

**STAFF REPORT  
MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**

---

*Miami-Dade County, Florida*

*Office of Historic Preservation*

**AGENDA ITEM:**     **Public Hearing 2**  
Special Certificate of Appropriateness  
#2020-20-S

**ADDRESS:**           620 NE 88 Street  
Miami-Dade County, FL 33138

**DATE OF  
CONSTRUCTION:**   1936

**ARCHITECT:**         William Van Alen

**OWNER:**             Roger A. Mills and Denis I. Mishulin

**BACKGROUND:**     The subject property is a contributing resource in the North Shorecrest Historic District, designated in 1999. The district is significant as an early planned community in northeast Miami-Dade, and for its cohesive architectural collection. Several architectural types are represented within the district. Constructed in 1936, the single-family home at 620 NE 88<sup>th</sup> Street carries the unique distinction of being a metal-clad prefabricated residence, originally designed by William Van Alen. Van Alen was the architect and designer of the Chrysler Building in New York. Mr. Van Alen's company, National Houses Inc., patented and produced the prefabricated metal parts. Very few of these structures were built. This structure was built by Clarence Y. Beecher, the Florida representative for National Houses, and is known as the "National House" or "Beecher House."

Van Alen co-founded National Houses Inc. in 1934 or 1935. His prefabricated design was announced in 1935. Steel casement windows were part of the original design, ultimately patented in 1938. (Kingston, George. *William Van Alen, Fred T. Ley, and the Chrysler Building*, Jefferson, NC: McFarland & Company, Inc. p.187-189.)

**PROJECT**

**DESCRIPTION:**

The owner is requesting replacement of the original windows and one rear door. The original windows are paired casement windows with either two, three or four lights. The owner wishes to replace the windows with new hurricane windows. Staff has been working with the owner on this project, and could administratively approve the windows on the side and rear elevations, but directed that Board approval would be required for the replacement on the façade, due to the window type selected.

The proposed windows for replacement on the structure are aluminum horizontal sliders, with casements proposed for the bedrooms to accommodate egress requirements. The proposed horizontal sliding windows echo the paired casement style with a three-light pattern. The proposed window frames are white in comparison to the painted windows today. The proposed windows have a thicker surround profile than do the original windows.

The door proposed for replacement is non-original. The original building plans and historic period photograph show a window in that location; it was later altered with the installation of a door. The applicant is requesting a French door for the replacement. It is only visible from the rear of the home.

*Report continues on the next page...*

**SUPPORTING  
PHOTOGRAPHS:**



*620 NE 88<sup>th</sup> Street as included in the North Shore Crest historic designation report, 1999.*



*View from the street front of the subject property, showing the façade windows proposed for replacement, May 2020.*



*Original casement windows (not the façade, but illustrative of the façade windows), May 2020.*



*Proposed aluminum horizontal slider windows for replacement, May 2020.*



**SECRETARY  
OF THE INTERIOR'S  
STANDARDS:**

**Applicable Standards for Rehabilitation**

**Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

**Standard 5:** Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**STAFF  
EVALUATION:**

Staff has reviewed the Special Certificate of Appropriateness application and the original designation materials for the North Shorecrest Historic District. Typically, applications for window replacements are reviewed administratively. However, in evaluating the historic context and architectural character of the subject property against the Secretary of the Interior's Standards, Staff was not able to approve the requested change for the front façade and recommended Board evaluation. This is due, in part, to the unique character of the structure.

In evaluating the request, Secretary Standards 2, 5, and 6 are applicable. In this instance, the windows are original to the design of the prefabricated home. The windows are deteriorating and causing a security issue, according to the applicant. The windows, currently steel casement, would be replaced with aluminum, keeping a metal material. The proposed replacement windows generally replicate the historic window pattern with some difference in profile, color, and operation (casement versus slider), as well as exterior versus interior muntins. Clarifying whether paint and exterior muntins can be applied may further help the windows better match the originals. The three-light pattern is not representative of all of the historic windows, which have varied light patterns, but are representative of the historic style.

