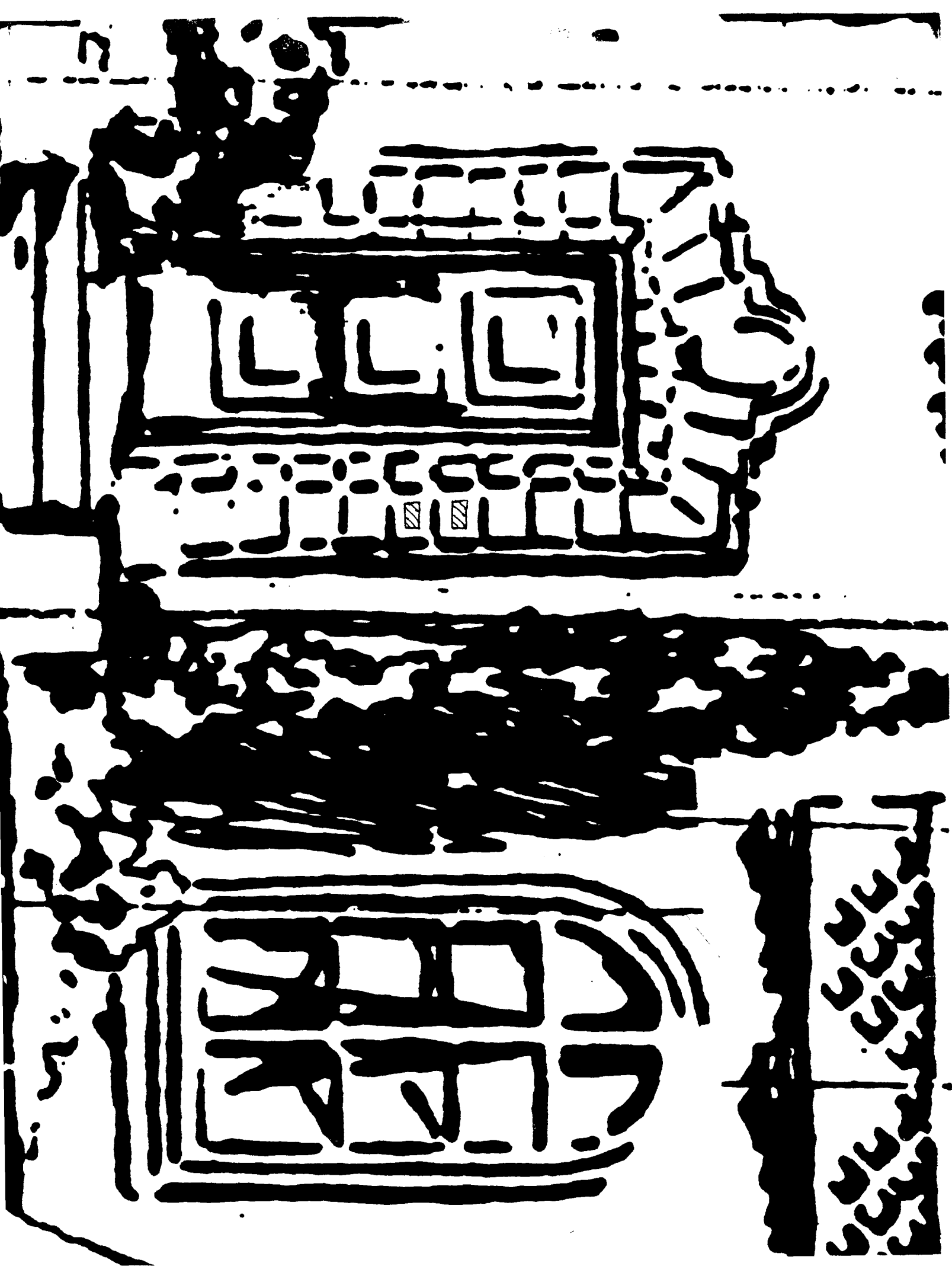
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 02/07/94

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME
2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES
LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E $\frac{1}{2}$ 22 & 23;
FOLIO: 11-3206-13-1560-3
3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
10108 N.E. FIRST AVE
4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME
5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED
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)** - BRASS PLAQUE COMMEMORATING RESTORATION HISTORIC CUBAN TILE
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.
PLACEMENT OF BRASS PLAQUE AT RIGHT SIDE OF MAIN ENTRY-WAY
DIRECTLY UNDERNEATH LOCAL DESIGNATION PLAQUE AND IDENTICAL
IN SIZE. SEE ATTACHED LOCATION DIAGRAM AND ATTACHED PROOF
OF PROPOSED WORDING.
9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.
NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____
CHAIRMAN



01-11-1994 04:11PM FROM METAL DECOF

TO

913055793399

P.02

MIAMI SHORES VILLAGE 800580 ORIGINAL 1925 7 X 3.5 DEB L000580

Original 1925 Installation of Antique
**18TH CENTURY
HANDMADE CUBAN CLAY TILE**

Removed 1960-70; Restored 1994

By

ARGUELLES & ARGUELLES

MIAMI SHORES HISTORIC PRESERVATION BOARD
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 02/07/94

1. NAME OF PROPERTY: SHORELAND COMPANY MODEL HOME

2. ADDRESS 10108 N.E. FIRST AVENUE, MIAMI SHORES

LEGAL DESC. MIA SHRS SEC 1 AMD, BLK 11. LOT E $\frac{1}{2}$ 22 & 23;
FOLIO: 11-3206-13-1560-3

3. NAME OF OWNER & ADDRESS: WARREN von BITTNER
10108 N.E. FIRST AVE

4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME

5. PRESENT USE AND CONDITION: RESIDENTIAL/PARTIALLY RESTORED

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.

INSTALLATION OF HALF-ROUND COPPER GUTTERS AND DOWN-SPOUTS

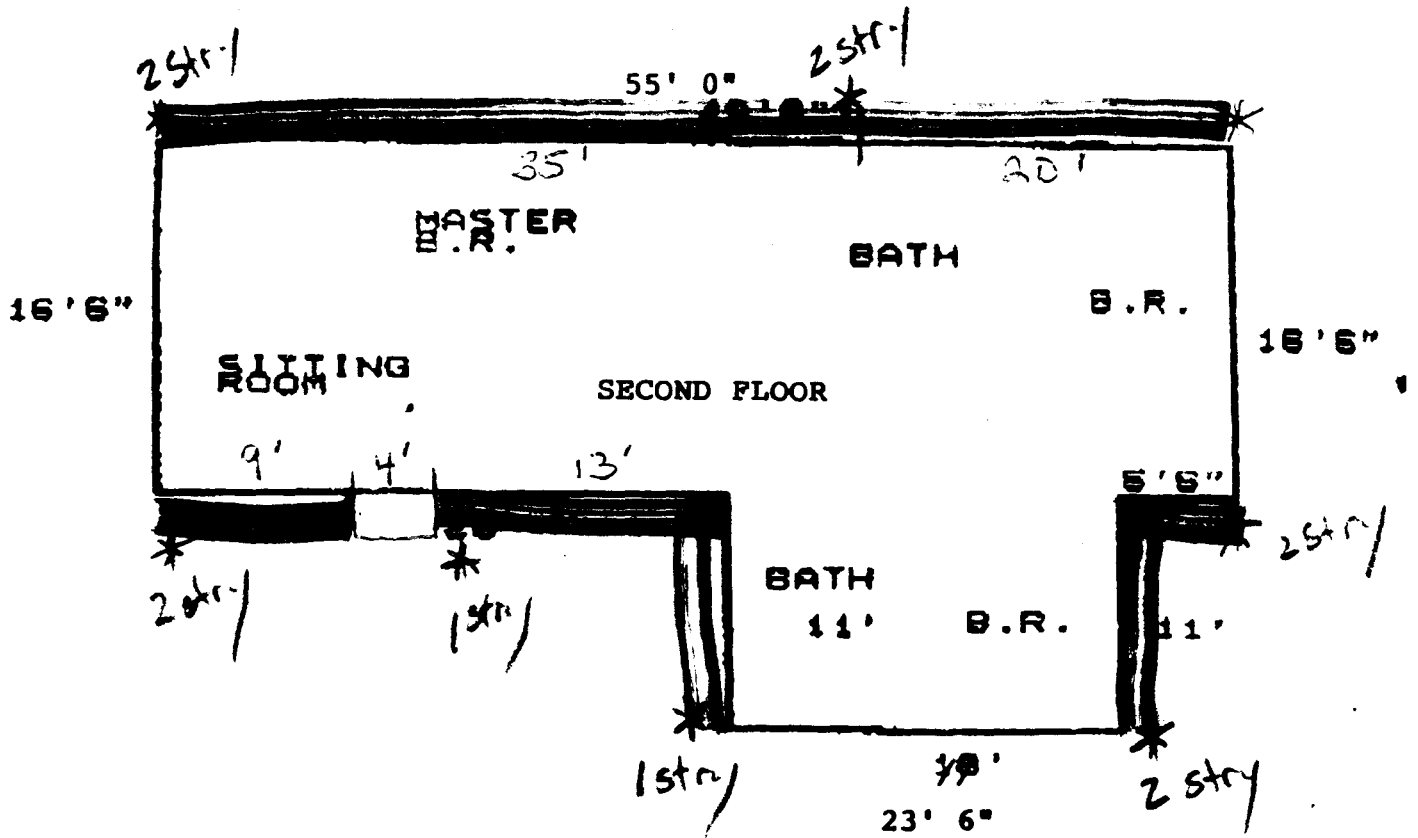
AS INDICATED ON THE ATTACHED DIAGRAM.

