

VILLAGE ARCHITECTS

OF KEY BISCAYNE, INC

ARCHITECTS, PLANNERS, INTERIOR DESIGN & PURCHASING

City of Miami Beach
1700 Convention Center Drive
Preservation Officer

Re: 1235 Lenox Avenue

Dear Preservation officer,

I have visited the home located at 1235 Lenox Avenue in the Flamingo Historic Preservation District. The existing residence was built in 1936 by the Michalouer Family. It is a one story cbs residence fronting Lenox Avenue between 12th and 13th Streets and has an alley at the rear property line. The home was built during the period after the depression and before WWII when 476 homes were added to the community. The best description of the house comes from the designation report in which it describes a "Combination or Transitional Styles" or ones that incorporate the features of multiple architectural styles.

The pointed arch living room window is the central feature of the street elevation. This window shape lends itself to being original but the detailing which would define its' style has been lost. We know from the building card that the home was sand blasted in 1958 and there is no documentation available to know what existed before this period. This period of home did not typically have a stucco windowsill or frames like earlier homes and the windows and doors have been replaced over time when the window openings may have been changed.

The entry porch is located to the north of the central pointed arch and has a covered roof extension which is supported by two large round columns with no capital or base details. The entry door frame has at random points on each side a stepped brick pattern in the stucco finish. There is also a corbel under the beam where it extends past the column. This area is very confusing and is about multiple architectural styles which do not belong together.

The roof was first repaired in 1952 and a re-roof was logged in 1983. There currently exist barrel "S" tiles. Although a barrel tile was commonly used, the flat tile was also used. The eave detail is currently a stucco fascia and soffit. This would not have been the original finish but may have been added in 1958 after the sand blasting when the home could have been refinished. We are not able to determine the original condition.

The home has had several additions made to the rear which include the original porch between the two bedroom wings facing the rear yard. A later addition added a new bathroom and closet to the existing rear bedroom making it en suite. Another porch addition was also made that was later enclosed. The public view from the alley has been altered by more than 50% of the elevation and eliminated the central recessed porch.

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There is limited information on the original home and specifically as to the style or mix of styles creating a harmonious blend. Without this general information we would be projecting a style which we could not definitively say whether it belongs or does not. This mix of features lends more to multiple renovations than multiple styles of Architecture. I ask that you consider that this single residence not be saved. It does not embody any particular or distinctive characteristics of the type period or method of construction which would enable it to be nominated for historic preservation. The home was built during the second and larger boom and has altered its characteristic beyond the threshold for architectural significance.

Sincerely,

A handwritten signature in blue ink, consisting of several fluid, overlapping strokes that form a stylized name.

Robert John Graboski
AR 91596