**RECOMMENDATION:**

Staff recommends the Board consider the Special Certificate of Appropriateness to replace the windows and rear door with the following conditions:

1. The applicant shall consider whether the windows can be painted to minimize the surround profile appearance. If, after such consideration, the applicant decides to paint the window framing, the applicant shall submit color selections to Staff for administrative review prior to undertaking the painting.
2. The applicant shall consider whether exterior muntins, rather than interior, can be applied to the windows. If, after such consideration, the applicant decides to apply exterior muntins, the applicant shall submit material documentation to Staff for administrative review prior to installation.

*COA approval is valid for one year. Approval of this application does not constitute approval or assurance that the proposed development satisfies applicable planning, zoning, subdivision, building, or other development regulations*



**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**  
STEPHEN P. CLARK CENTER  
111 N. W. FIRST STREET  
MAILBOX 114, (12<sup>TH</sup> FLOOR)  
MIAMI, FLORIDA 33128  
305-375-4958

**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**

**RESOLUTION NO.        2020-XX**

**RESOLUTION DECIDING THE APPLICATION FOR  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
#2020-20-S FOR 620 NE 88<sup>TH</sup> STREET**

**WHEREAS**, the residence located at 620 NE 88<sup>th</sup> Street, Miami-Dade County, Florida was designated as a contributing resource in the North Shorecrest Historic District by the Historic Preservation Board of Miami-Dade County on December 15, 1999; and

**WHEREAS**, the property owner has applied for a Special Certificate of Appropriateness for window and door replacement; and

**WHEREAS**, the folio number and legal description for the subject property is as follows:

**TAX FOLIO NUMBER:**    30-3206-028-0440

**LEGAL DESCRIPTION:** NO SHORE CREST PB 17-42  
LOT 23 BLK 3  
LOT SIZE 50.830 X 117  
OR 19248-4093 08 2000 1  
COC 25786-4784 02 2007 4

**WHEREAS**, on June 17, 2020, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the application for a Special Certificate of Appropriateness for window and door replacement at the contributing resource located at 620 NE 88<sup>th</sup> Street, Miami-Dade County, Florida, pursuant to the procedures set forth in Section 16A-11(5).



**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**  
STEPHEN P. CLARK CENTER  
111 N. W. FIRST STREET  
MAILBOX 114, (12<sup>TH</sup> FLOOR)  
MIAMI, FLORIDA 33128  
305-375-4958

**Resolution #2020-xx  
Page 2**

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF MIAMI-DADE COUNTY, FLORIDA, that,**

**Section 1:** The foregoing recitals are approved and incorporated in this Resolution.

**Section 2:** Having considered this matter at a public hearing, the application for After-the-Fact Special Certificate of Appropriateness #2020-20-S is hereby \_\_\_\_\_.

**Section 3:** This approval has been conditioned upon the following:

1. The applicant shall consider whether the windows can be painted to minimize the surround profile appearance. If, after such consideration, the applicant decides to paint the window framing, the applicant shall submit color selections to Staff for administrative review prior to undertaking the painting.

2. The applicant shall consider whether exterior muntins, rather than interior, can be applied to the windows. If, after such consideration, the applicant decides to apply exterior muntins, the applicant shall submit material documentation to Staff for administrative review prior to installation.

The foregoing resolution was offered by Board Member \_\_\_\_\_ who moved its adoption. The motion was seconded by Board Member \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

	Cecilia Stewart, Chairwoman	xx	
	W. R. (Bob) Smith, III, Vice Chairman	xx	
Gary Appel	xx	Paul George	xx
Melinda Jester	xx	Megan McLaughlin	xx
Anthony Rionda	xx	Lourdes Solera	xx
Harry Tapias	xx		



**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**  
STEPHEN P. CLARK CENTER  
111 N. W. FIRST STREET  
MAILBOX 114, (12<sup>TH</sup> FLOOR)  
MIAMI, FLORIDA 33128  
305-375-4958

**Resolution #2020-xx  
Page 3**

Prepared by:

\_\_\_\_\_  
Sarah K. Cody, Historic Preservation Chief  
Office of Historic Preservation

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_, as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the County and State aforesaid.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary