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.

NO CHANGE

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: _____
CHAIRMAN



CLASSIC APPRAISAL

Measurements

		Total
18' 0"	x 27' 6" =	495' 0"
26' 0"	x 16' 6" =	429' 0"
5' 6"	x 16' 6" =	90' 9"

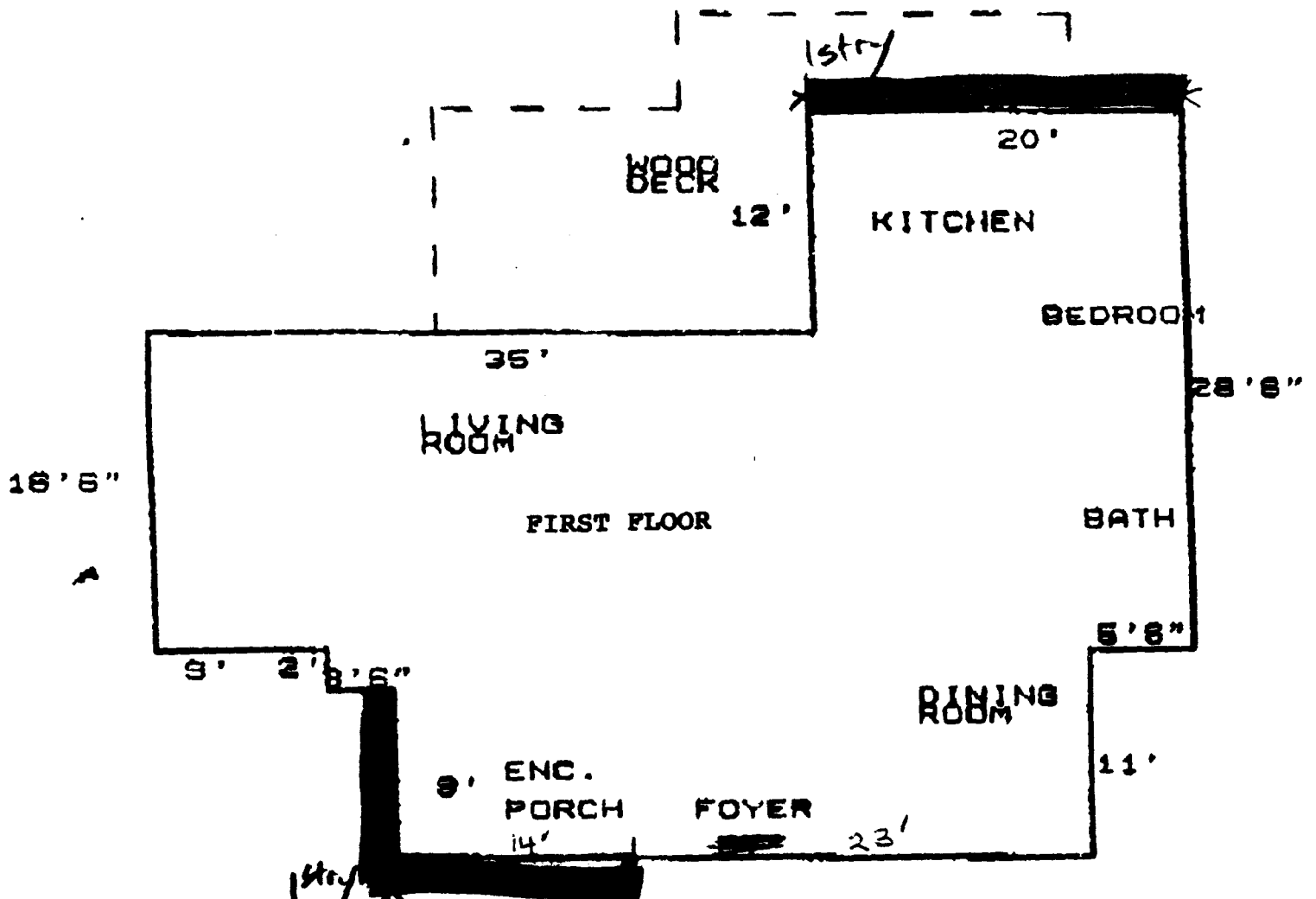
Subtotal:

1,014' 9"

CORRECTED MEASUREMENTS

23' 6"	x 27' 6" =	646' 3"
26' 0"	x 16' 6" =	429' 0"
5' 6"	x 16' 6" =	90' 9"
Second Floor:		1,166' 0"

* = Downspouts



Measurements	Total
37' 0" x 39' 6" =	1,461' 6"
3' 6" x 30' 6" =	106' 6"
9' 0" x 28' 6" =	256' 6"
-35' 0" x 12' 0" =	-420' 0"
5' 6" x 28' 6" =	156' 9"
First floor:	1,651' 6"

* = Down spout



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UNA GLAD

TOM BENNETT

1-800-426-7737 • Nationwide

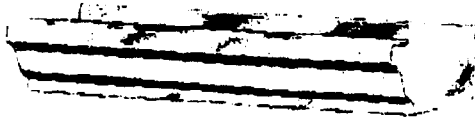
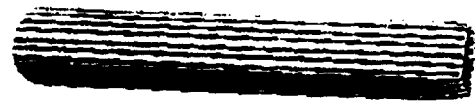
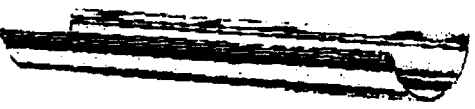
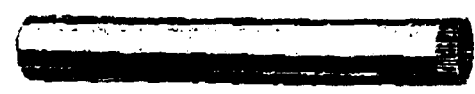
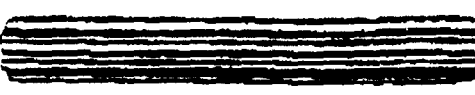
1-800-742-0578 • In Minnesota

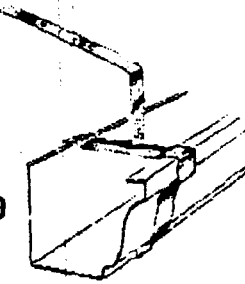

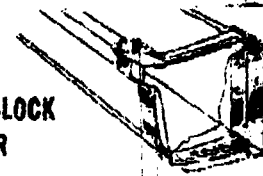



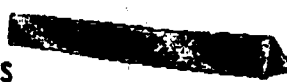
612-545-1604 • Local

LEADER PIPE AND GUTTER

STANDARD LENGTHS LEADERS - 10 FT.
GUTTERS - 10 FT.

