

Neighbours

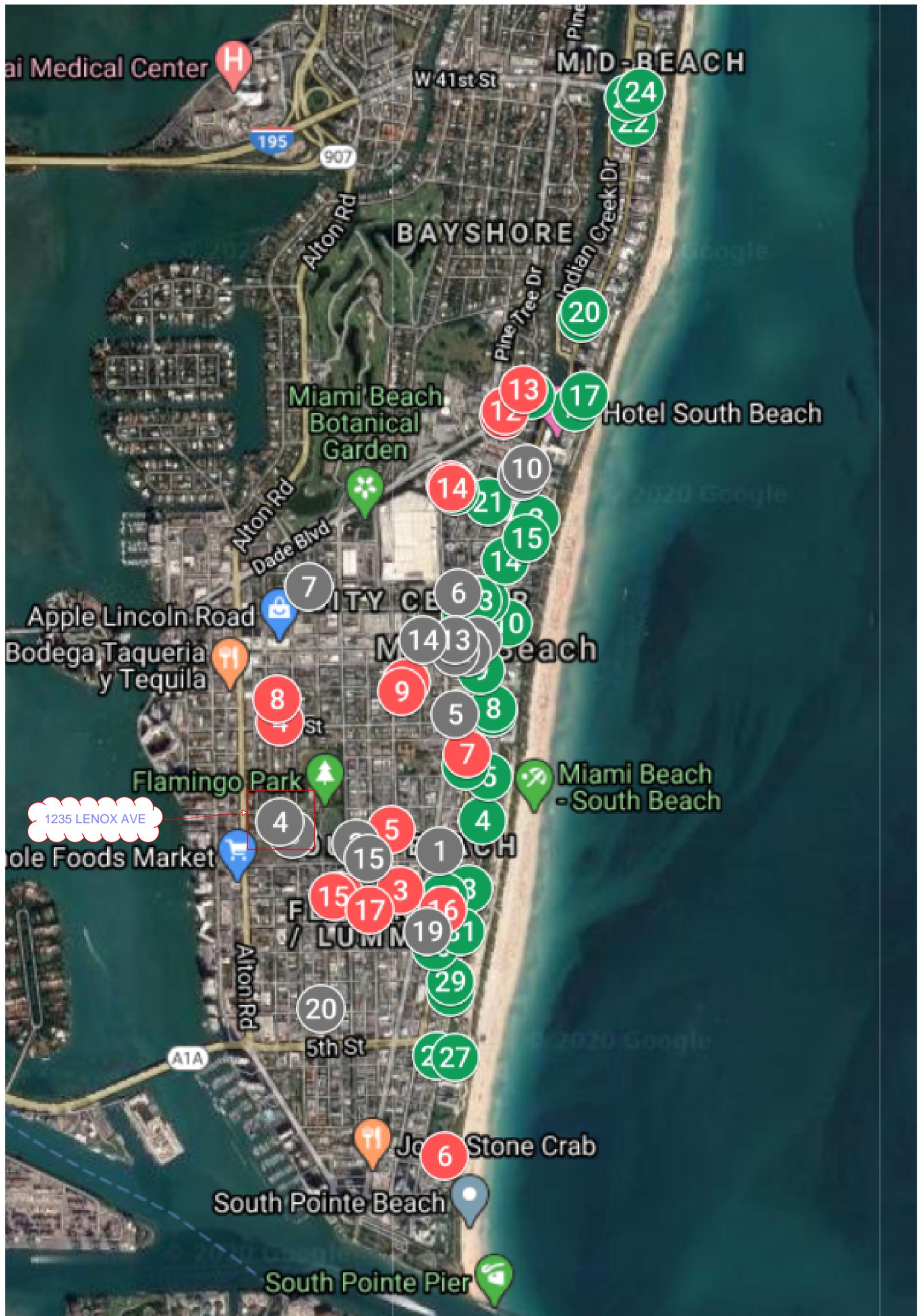
- November 2019 – letters of support from Sam Carson, President Flamingo Park Neighbourhood Association (West)
- Winfield Ogden at 1215 Lenox Ave
- CMB mailed notices to all neighbors within 375' radius prior to Feb 11 hearing
- Letters mailed again to ask for comments from neighbours on Feb 14

MDLP

- MDLP Associate Andrea: Feb 12 (requesting contact info for David McKinney)
- Follow-up Feb 17
- Emailed David McKinney Feb 19 (no response)
- Followed up with Andrea Feb 27, to inquire about another contact