Notary, Public State of \_\_\_\_\_

\_\_\_\_\_  
Printed Name

My Commission Expires: \_\_\_\_\_



**RECEIVED**  
**MAY 29 2020**  
 MIAMI-DADE COUNTY  
 OFFICE OF HISTORIC PRESERVATION

OFFICE OF HISTORIC PRESERVATION  
 111 NW 1<sup>ST</sup> STREET, MAILBOX 114  
 MIAMI, FL 33128  
 (305) 375-4958

APPLICATION FOR A

**CERTIFICATE OF APPROPRIATENESS (COA)**

For Historically Designated Properties, or Properties within Historic Districts

**I. PROPERTY INFORMATION** INFORMACIÓN DE LA PROPIEDAD

**ADDRESS** 620 NE 88th Street **CITY** Miami Shores, FL **ZIP** 33138  
 (Dirección) (Ciudad) (Zip)

**SITE DESIGNATION NAME (if applicable)** \_\_\_\_\_  
 (Nombre del Edificio)

**DISTRICT NAME (if applicable)** Residential District 7 North Shorecrest  
 (Nombre del Distrito)

**FOLIO NUMBER** 30-3206-028-0440  
 (Numero de Folio)

**II. APPLICANT INFORMATION** INFORMACIÓN DEL SOLICITANTE

**NAME OF OWNER** Roger A Mills **PHONE (teléfono)** 305.968.1115  
 (Nombre de Dueño)

**ADDRESS** 620 NE 88th Street **EMAIL** r.mills@outlook.com  
 (Dirección) (correo electrónico)

**NAME OF APPLICANT (if other than owner)** \_\_\_\_\_  
 (Nombre del Solicitante)

**CONTACT PHONE** \_\_\_\_\_ **EMAIL** \_\_\_\_\_  
 (Teléfono)

**APPLICANT IS:**  **OWNER** (Dueño)  **RENTER/LEASEE** (Inquilino)  **CONTRACTOR** (Contratista)  **LEGAL AGENT** (Representante legal)

**FOR OFFICE USE ONLY**

*Solamente por uso de oficina*

**APPLICATION#** 2020-20-S **DATE RECEIVED** 5/29/2020 **STAFF INITIALS** SKL  
 ("R" for Regular, "S" for Special)

**APPROVED** **APPROVAL DATE** \_\_\_\_\_  
 **DENIED**  
 **APPROVED WITH CONDITIONS** **BOARD DATE** 6/17/2020  
 (see attached conditions sheet)

**III. PROJECT TYPE TIPO DE PROYECTO**

PLEASE CHECK ALL THAT APPLY:

*(Por favor marque todos que aplican)*

- |  |  |
|--|--|
| <input type="checkbox"/> New Construction <i>(construcción nueva)</i>                    | <input type="checkbox"/> Paint <i>(pintura)</i>                                |
| <input checked="" type="checkbox"/> Restoration/Rehabilitation <i>(restauración)</i>     | <input type="checkbox"/> Repairing Existing <i>(reparación)</i>                |
| <input type="checkbox"/> Relocation/Moving a Structure <i>(traslado)</i>                 | <input type="checkbox"/> Landscaping <i>(areas verdes)</i>                     |
| <input type="checkbox"/> Demolition <i>(demolición)</i>                                  | <input type="checkbox"/> Interior Work Only<br><i>(Únicamente el interior)</i> |
| <input type="checkbox"/> Excavation/<br>Ground Disturbing Activities <i>(excavación)</i> |  |

**IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO**

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

*Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.*

The deteriorating, original windows are being replaced with custom built, hurricane windows to provide adequate security and safety. The house was burglarized back in September 2019 due to the lack of security with the single pane window, and lack of proper locking ability.

Thank you in advance for your consideration.

**CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:**

*Marque el sistema estructural o componente que sera afectado por este proyecto:*

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Roof<br><i>(techo)</i>                  | <input type="checkbox"/> Foundation<br><i>(cimiento)</i>                               | <input type="checkbox"/> Steps or Stairways<br><i>(escaleras)</i>       |
| <input checked="" type="checkbox"/> Windows<br><i>(ventanas)</i> | <input type="checkbox"/> Porches or Porte Cochère<br><i>(portal ó porche)</i>          | <input type="checkbox"/> Painting/Finishes<br><i>(pintura/acabado)</i>  |
| <input type="checkbox"/> Doors<br><i>(puertas)</i>               | <input type="checkbox"/> Siding/Stucco/Façade Work<br><i>(entablado de exteriores)</i> | <input type="checkbox"/> Walls/Structural<br><i>(pared óestructura)</i> |

**V. CHECKLIST OF REQUIRED ATTACHMENTS**

**ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING**

**PAINTING YOUR BUILDING**

- Color photos of each side of the building to be painted
- Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

**FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING**

- Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
- Elevation drawings of fence, including height dimensions and material
- Color photographs of the proposed location for the fence, pool, driveway, or landscaping
- Description of landscaping, including type and placement (if applicable)

**WINDOWS or DOORS**

- A color photograph of each side of the house
- Existing elevations, which show the window placement, configuration, and material.
- Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
- Manufacturer's brochure or a catalog picture of the requested window or door, and NOA

**NEW ROOF**

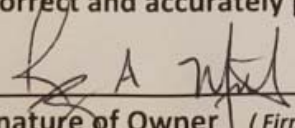
- Color photos of the front of the building and existing roof
- Manufacturer's brochure of requested roof showing color and material and NOA

**RENOVATIONS/ADDITIONS or NEW CONSTRUCTION**

- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

**VI. OWNER ATTESTATION**

I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project.

  
 Signature of Owner (Firma del Dueño)

5/29/2020  
 Date (Fecha)

Signature of Applicant (if other than owner) (Firma del Solicitante)

Date (Fecha)