HANGERS





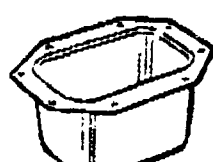

	SIZE
	4"
STYLE "K" O. G. GUTTER	5"
	6"
	3"
SQUARE CORRUGATED LEADER	4"
	5"
	5"
HALF ROUND GUTTER	6"
	2"
	3"
PLAIN ROUND LEADER	4"
	5"
	5"
ROUND CORRUGATED LEADER	6"

	SIZE
	4"
O. G. WRAP-AROUND HANGER	5"
	3"
METCO Jr. LEADER STRAP	4"
	4"
PERMA-LOCK HANGER	5"
	4"
TEE-BAR HANGER for "K" - O. G. Gutter	5"
	4"
NUT & BOLT HANGER (*One size fits 4" and 5" "K" - O. G. Gutters)	5"***
	7"
SPIKES	8"
	4"
FERRULES	5"

***** 6" *****
 FAX TRANSMITTAL MEMO
 TO: Warren Butler
 DEPT: _____ FAX #: _____
 FROM: Tom Bennett
 CO: _____ FAX #: _____
 Post-It brand fax transmittal memo 7671


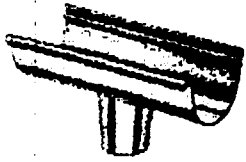



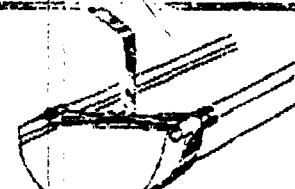
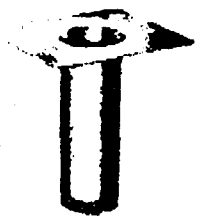
NO. OF PAGES
4

HALF ROUND GUTTER ACCESSORIES

"K" — O. G. MITRES	4"
	5"
INSIDE OUTSIDE	6"
"K" — O. G. END PIECE	4"
	5"
with Oval Outlet to fit Round or Square Leader	6"
"K" — O. G. TAP-ON END CAPS	4"
	5"
Left Right	6"
"K" — O. G. SLIP JOINT CONNECTOR	4"
	5"
	6"
RIVET TUBES	3"
	4"
OVAL "K" — O. G. OUTLET TUBE	3"
Fits Round or Square Pipe	4"
	

Call Free For Plumbing, Sheetmetal & Roofing Quotes and Supplies

COPPER SALES, INC. **TOM BENNETT**
UNA-GLAD
 1-800-426-7737 - Nationwide
 1-800-742-0578 - In Minnesota
 612-545-1604 - Local

ALUMINUM Available in Mill Finish or Stance Embossed		SIZE
HALF ROUND MITRES		4"
	Inside Outside	5"
		6"
HALF ROUND SECTION WITH OUTLET		4"
		5"
		6"
HALF ROUND TAP-ON END CAP		4"
		5"
		6"
HALF ROUND SLIP JOINT CONNECTORS		4"
		5"
		6"
ROUND OUTLET FOR HALF ROUND GUTTER		2"
		3"
		4"
HALF ROUND STRAP HANGER		4"
		5"
		6"
FLANGED LEADER PIPE OUTLETS with 10" Outlet Tube		Tube Dia. Square Flange
		2" 7"
		3" 7"
		3" 10"
		4" 10"

half-round metal GUTTERS

by John Leeke

BRING UP GUTTERS AND MANY RENOVATORS WILL SAY THEY'RE MORE TROUBLE THAN THEY'RE worth. They pull them off the house, haul them to the dump, and say good riddance. It's true gutters are not inexpensive to buy, and afterwards they are a chore to keep clean and in good repair. Then why go to the trouble to install and maintain a gutter system?

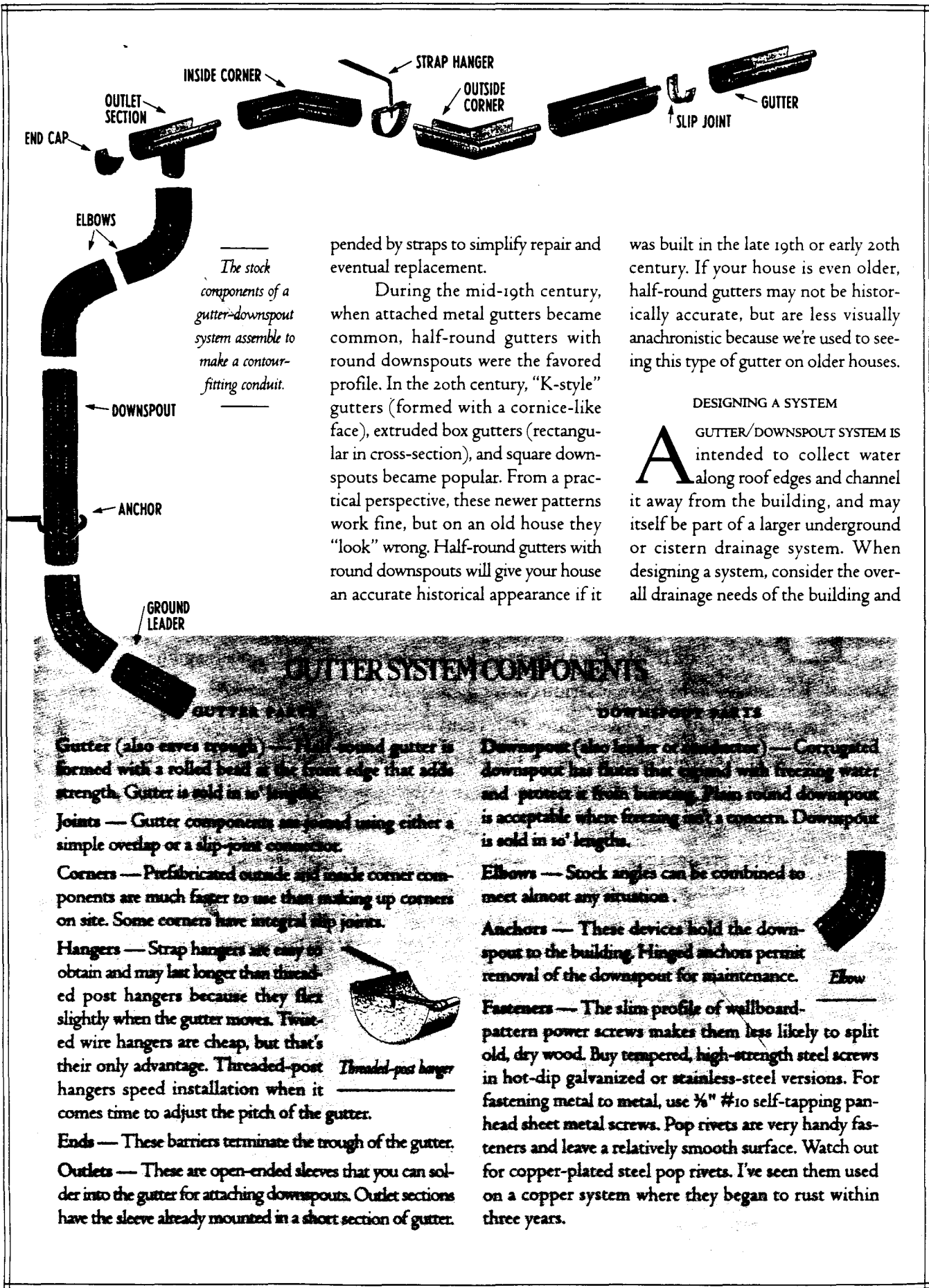
The answer is, to prevent serious water damage. At one house I worked on, the gutters were removed because they were three storeys up and always choked with leaves. Only four years later, however, the foundation wall had cracked and buckled more than four inches into the cellar due to moisture buildup and frost heaving in the soil outside. This major structural damage was a direct result of the gutter removal, and the cost of the foundation repairs was far greater than several decades of routine gutter maintenance.

THE LOOK OF GUTTERS

STRENGTH, EASE OF INSTALLATION, AND APPEARANCE make half-round metal hung gutters the style of choice for many old houses. More than once, I have seen light-gauge aluminum and plastic gutters mangled by ice dams and falling branches. But galvanized steel or copper half-round gutters have the strength to stand up to the great weight of freezing ice and snow, and their semicircular design allows ice to expand out of the trough without deforming the metal. With metal gutters, a complete gutter-and-downspout system can be assembled from stock parts, an "erector set" approach that makes it easy to tailor the installation. Gutter systems have an aes-

thetic as well as a practical impact. Many old houses were constructed with hidden systems such as built-in gutters, or systems that were an integral part of the architecture such as those that form the crown moulding of the cornice. In other cases, gutters were simply omitted so they wouldn't interfere with the design of the exterior. I usually restore or rebuild integral gutters to preserve the historic character of the house. However, I consider attached gutters a sacrificial element with a life of 10 to 50 years, depending upon their construction and maintenance. The sole purpose of an attached gutter is the practical matter of drainage. Half-round hanging gutters fall into this prosaic category because they are loosely sus-

The top braces of pump jacks (opposite) make a handy ledge for hanging gutter.



pended by straps to simplify repair and eventual replacement.

