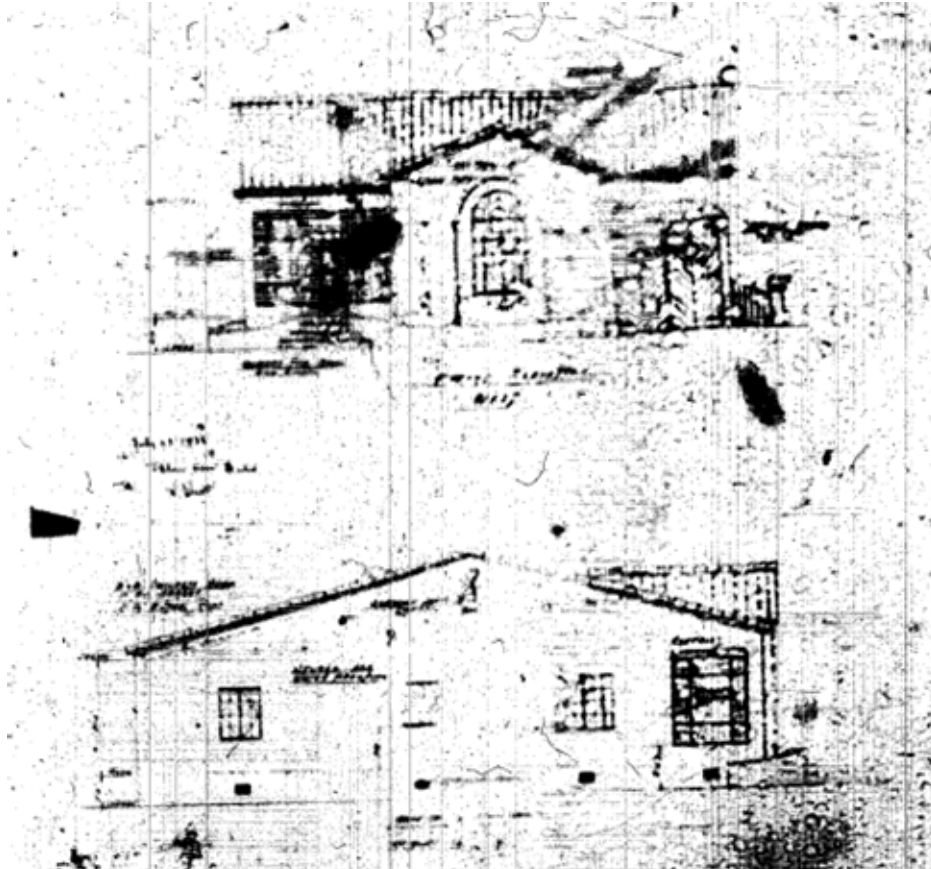


HISTORIC RESOURCES REPORT

1735 Lenox Avenue

Miami Beach, Florida



Prepared For:

HPB22-0516

Final Submittal

May 9, 2022

INTRODUCTION

A project is being planned for the historic property at 1735 Lenox Avenue, Miami Beach, Florida. The Property is located in the Palm View Historic District, zoned RS-4, Single-Family Residential, and is approximately 8,000 square feet (0.18 acres) in size. The Property is identified by Miami-Dade County Folio No. 02-3234-004-0400. Currently, the Property is improved with a one-story single-family home constructed in 1936 which is listed as "contributing" in the City's Historic Properties Database and is considered architecturally significant ("Current Structure"). The Current Structure is Mediterranean Revival/Art Deco Transitional and was designed by Lester Avery.

The following is a Historic Character and Design Assessment for the project as it relates to the governing ordinances and guidelines, including the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the property, a current description of the property, and historic character analysis.

PALM VIEW HISTORIC DISTRICT

The Palm View Historic District represents the rapid rate of development in Miami Beach beginning with the City's first major land development period from 1915 to 1926. After Carl Fisher's Alton Beach Realty Company filed for subdivisions of the Palm View area in April of 1920, the construction of many fine private residences quickly ensued and continued for the next three decades. The development of the area culminated with the construction of the row of post World War II apartment buildings on Meridian Avenue.