house1.jpg



house2.jpg



house3.jpg



house4.jpg



house5.jpg



house6.jpg

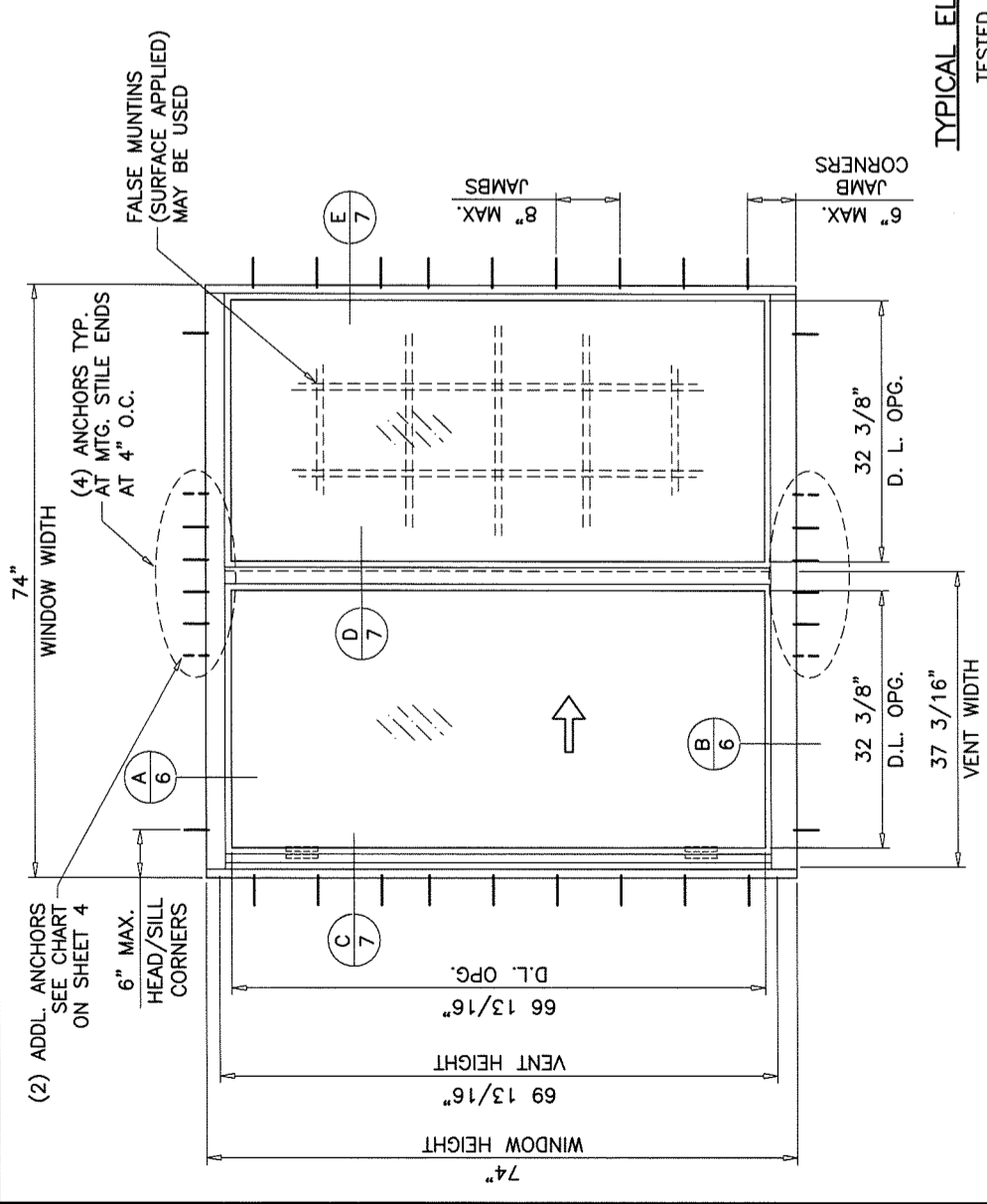
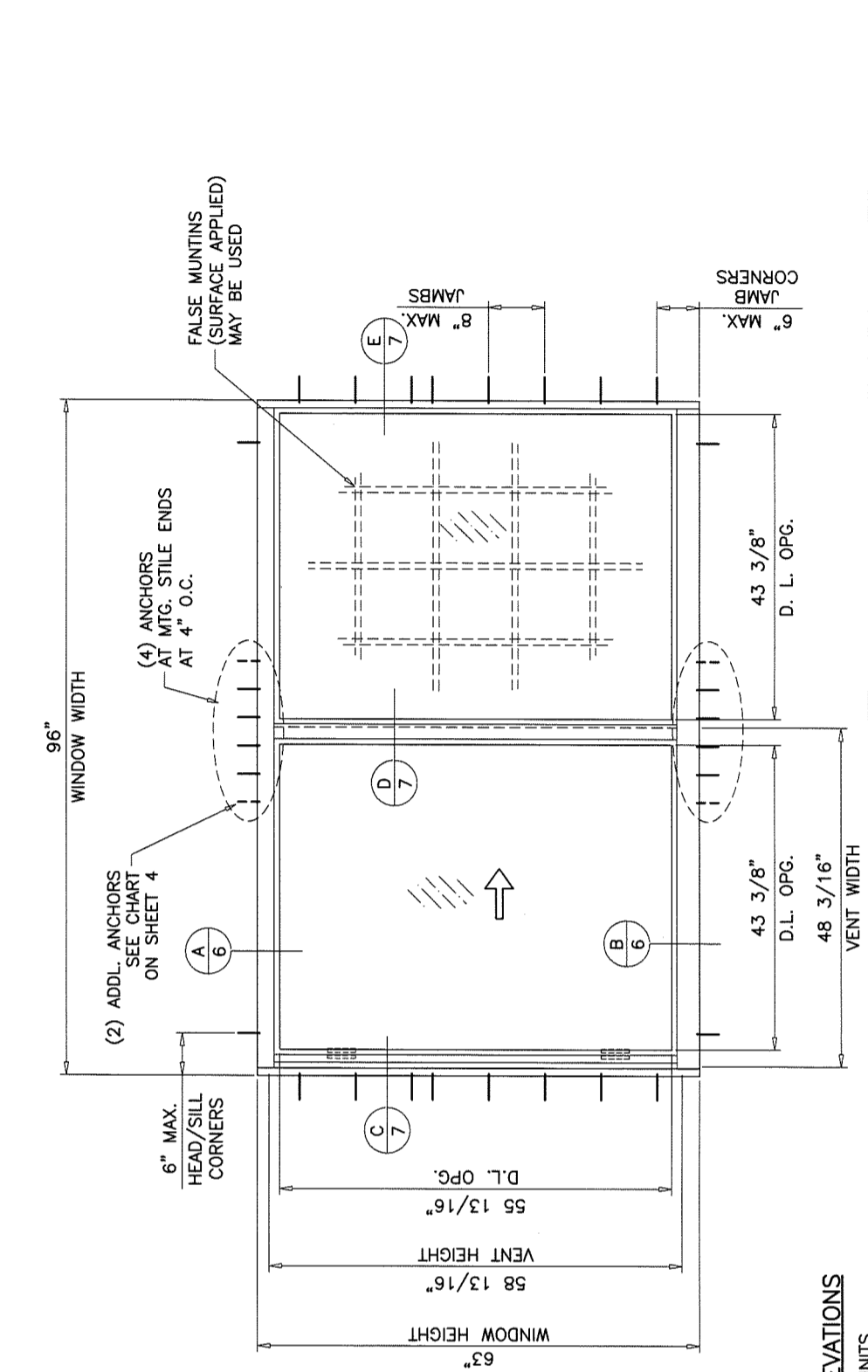