During the mid-19th century, when attached metal gutters became common, half-round gutters with round downspouts were the favored profile. In the 20th century, "K-style" gutters (formed with a cornice-like face), extruded box gutters (rectangular in cross-section), and square downspouts became popular. From a practical perspective, these newer patterns work fine, but on an old house they "look" wrong. Half-round gutters with round downspouts will give your house an accurate historical appearance if it

was built in the late 19th or early 20th century. If your house is even older, half-round gutters may not be historically accurate, but are less visually anachronistic because we're used to seeing this type of gutter on older houses.

DESIGNING A SYSTEM

A GUTTER/DOWNSPOUT SYSTEM IS intended to collect water along roof edges and channel it away from the building, and may itself be part of a larger underground or cistern drainage system. When designing a system, consider the overall drainage needs of the building and

GUTTER SYSTEM COMPONENTS

Gutter (also eaves trough) — Half-round gutter is formed with a rolled bead at the front edge that adds strength. Gutter is sold in 10' lengths.

Joints — Gutter components are joined using either a simple overlap or a slip-joint connector.

Corners — Prefabricated outside and inside corner components are much faster to use than making up corners on site. Some corners have integral slip joints.

Hangers — Strap hangers are easy to obtain and may last longer than threaded post hangers because they flex slightly when the gutter moves. Twisted wire hangers are cheap, but that's their only advantage. Threaded-post hangers speed installation when it comes time to adjust the pitch of the gutter.

Ends — These barriers terminate the trough of the gutter.

Outlets — These are open-ended sleeves that you can solder into the gutter for attaching downspouts. Outlet sections have the sleeve already mounted in a short section of gutter.



Threaded-post hanger

Downspout (also leader or conductor) — Corrugated downspout has flares that expand with freezing water and protect it from bursting. Plain round downspout is acceptable where freezing isn't a concern. Downspout is sold in 10' lengths.

Elbows — Stock angles can be combined to meet almost any situation.

Anchors — These devices hold the downspout to the building. Hinged anchors permit removal of the downspout for maintenance.

Fasteners — The slim profile of wallboard-pattern power screws makes them less likely to split old, dry wood. Buy tempered, high-strength steel screws in hot-dip galvanized or stainless-steel versions. For fastening metal to metal, use 1/8" #10 self-tapping pan-head sheet metal screws. Pop rivets are very handy fasteners and leave a relatively smooth surface. Watch out for copper-plated steel pop rivets. I've seen them used on a copper system where they began to rust within three years.



Elbow

the surrounding landscape. I usually summarize these needs on a plan of the property that includes house location, roof layout, trees, and changes in ground level.

To plan a gutter system, I draw a sketch of each side of the house that will have a gutter. For my early jobs I made sketches of the actual components so I could visualize how they fit together. The schematics I sketch today are quicker, but they still show which components go where — a big help when making an accurate parts order.

Where are gutters needed? Some typical situations:

- Houses with extensive woodwork, architectural details, and exposed wood sash, all of which are prone to water damage.
- Masonry houses with exposed mortar joints, which can suffer from freeze-thaw cycles made worse by standing water.
- The north and east sides of the house where moisture is not readily dried by sun.
- Roof valleys where large volumes of draining water are concentrated at one spot.

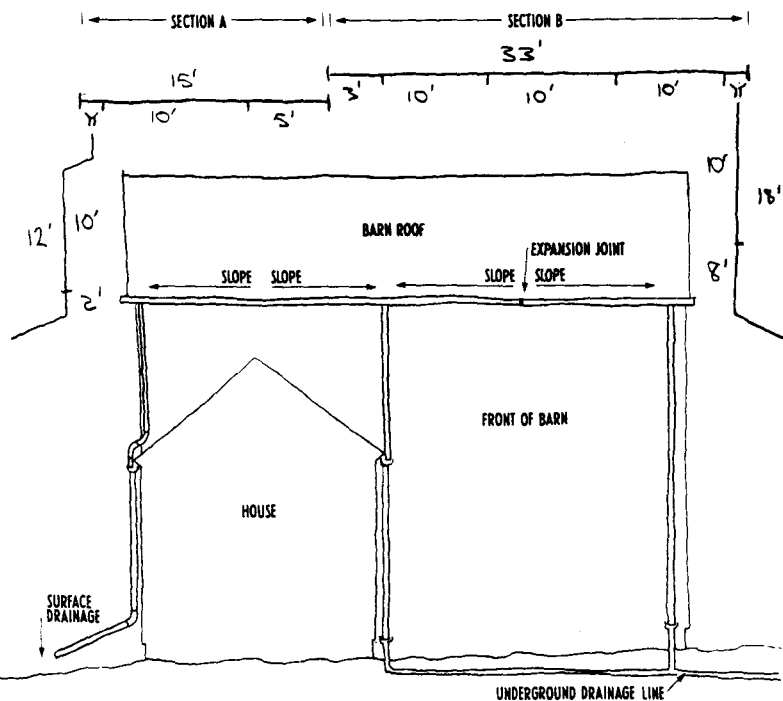
➤ Entranceways where people must pause before entering or leaving a building.

➤ Porches — exposed house parts that need as much moisture protection as possible.

Capacity is a consideration. The sheet-metal industry has calculated tables for precision sizing of gutter installations by roof area and expected rainfall. However, most systems are installed according to general rules-of-thumb developed by tradespeople. Here in New England, 4" gutters can serve a roof that is 10' from eave to peak, 5" gutters up to 25', and 6" gutters up to 40". In New Orleans where rainfall can be severe, I have seen gutters up to 10" across on 20-30' roofs. Check with your local suppliers or roof and gutter contractors to learn what is common practice and sizing in your area.

As for metal types, galvanized steel is strong, resists ice-dam damage, and is

The top schematic drawing of a gutter run is little more than a line with dimensions; the representational sketch below it shows a building and a realistic view of the system.



TECHNIQUES

Installing Hangers

DESIGNERS VARY FROM manufacturer to manufacturer, and each may have specific installation requirements. Here's how to apply a common type of strap hanger to a length of gutter:

1) Lay the cross-brace end of the hanger across the gutter, pushing it over the back edge. Then bend the lower strap down and around the the front bead (figure 1). The strap will grip the front bead snugly. Continue bending the lower strap around the gutter, forming it to the con-

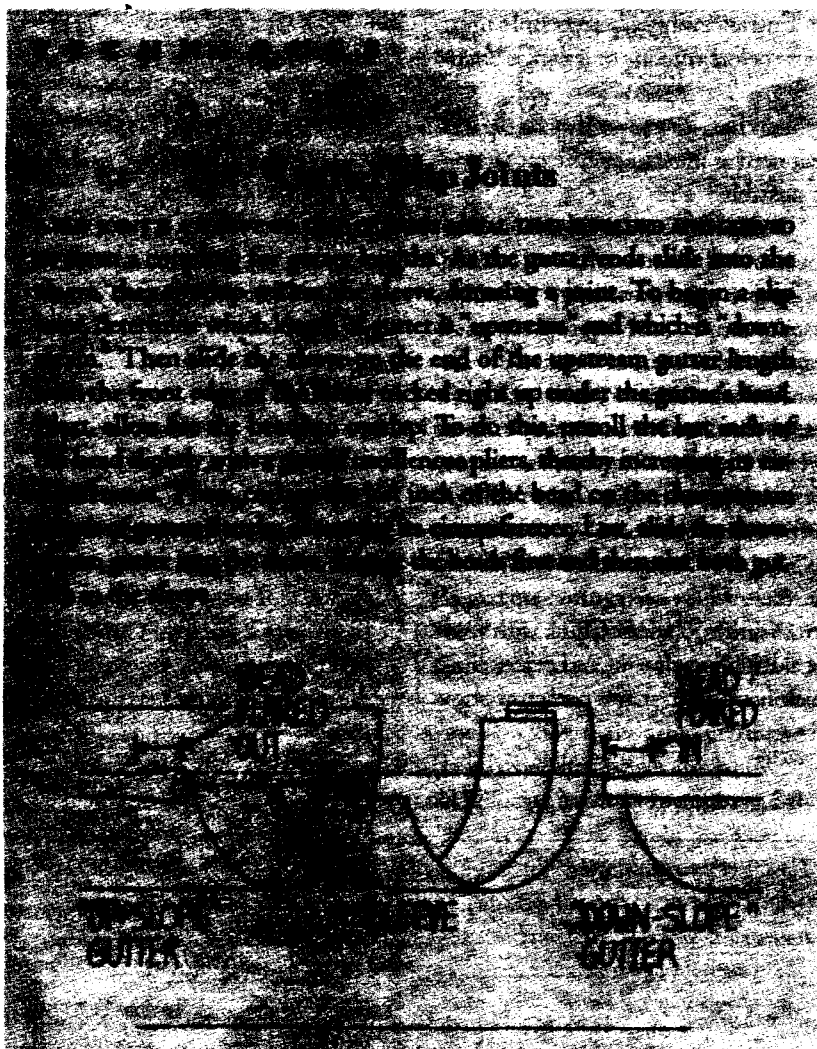


figure 1



figure 2

2) Work the end of the strap up through the slot at the back of the cross brace. Grip it with a pair of pliers and pull the strap through the slot, tightening the strap around the gutter. Bend the end of the strap over, locking the hanger onto the gutter (figure 2). It is best to leave the hanging straps down and parallel with the length of gutter so they don't get in the way when handling the gutters up onto the scaffolding.

