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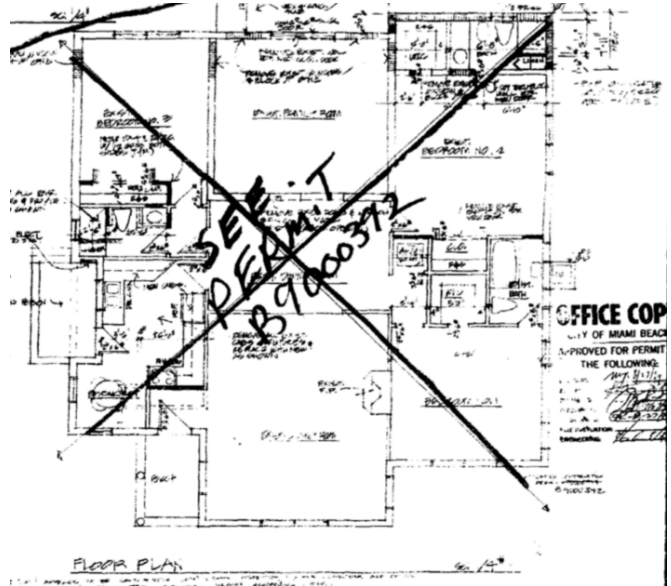
AA #26000962

March 16, 2020

to: City of Miami Beach  
Historic Preservation Board (HPB)  
Miami Beach City Hall  
1700 Convention Center Drive  
Miami Beach, Florida 33139

cc: Khera A. Osbourne  
Clemens Bruns Schaub  
Architect & Associates, P.A  
3383 Ocean Drive  
Vero Beach, Florida 32963

re: 1235 Lenox Avenue  
Miami Beach, Florida 33139



EXISTING RESIDENCE

The Owner of this property has retained my professional services as a Registered Architect specializing in Historic Preservation Consulting, to architecturally review this small single family residence in the Flamingo Park Historic District as designed by Albert Anis Architect in 1936 in the Mediterranean Revival / Art Deco Transitional style of architecture.

I visited the property on Wednesday March 4, 2020 and toured the property with Kevin Doud, GC and Peter Lerperger, Owner's Representative, to see the partial extent of suspected damaged areas. We did not uncover any existing surfaces nor did we look at any inside-roof conditions except in those ceiling areas already exposed to view damaged areas.

The only floor plan available for the house is a 1990 architectural permit plan of the residence prior to additions as shown above. Even though crossed out the plan of the house is quite legible - prior to the additions..

Walking around the structure confirmed several building conditions regarding the structural integrity of the structure, as has also been confirmed in the Structural Report.



The original residence contained a certain rustic charm with the red tile pattern framing the arched opening, However the insertion of rectangular windows inside this rather elegant arched opening is more likely what I have labeled as the Contractor Moderne Style.

The 2.11.20 Staff Report on this property states that the alterations to the front façade were completed during this 1990 renovation as shown in left below photo, and I agree with this premise.



Modifications to the front façade in 1990 appear to include the introduction of rough-hewn stone cladding and the removal of the chimney structure along with retaining the unfortunate insertion of windows inside the arched opening. And this opening apparently mimics the original windows shown in left above photo.

## BUILDING CONCERNS

After walking around and through the property - on the exterior as well as interior, I have the following observations and major areas of concern.

\* Horizontal Structural exterior cracks were very common at the juncture between the foundation walls and the exterior walls above these foundation walls. This may indicate perhaps the shifting and settling of foundation walls all around the residence. At the interiors there are many locations showing the exterior building walls pulling away from the floors - with some of these cracks having sealant inserted into the cracks. These horizontal Structural exterior cracks are troubling since this is a common occurrence almost everywhere around the structure.

\* Vertical Structural exterior cracks were noted where additions have been constructed onto the original structure in several locations. This may likely indicate that different buildings and building additions may be settling differently over the years. This is troubling since it is a common occurrence almost everywhere around the structure at the additions.

\* Roof leaks are 'everywhere' as reported by the Owner's Representative. Portions of the interior ceiling removed at the Living Room addition show extensive water damage. Admittedly the entire ceiling was not removed to assess the total roof conditions. Possible deterioration and/or damage to structural wood framed ceilings throughout building. Selected ceiling areas uncovered show damage.

- \* Spalling throughout the structural walls of the residence. Many affected areas of concern have been uncovered to better view the common deterioration of steel rebar inside structural concrete elements. This is troubling since it is a common occurrence almost everywhere.
- \* In addition to these structural concerns there are additional preservation issues for consideration:
- \* The extent of demolition which may be required due to the extensive structural deterioration of major building elements begs a different question. The Structural Report states that *"the structural members of this building need to be replaced rather than repaired."*
- \* At this point the existing structure cannot be renovated according to the Structural Report. Instead a new replica of the original structure will be constructed. This new replica will require new foundations, new exterior walls and new structural elements and new roof. At this point it is a new building or new replication.
- \* And considering that the new building is a replica of the original - does this original building even rise to the level of architectural significance worthy of such investment? I think not. I would say that it does not even rise to a level of significance in the pantheon of the works of Albert Anis.

As you certainly know, Albert Anis was one of the three major Architects in Miami Beach during the 1930's - 1940's who gave form and spirit to Art Deco architecture - along with the Architects L. Murray Dixon and Henry Hohaus.

In an analysis of Albert Anis Architect designed structures in Miami Beach by Clemens Bruns Schaub Architect & Associates, P.A - the renovation Architect for both 1225 + 1235 Lenox Avenue - there were only three single family residences shown - and 1235 Lenox was one of this three. The other two residence addresses are 1210 Michigan Avenue and 7801 Collins Avenue. The preponderant majority of buildings designed by Anis were hotel and commercial and multi-family residential works.

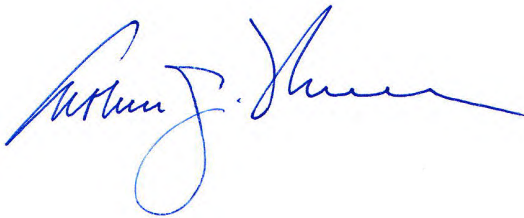
CONCLUSIONS:

As a result of these observations I believe that this structure unfortunately does not rise to a level of architectural significance worthy to build a new replica with new construction - even while being one of the few residences designed by Albert Anis.

Considering the Preservation issues coupled with the Structural deficiencies outlined above and as documented in the Structural Report - I agree that the building needs be demolished. At the same time it is certainly difficult to see a structure designed by Albert Anis be demolished.

I thank you for the opportunity to present these observations.

Yours truly,

A handwritten signature in blue ink, appearing to read "Arthur J. Marcus". The signature is fluid and cursive, with a large, stylized initial "A" and "M".

Arthur J. Marcus Architect P.A.

cc: Khera Osborne  
Kevin Doud  
Peter Lerperger