house7.jpg



replacement window.jpg

NO	DATE	BY	DESCRIPTION
A	01.12.18		UPDATED TO 2017 FBC



THESE WINDOWS ARE RATED FOR LARGE & SMALL MISSILE IMPACT. SHUTTERS ARE NOT REQUIRED.

**TYPICAL ELEVATIONS**  
 TESTED UNITS

**SERIES MG-300**  
**ALUMINUM HORIZONTAL SLIDING WINDOW**

DESIGN LOAD RATINGS FOR THESE WINDOWS TO BE AS PER CHARTS SHOWN ON SHEETS 4 & 5.

APPROVAL APPLIES TO SINGLE UNITS OR SIDE BY SIDE COMBINATIONS OF H.R./H.R. OR HORIZ. ROLLING WITH OTHER WINDOW TYPES IN MODULES OF TWO OR MORE WINDOWS USING F.B.C. APPROVED MULLIONS IN BETWEEN. LOWER DESIGN PRESSURE FROM WINDOWS OR MULLION APPROVAL WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2017 (6TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY. ALL SHIMS TO BE HIGH IMPACT, NON-METALLIC AND NON-COMPRESSIBLE.

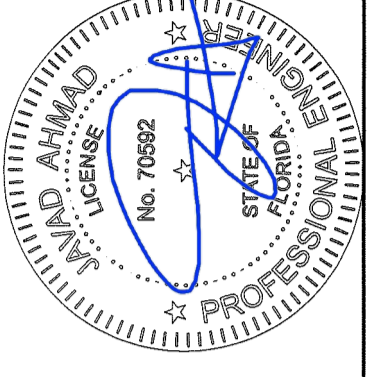
MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2017 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC. CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

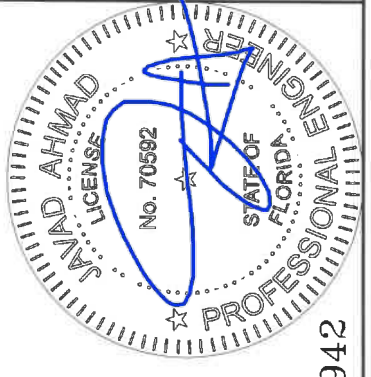
MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE. LABELING TO COMPLY WITH SECTION 1709.9.2.

- A- CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION OF THIS PRODUCT BASED ON THIS PRODUCT EVALUATION PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT.
- B- THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.
- C- SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS A DELEGATED ENGINEER TO THE P.E.D. ENGINEER SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.
- D- THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