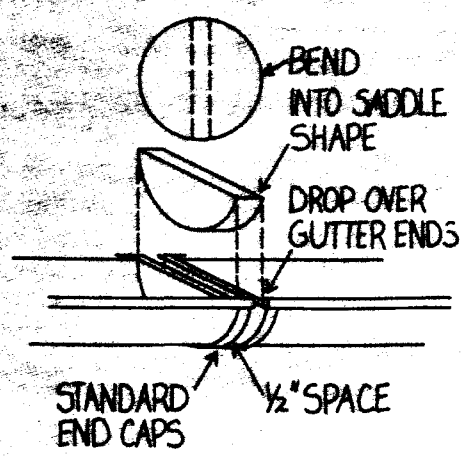


Expansion Joints

These connections relieve stresses caused by thermal expansion and contraction of the metal. This repeated movement can loosen fasteners and even distort and crack components. Use expansion joints on gutter runs over 40' or where the system is subject to excessive stress or constricted movement. Hip roof gutter systems benefit from expansion joints as the system can be continuous along three or four sides of the building.

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moderate in cost. Aluminum is light and easy to cut and work during installation. Copper is durable, especially lead-coated copper, which is more resistant to acid rain and the tannic acid in oak tree debris and cedar shingles. Stainless steel is so tough it seems fit to last forever (judging by costs, it should). All parts of the system — including fasteners — must be of the same metal to avoid galvanic action that causes corrosion.

Gutter pitch, too, must be taken into account. I shoot for a drop of 1" in every 10' of run, depending upon how free the installation is of sags or dips. Pitch also depends upon the position of downspouts (multiple spouts may make pitch less critical) and the length the run (a continuous 40' gutter might show an unappealing drop). Pitch, then, usually becomes a matter of balancing appearance and good drainage.

Last, a word about channeling water between roof levels. Don't let downspouts pour directly on the roofing of a lower level. The concentration of water will wear that spot out before the rest of the roofing needs replacement. Upper level conductors should always pour into lower level conductors or continue directly to the ground.

PREPARATION AND PREASSEMBLY

A GOOD TIME TO SCHEDULE A gutter project is when roof repairs are planned. Scaffolding may already be in place and roofing removed, which will simplify anchoring hangers (particularly on rigid shingle roofs). Before beginning a gutter installation, complete all maintenance and painting on cornices, exterior trim, and woodwork that will be attachment points for gutters or downspouts. At the same time order the system parts. Extras are essential for test pieces, especially if you have not done gutter work before and are planning to fabricate or modify components. Order at least one surplus part of every item, and two or three

extra for gutter hangers and downspout anchors. Leftovers will come in handy for future repairs.

Typically, local suppliers will not stock a complete set of components for every width of gutter they carry. You may have to compromise on size and metal to find the range of components you need, or plan well ahead and make sure you order enough parts the first time. Buy all of your gutter system components from one supplier or manufacturer. If you must order from more than one source, obtain samples first to ensure parts will fit.

While you may be able to handle planning and preparation by yourself, preassembling and hanging system sections longer than 10' will go more quickly with a helper, and very long sections may require a crew of

three. Begin work by completely assembling each section of gutter and downspout on the ground where it's far easier to do a better job of cutting and fitting — hanging the gutter while standing on a scaffold or ladder is complicated enough. For a workbench, use a long ladder stretched across sawhorses, or a flat stretch of pavement. Even if you want a gutter to fit a curved roofline, a truly flat surface will provide an accurate reference.

After preassembly, clean all joints on the inside of gutters with a sheet-metal cleaner fluid. Spray or brush on the cleaner and wipe off. Repeat two or three times with a clean paper towel each time to remove oils left over

Gutter components of galvanized steel assemble reliably with self-tapping sheet metal screws and a battery drill.



from manufacturing. Wait to caulk until after the gutter has been hung.

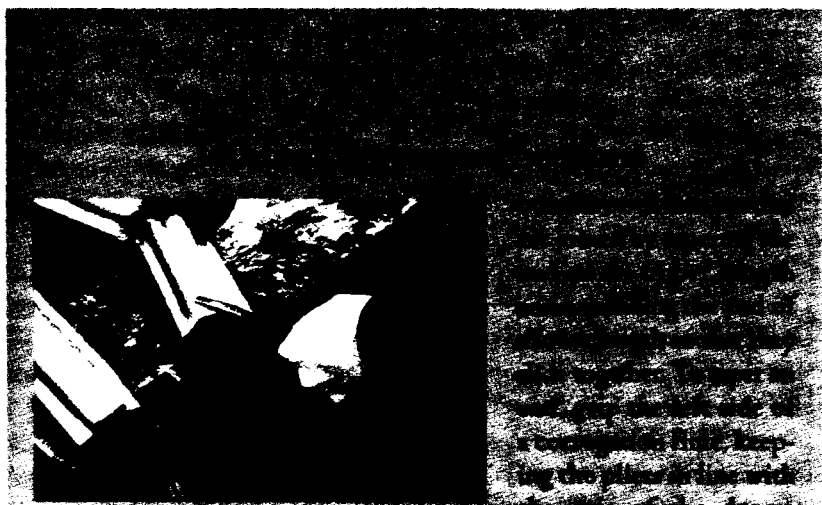
WORKING WITH SHEET METAL

DOWNSPOUT Saws easily with a power saber saw and 4" 32 tpi (teeth per inch) blade in a single pass. If you have only short saw blades, saw through one of the ridges, then stop and insert the blade into the resulting slot and continue cutting around the circumference of the downspout. Of course, you can always cut downspout with a hand hacksaw and a 32 tpi blade. Saw gutter from the bottom side with a saber saw — it's difficult with a hacksaw.

For further fitting, sheet metal cuts easily if you have the right tools. Tinner's snips are scissorslike implements made in a variety of designs, each for a specific operation (for instance, left-hand cutting, right-hand cutting, and circular or intricate patterns). "Aircraft" shears are the modern, high-leverage alternatives to tin snips. There are also many specialty tools for cutting out small openings or trimming the edge of a sheet.

File burrs off fresh metal edges with a round metal file. The few moments this takes will save many cuts and scratches on your hands. Wear safety glasses or goggles to guard your eyes from metal slivers, and leather work gloves to protect your hands.

Joints between lengths of gutter



Expand downspout end by flattening the flutes with pliers. Mating ends (like the piece at left) are aligned with the reverse process.

...the flutes on the right side of the downspout. Then twist the pliers to the right, bending the metal to make the flute deeper. Do the same

on the right side of the flute, twisting to the left. Repeat at each flute around the gutter. The result is a slightly smaller circumference.

Expand the mating end by gripping across each flute on a diagonal. Twist the pliers slightly each way to flatten out the flute. Grip the same flute on the opposite diagonal and twist again. Repeat at each flute. Fit the two lengths together and fasten the joint with three screws or rivets (to permit disassembly), spaced evenly around the circumference.



figure 3



figure 4



figure 4

Hanging Gutter

ON A CEDAR SHAKE-TYPE MANGERS, POSITION THE GUTTER AT THE PROPER angle to the eaves of blocking and tapered shingles. (Threaded post is shown slanting about slope at this stage.) If you are handling a metal gutter, fit the slip joints together but do not fasten until the gutter is hung and adjusted. The following steps describe using gutters on an asphalt shingle roof:

1) Loosen the hangers by carefully loosening a shingle and bending it back with a hot-air gun. Check the gutter with level and make any adjustments.

2) Mark the eaves straight and mark where they pass the edge of the gutter. Then, to match the slope of the roof, lift the shingle and screw it back in place.