The Palm View Historic District is associated with two of the City's earliest pioneers, John Collins and Carl Fisher. Collins is responsible for the oldest structure with the historic district, the Collins Canal, which joined Lake Pancoast to Biscayne Bay in an impressive engineering feat in 1912 in order to enable Collins' agricultural produce to be transported rapidly from the groves to Biscayne Bay. Fisher, often referred to as the "father of Miami Beach," developed the land from the northern edge of the Lummus brothers' Ocean Beach Realty Company tract to the southern side of John Collins and Thomas Pancoast's Miami Beach Improvement Company tract. The historic district is also associated with Henry Salem Hubbell, an internationally recognized American artist of the 1920's through the 1940's who specialized in portrait painting and resided at his canal front homes at 1039 18th Street from 1926 until 1929 and subsequently at 1818 Michigan Avenue from 1930 until 1940.

The unique Palm View area contains a rich and cohesive array of Miami Beach's architecture as it has evolved since the 1920's to the present. There are ten (10) architectural styles represented in the proposed Palm View Historic District that range from Masonry Vernacular to Mediterranean Revival, through Med/Deco Transitional to Streamline Moderne, then evolving into the Post World War II Modern and Garden Apartment styles. The architectural style with the most significant concentration in the proposed historic district is the Mediterranean Revival style, which was fashionable in the 1920's during the City's first major land development period.

The buildings located within the Palm View Historic District possess artistic value in building form, special materials (such as natural and colored keystone), detail, ornamentation, interior design, and site

features. One building of exceptional historical significance is located at 1818 Michigan Avenue. Constructed in 1925 and designed by Schultze and Weaver, it was inhabited from 1930 until 1940 by portrait painter Henry Salem Hubbell. This structure was widely publicized in its time in tinted postcards and atmospheric photographs depicting its Venetian-style canal front, complete with gondolas.

There are many local "master" architects represented in the Palm View Historic District, including Victor H. Nellenbogen, Russell T. Pancoast (grandson of John Collins), Albert Anis, Carlos Schoepp and Arnold Southwell, John and Coulton Skinner, Robert Law Weed, Henry Hohauser, and Robert E. Collins. The internationally recognized firm of Schultze and Weaver is also represented in the proposed historic district; this firm is credited with designing New York's Waldorf-Astoria, Coral Gable's Biltmore Hotel, Palm Beach's Breakers Hotel, Miami's Freedom Tower, and Miami Beach's original Roney Plaza Hotel (now demolished).

The Palm View Historic District possesses an array of architectural styles that collectively trace the historical progression of architectural design and construction in Miami Beach from the 1920's through the mid 1960's. In addition, the Collins Canal, completed in 1912 by pioneer John Collins, is representative of the early development of Miami Beach as the area evolved from untamed land to one of agricultural promise then finally into today's seaside tourist attraction and residential community.

ARCHITECTURAL BACKGROUND

The special character of the Palm View neighborhood can be defined by the numerous detached, one- and two-story single-family dwellings and low-rise apartment buildings surrounded by lush landscaping. There are many excellent examples of significant architectural styles represented which depict the historical development of the area and Miami Beach. The architectural style with the most significant concentration in the proposed historic district is the Mediterranean Revival style, which was fashionable in the 1920's during the first major land development period - the Florida Land Boom era. It was found to be an appropriate and commercially appealing image for the new Floridian seaside resort. A few of the other older architectural styles frequently represented in the proposed Palm View Historic District include Masonry Vernacular, Med/Deco Transitional, and Post War Modern. Only one structure in the delineated area can be classified as Streamline Moderne.

"Med/Deco" in Miami Beach was a synthesis of Mediterranean Revival form and Art Deco decorative detail or vice versa. This unique hybrid style became a fascinating bridge between the "familiar" and the "new" as the allure of Art Deco found its way into the City's architectural vocabulary. Clean stepped roof lines, crisp geometric detailing replaced scrolled parapets, bracketed cornices, and Classical features on structures of clear Mediterranean Revival form. Likewise, sloped barrel tile roofs rested gracefully on edifices with spectacular Art Deco entrances and facade treatments.

PROJECT

The Current Structure is Mediterranean Revival/Art Deco Transitional and was designed by Lester Avery. The Current Structure features a red clay tiled roof, a gracefully curved interior entryway, cathedral ceiling made of wood planks, and will feature a large single window on the front façade. The applicant proposes to remove existing windows and doors to restore the porch located at the southwest corner of the Current Structure to its original configuration. Further, with the proposed addition, the Current Structure will feature symmetrical primary facades and rectangular floor plan.