FL #20359

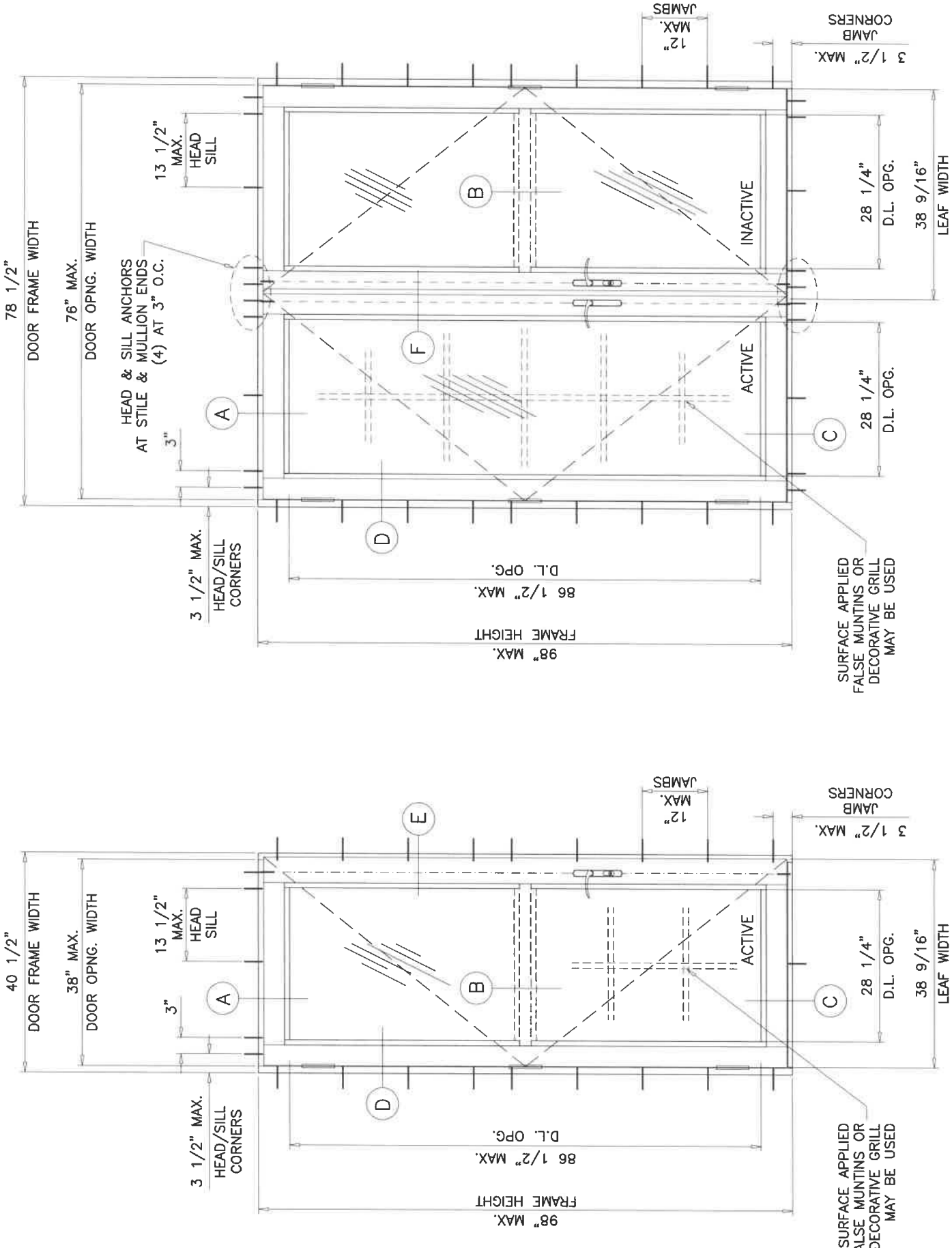






FL #26942

SEALED 4/18/18



NOTE:  
 EGRESS REQUIREMENTS TO BE REVIEWED  
 BY BUILDING OFFICIAL.

GLASS D.L.O. FORMULAE:  
 D.L.O. WIDTH = FRAME WIDTH - 12.438" (X DOORS)  
 = (FRAME WIDTH - 22.0")/2 (XX DOORS)  
 D.L.O. HEIGHT = FRAME HEIGHT - 11.50"

TYPICAL ELEVATION  
 ( X X )

TYPICAL ELEVATION  
 ( X )

MAXIMUM DESIGN LOAD RATING = + 80.0 PSF  
 (FOR SIZES SHOWN ABOVE OR SMALLER) - 80.0 PSF

NOTE:  
 GLASS CAPACITIES ON THIS SHEET ARE  
 BASED ON ASTM E1300-09 (3 SEC. GUSTS)  
 AND FLORIDA BUILDING COMMISSION  
 DECLARATORY STATEMENT DCA05-DEC-219