3) Fasten the gutter with screws (figure 1). Straighten out any sagging in the pitch and then fasten any gutter joints that are still loose. Seal the joints, and apply a sealant such as Sikaflex polyurethane sealant (figure 2). Smooth the sealant with a popsicle stick soaked in soapy water.

4) When hanging is complete, check to make sure the gutter drains properly by pouring a bucket of water into the system from the high end. If any shingles are not laying flat, tack them down with roofing nails. Use a hot-air gun. If winds are known to create a swinging gutter problem, make up ferrules of rolled sheet metal in various lengths (pieces of galvanized work well). Install these between the fascia board and the gutter at strategic spots using long screws (figure 3).

Fabricating Downspout Elbows

MAKING YOUR OWN ELBOWS PROVIDES SPECIAL ANGLES YOU CAN'T GET AS STOCK units. Forming an elbow on the end of a downspout also eliminates one joint and saves the purchase of one component.

1) First, solder the seam so that it will not open. Next, lay out the pipe with a marker or soft pencil and clamp the downspout in a vice. Tighten lightly to avoid crushing, and steady the piece with a free hand.

2) Form flanges by making two $\frac{1}{2}$ " long cuts and two $\frac{1}{4}$ " long cuts. Bend out the flanges on the top side of the downspout with a pair of pliers (figure 4). With a flat-blade screwdriver, "shoehorn" the metal just slightly. Then, bend the elbow to the correct angle with hand pressure.

3) Fasten the elbow in position with a $\frac{3}{8}$ " #10 stainless steel self-tapping pan-head sheet-metal screw. Use a ballpeen hammer to lightly tap the flanges down against the contoured surface underneath (figure 5). Take out the screw, apply flux, replace the screw, and solder the joint.

4) Solder the joint, making sure the solder flows between the flanges and the metal underneath. Wire brush the joint to clean it, and scrub the elbow inside and out with a bristle brush and soda water ($\frac{1}{2}$ pound baking soda mixed in a bucket of water) to neutralize the remaining acid flux and prevent corrosion of the zinc coating.

and other parts can be fastened with screws and sealant or soldered. After seeing some soldered galvanized steel gutters fail, I prefer to fasten them with screws and seal the joints to make them watertight, but soldering copper gutters seems to be more successful. However, it is a worthwhile precaution to solder the first 12" of the seam at both ends of downspout sections to keep it from popping open when the end is crimped. Where freezing weather is expected, it is often pays to solder the

entire length to keep expanding ice from splitting the seam open.

For soldering, use 50:50 lead:tin solid-core wire solder (bar solder is more economical if you plan to use large quantities). Acid flux is best on galvanized steel because it cuts through surface oils, but rosin flux will work if the metal is precleaned. The ideal heat tool is a stove-heated metalworker's copper or high-wattage electric iron; a copper adapter on a propane torch is less effective. Sheet metal heated directly by an

open flame doesn't work because it contaminates the surface and prevents a good bond. To solder, first flux the cold surface, then lay the hot soldering copper on the joint. As the metal heats, begin to feed in a little solder and, as it is drawn into the joint, slowly move the copper along. Avoid big globs of solder (the sign of a cold, poorly adhered joint) and wipe off extra flux once the metal has cooled. ■

Contributing Editor John Leeke is a consultant and contractor who helps homeowners, contractors, and architects work with early buildings: RR 1, Box 2947, Sanford, ME 04073; (207) 324-9597

TECHNIQUES

Fabricating Hinged Ground Leaders



Figure 1



Figure 2

THE BIGGEST NUISANCE WITH A GUTTER/DOWNSPOUT SYSTEM is removing the ground leaders to mow the lawn. I developed the hinged ground leader to avoid this problem. To make a hinged ground leader, start with a 4' section of downspout and a 45-degree elbow (Figure 1). Downspout profiles vary from one manufacturer to the next, so it's best to buy your elbow and connector pieces from the same manufacturer.

Drill a hole in the wall for the ground leader. The hole should be 1/2" larger than the diameter of the ground leader. Drill the hole to a depth of 12" and insert the ground leader. The ground leader should be flush with the exterior finish of the wall.

good piece of downspout (Figure 3). Use a long time to cut the downspout.

3) Use a long time to cut the downspout. Redrill the hole in the wall to get the ground leader flush with the exterior finish. You may need to trim the exterior finish to get the ground leader flush with the exterior finish. Swing the ground leader halfway up (Figure 4). When you want to mow the lawn, swing the ground leader

Suppliers List

BENJAMIN OBDYKE, INC.
John Fitch Industrial Park,
Dept OHJ
Warminster, PA 18974
(800) 523-5261
Half-round metal gutters in galvanized steel, copper, and aluminum

COPPER SALES, INC.
1405 North Highway 169,
Dept OHJ
Minneapolis, MN 55441
(800) 426-7737
Copper gutters and related products.

SOUTH SIDE ROOFING & COMPANY, INC.
290 Hanley Industrial Court,
Dept. OHJ
Saint Louis, MO 63144
(314) 968-4800
Custom metal gutter fabrication.

W.F. NORMAN CORPORATION
P.O. Box 323, 214 N. Cedar,
Dept. OHJ
Nevada, MO 64772
(800) 641-4038
Ornamental conductor heads & fittings.

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): SHORELAND COMPANY MODEL HOME

ADDRESS OF PROPERTY: 10108 NORTHEAST 1ST AVENUE

NAME(S) OF APPLICANT(S): WARREN VON BITTNER

(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) 579-6700 ; (305) _____

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.

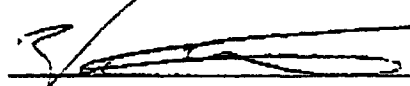
DESCRIPTION OF THE PROPOSED PROJECT (Explain what changes will be made and how they will be accomplished - use continuation sheet if necessary - all applications shall be accompanied by at least one 3" x 5" photograph of the property):

Replace missing screen door on main entryway with wooden screen door with five (5) decorative, horizontal, six (6) foot, turned wood spindles in the center, backed with copper screening (See photograph attached). Spindles match existing spindles on interior stairway banister complementing banister when front door is open. Screen door to be painted dark blue to match trim color previously approved by the Board.

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):

 DATE: 10/26/95

DATE: _____

SIGNATURE OF OWNER(S):

 DATE: 10/26/95

FOR BOARD USE ONLY

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

10/26/95

DECISION OF THE BOARD (circle the appropriate number):

1. APPROVED

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

3. DENIED

SIGNATURE OF CHAIRMAN: _____

DATE: _____

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

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CERTIFICATE OF APPROPRIATENESS

please type or print clearly

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(circle the letter next to the appropriate classification)

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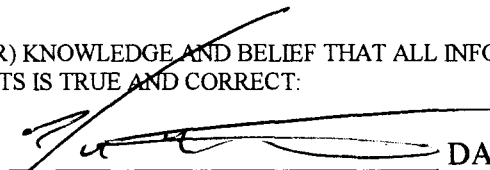
E. **NEW CONSTRUCTION:** The process of constructing a building or structure that has never existed at that location. Applications shall include: a site plan, elevations, floor plan and/or landscape plan.

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):

Replace existing halogen flood light centered above garage doors with black wrought iron and stained glass lighting fixture appropriate to the Mediterranean Revival Style (photo of existing fixture and proposed fixture to be submitted at hearing).

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):  DATE: 12/29/95

DATE: _____

SIGNATURE OF OWNER(S):  DATE: 12/29/95

FOR BOARD USE ONLY

APPLICATION DATE (date application received by Secretary of the Board): 12/29/95

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.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME - FIRST NAME - MIDDLE NAME von BITTNER, WARREN	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HISTORIC PRESERVATION BOARD
MAILING ADDRESS 10108 N.E. First Ave	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Miami Shores, FL	COUNTY DADE
DATE ON WHICH VOTE OCCURRED	NAME OF POLITICAL SUBDIVISION MIAMI SHORES VILLAGE
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained (including the parent organization or subsidiary of a corporate principal by which he is retained); to the special private gain of a relative; or to the special private gain of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting, *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Warren von Bittner, hereby disclose that on Jan 4, 1996.

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain;
- inured to the special gain of my business associate, _____;
- inured to the special gain of my relative, _____;
- inured to the special gain of _____ by whom I am retained; or
- inured to the special gain of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MEASURE: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NATURE OF CONFLICTING INTEREST: I AM THE OWNER OF THE PROPERTY FOR WHICH THE CERTIFICATE IS BEING APPLIED FOR.

12/29/95
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1991), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable) : SHORELAND COMPANY MODEL HOME

ADDRESS OF PROPERTY: 10108 NORTHEAST 1ST AVENUE

NAME(S) OF APPLICANT(S): WARREN VON BITTNER
(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) 579-6700 ; (305) _____

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.

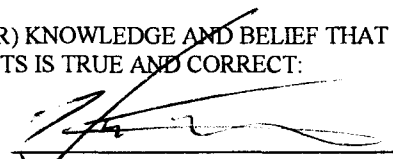
DESCRIPTION OF THE PROPOSED PROJECT (Explain what changes will be made and how they will be accomplished - use continuation sheet if necessary - all applications shall be accompanied by at least one 3" x 5" photograph of the property):

On March 8, 1994, the Board approved the installation of half-round copper gutters and down-spouts. Unfortunately, the original blue prints for this structure are lost. However, research of the blue prints from other Kiehnel & Elliott homes in Miami Shores, in particular 257 N.E. 91st Street, which shares many of the same design features as the subject residence, reveals that the more ornate "O.G." Style copper gutter was specified by these architects. Therefore, approval is requested for copper gutters as per the attached specifications instead of the "half-round style" previously approved.

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:

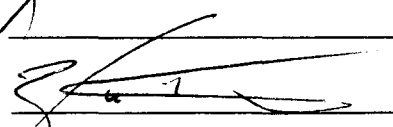
SIGNATURE OF APPLICANT(S):



DATE:

4/23/96

SIGNATURE OF OWNER(S):



DATE:

4/23/96

FOR BOARD USE ONLY

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

10/26/95

DECISION OF THE BOARD (circle the appropriate number):

1. APPROVED

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

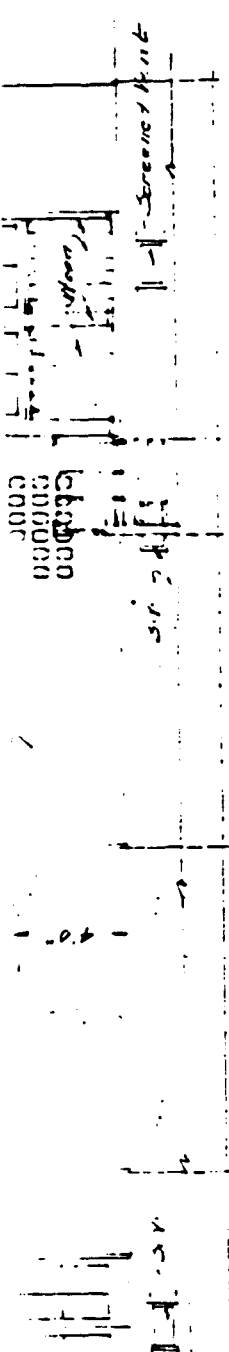
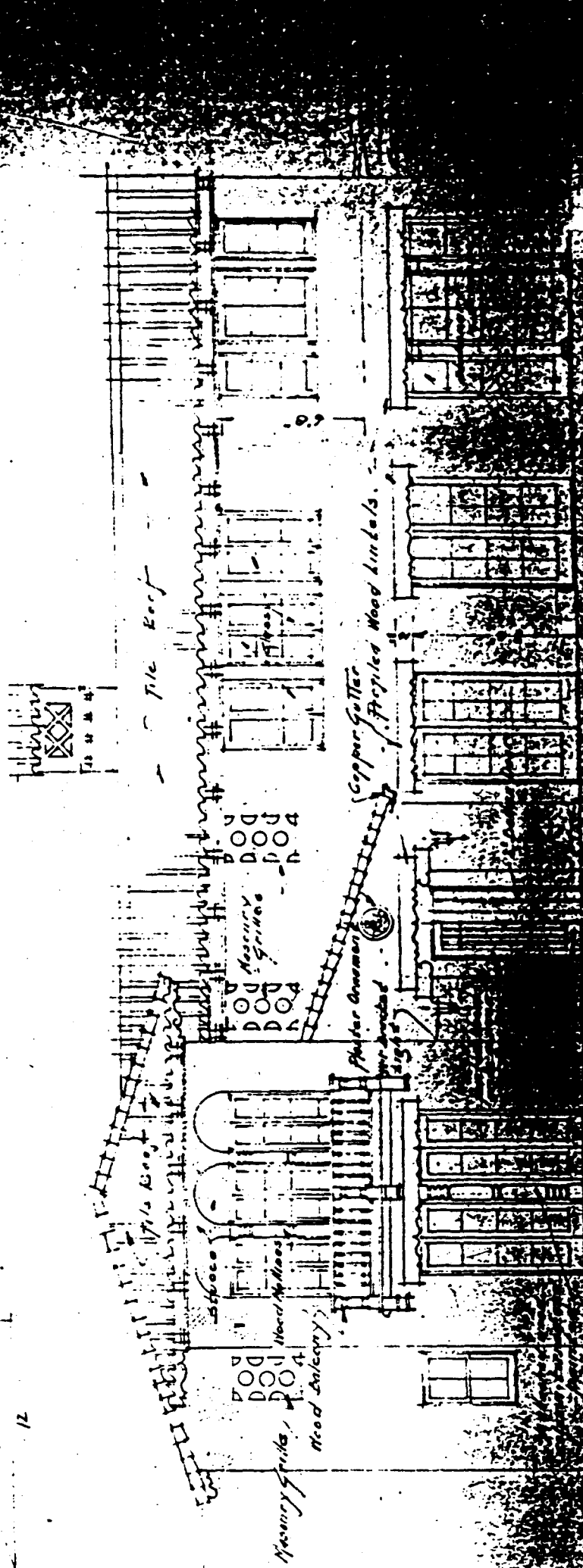
3. DENIED

SIGNATURE OF CHAIRMAN: _____

DATE: _____

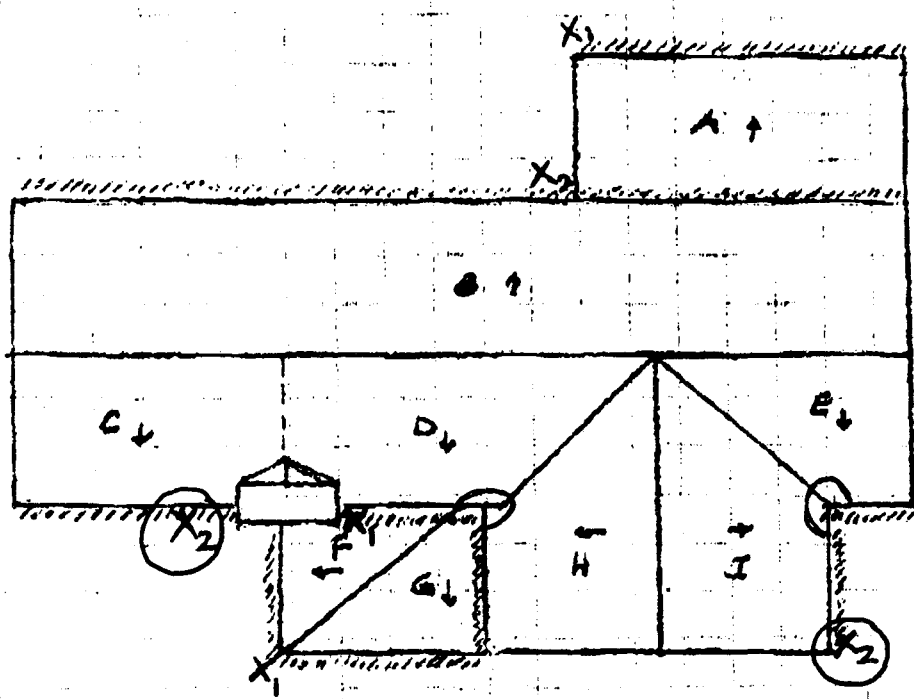
• REAR ELEVATION •

FRONT REAR TILE FRONT
 HOUSE NO. 6.
 TO BE ERECTED ON LOTS NO. BLOOM
 IRVING SHOPS COMPANY
 RICHARD E. CLUGG
 ARCHITECT
 1500 N. 10TH ST.
 PHILADELPHIA, PA.

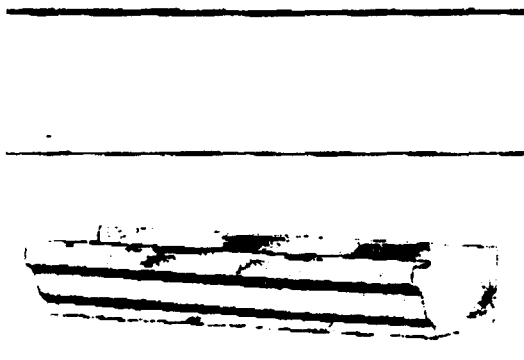


Roof Tile 4
 12

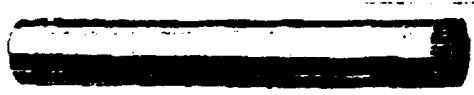
||||| = GUTTER
 X₁ = 1 Storey Downspouts
 X₂ = 2 Storey Downspouts
 (X) = Downspout w/ headerhead
 ∩ = Valley Guard



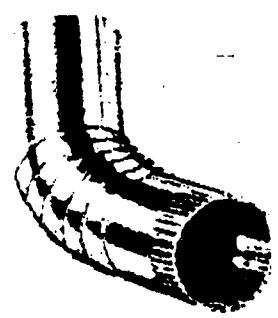
FINISH



STYLE "K" O. G. GUTTER



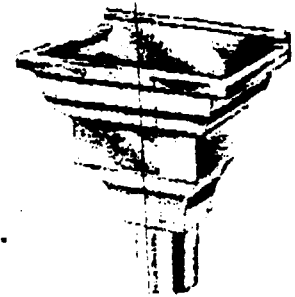
PLAIN ROUND LEADER



Plain Round

SIZE
4"
5"
6"
4"
5"
6"
3"
4"
5"
6"

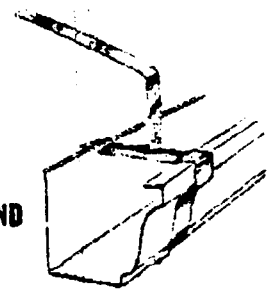
NO. 14 O.G.



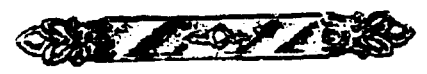
OUTLET

3" OVAL
4" OVAL
5" Rd or Sq.
6" Rd. or Sq.

O. G. WRAP-AROUND HANGER



SIZE
4"
5"
3"
4"



METCO Jr. LEADER STRAP

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): SHORELAND COMPANY MODEL HOME

ADDRESS OF PROPERTY: 10108 NORTHEAST 1ST AVENUE

NAME(S) OF APPLICANT(S): WARREN von BITTNER

(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) 579-6700 ; (305) _____

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):

Install Wrought Iron Screen Door at front entryway (See photo attached)

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):  DATE: 4/22/96

DATE: _____

SIGNATURE OF OWNER(S):  DATE: 4/22/96

FOR BOARD USE ONLY

APPLICATION DATE (date application received by Secretary of the Board): 4/22/96

DECISION OF THE BOARD (circle the appropriate number):

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

3. DENIED

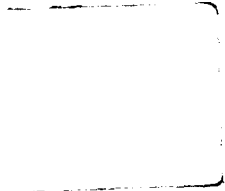
SIGNATURE OF CHAIRMAN: _____ DATE: _____

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): SHORELAND COMPANY MODEL HOME

ADDRESS OF PROPERTY: 10108 NORTHEAST 1ST AVENUE

NAME(S) OF APPLICANT(S): WARREN von BITTNER

(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) 579-6700; (305) _____

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.
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- 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):

Repaint exterior stucco walls with egg shell white

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): [Signature] DATE: 3/11/96

DATE: _____

SIGNATURE OF OWNER(S): [Signature] DATE: 3/11/96

FOR BOARD USE ONLY

APPLICATION DATE (date application received by Secretary of the Board): 3/11/96

DECISION OF THE BOARD (circle the appropriate number):

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

3. DENIED

SIGNATURE OF CHAIRMAN: _____ DATE: _____

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME - FIRST NAME - MIDDLE NAME von BITTNER, WARREN	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HISTORIC PRESERVATION BOARD
MAILING ADDRESS 10108 N.E. First Ave	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Miami Shores, FL	COUNTY DADE
NAME OF POLITICAL SUBDIVISION MIAMI SHORES VILLAGE	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE
DATE ON WHICH VOTE OCCURRED	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained (including the parent organization or subsidiary of a corporate principal by which he is retained); to the special private gain of a relative; or to the special private gain of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Warren von Bittner, hereby disclose that on March 11, 1996, 19

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain;
- inured to the special gain of my business associate, _____;
- inured to the special gain of my relative, _____;
- inured to the special gain of _____, by whom I am retained; or
- inured to the special gain of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MEASURE: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NATURE OF CONFLICTING INTEREST: I AM THE OWNER OF THE PROPERTY FOR WHICH THE CERTIFICATE IS BEING APPLIED FOR.

March 11, 1996

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1991), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): SHORELAND COMPANY MODEL HOME

ADDRESS OF PROPERTY: 10108 NORTHEAST 1ST AVENUE

NAME(S) OF APPLICANT(S): WARREN von BITTNER

(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) 416-1800; (305) _____

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.
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- 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):

Install outdoor garden patio retaining wall in rear yard constructed of cinder block covered by series of salvaged historic cast cement decorative elements.

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):  DATE: 5/15/97

DATE: _____

SIGNATURE OF OWNER(S):  DATE: 5/15/97

FOR BOARD USE ONLY

APPLICATION DATE (date application received by Secretary of the Board): 5/15/97

DECISION OF THE BOARD (circle the appropriate number):

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

3. DENIED

SIGNATURE OF CHAIRMAN: _____ DATE: _____

MIAMI SHORES VILLAGE HISTORIC PRESERVATION BOARD

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

please type or print clearly

NAME OF PROPERTY (if applicable): SHORELAND COMPANY MODEL HOME

ADDRESS OF PROPERTY: 10108 NORTHEAST 1ST AVENUE

NAME(S) OF APPLICANT(S): WARREN von BITTNER

(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) 416-1800; (305) _____

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)

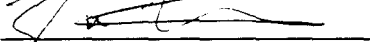
- A. MAINTENANCE OR REPAIR:** The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance and repair. 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.

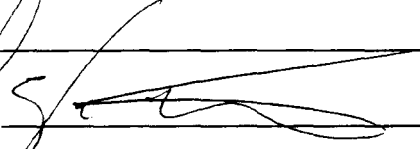
DESCRIPTION OF THE PROPOSED PROJECT (Explain what changes will be made and how they will be accomplished - use continuation sheet if necessary - all applications shall be accompanied by at least one 3" x 5" photograph of the property):

Exterior modifications to original porte cochere (converted to kitchen in 1940's), located in the rear of the structure, to accomodate future interior kitchen rehabilitation project.

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):  DATE: 5/15/97

SIGNATURE OF OWNER(S):  DATE: 5/15/97

FOR BOARD USE ONLY

APPLICATION DATE (date application received by Secretary of the Board): 5/15/97

DECISION OF THE BOARD (circle the appropriate number):

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

3. DENIED

SIGNATURE OF CHAIRMAN: _____ DATE: _____

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME - FIRST NAME - MIDDLE NAME von BITTNER, WARREN	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HISTORIC PRESERVATION BOARD
MAILING ADDRESS 10108 N.E. First Ave	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Miami Shores, FL	COUNTY DADE
DATE ON WHICH VOTE OCCURRED MAY 19, 1997	NAME OF POLITICAL SUBDIVISION: MIAMI SHORES VILLAGE
MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained (including the parent organization or subsidiary of a corporate principal by which he is retained); to the special private gain of a relative; or to the special private gain of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Warren von Bittner, hereby disclose that on MAY 19, 1997, 19 .

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain;
- inured to the special gain of my business associate, _____;
- inured to the special gain of my relative, _____;
- inured to the special gain of _____, by whom I am retained; or
- inured to the special gain of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MEASURE: APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

NATURE OF CONFLICTING INTEREST: I AM THE OWNER OF THE PROPERTY FOR WHICH THE CERTIFICATE IS BEING APPLIED FOR.

May 19, 1997
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1991), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Warren von Bittner, hereby disclose that on APRIL 24, 1996, 19

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain;
- inured to the special gain of my business associate, _____;
- inured to the special gain of my relative, _____;
- inured to the special gain of _____ by whom I am retained; or
- inured to the special gain of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MEASURE: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NATURE OF CONFLICTING INTEREST: I AM THE OWNER OF THE PROPERTY FOR WHICH THE CERTIFICATE IS BEING APPLIED FOR.

APRIL 24, 1996

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1991), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.