List of resources used to find records of 1235 Lenox Ave

- City of Miami Beach Building Department, Record Section
- City of Miami Beach Planning Department
- Miami-Dade Property Appraiser's Office
- Flamingo Park Neighbourhood Association
- Miami-Dade Public Library System
- Miami-Dade Design Preservation League (used MDPL resource page & all of suggested websites)
- Miami Beach Historical Association – Nov 6 & Feb 13 (no response)
- Florida Ask-a-Librarian (to check into local libraries)
- History Miami Museum
- University of Miami Archives and Architecture Collection
- Searched newspapers archives from 1936/37
- Reached out to previous owners to ask for any photos (Feb 13, no responses)
- Reached out to neighbours to ask for any photos (Feb 14, no responses)
- Spoken with Arva Parks
 - She recommended George Neary
 - George recommended me to Herb Sosa
 - Herb Sosa looked at the property in person and was also of the opinion that there weren't any apparent architectural designs or details of significance, nothing special on the building or in the property's resident lineage
 - Herb Sosa recommended Arthur Markis, architect who is wrote an architectural/historical report for 1235 Lenox Ave
- Contacted members on the Board of the Dade Heritage Trust
 - Gal Bensaadon, who recommended Douglas Wood
 - Douglas Wood recommended Richard Heisenbottle, who I had previously reached out to after seeing their name on the MDPL Awards page
 - Douglas also recommended Daphne Gurri of Gurri-Matute, who recommend Robert John of Village Architects. Robert John is another architect who wrote an architectural/historical report for 1235 Lenox Ave
- Daniel Ciraldo, MDPL – discussed project over phone on 03/09



ai Medical Center



W 41st St

MID-BEACH

195

907



Alton Rd

BAYSHORE



Pine Tree Dr



Hotel South Beach

Miami Beach Botanical Garden



Alton Rd

Dade Blvd



Apple Lincoln Road



CITY CENTER



Bodega Taqueria y Tequila



MIAMI BEACH



Flamingo Park



Miami Beach - South Beach



1235 LENOX AVE



Whole Foods Market



FLORIAN / LUMINA



A1A



5th St



Stone Crab



South Pointe Beach



South Pointe Pier



	Street Address	Description	Style
APARTMENTS			
1	531 16th St	Pen Arms Apts, 1937	
2	800 10th St	Apts, 1947	
3	1001 Pennsylvania Ave	Penn Court Apts, 1939	
4	1035 15th St	Harvard & Yale Apts, 1940	Art Deco
5	1216 Pennsylvania Ave	Farber Apts, now Giller Apts, 1940	Art Deco
6	121 Ocean Dr	Sea Crest Apts, 1948	
7	1424 Collins Ave	Shirley Apts, 12 units, 1935	Art Deco
8	1561 Lenox Ave	Apts, 1940	Art Deco
9	1565 Pennsylvania Ave	Don Bar Apts, 1937	Art Deco
10	2035 Washington Ave	Gamshire Apts, 19 units, 1953 New Collins Park Hotel	
11	2351 Pine Tree Dr	Pine View Apts, 1947	
12	2365 Pine Tree Dr	Colonade Apts, 1946	Art Deco
13	2418 Flamingo Dr	Lake Drive Apts / Sea Jay Apts, 1937	Art Deco
14	450 21st St	Gamsa Apts / Lord Charles Apts, 1953 New Collins Park Hotel	
15	830 10th St	Greenwald Apts, 1948	
16	926 Collins Ave	Florel Apt Hotel, 15 units, 1940	
17	928 Euclid Ave	Enjoie Apts, 1935	Art Deco
HOTELS			
1	855 Collins Ave	Chesterfield hotel, now Helmor Hotel, 50 RM, 1938	
2	100 21st St	Seagull Hotel, 145 RM, 1950	
3	1020 Ocean Dr	Clevelander Hotel, 60 RM, 1938	Art Deco
4	1244 Ocean Dr	Leslie Hotel, 50 RM, 1937	
5	1400 Ocean Dr	Winterhaven Hotel, 1939	
6	1414 Collins Ave	Nassau Hotel, 50 RM, 1936	
7	1501 Collins Ave	Bancroft Hotel, 88 RM, 1939	
8	1521 Collins Ave	Hotel Bancroft, now Bancroft Hotel, 98 RM, 1939	
9	1610 Collins Ave	Berkley Shore Hotel, 1940	Art Deco
10	1671 Collins Ave	Sagamore Hotel, 1948	Art Deco
11	1680 James Ave	Hotel James, 21 units, 1939	
12	1700 Collins Ave	Ritz Plaza Hotel / Claremont Hotel, 70 RM, 1947	
13	1701 James Ave	Cadet Hotel, 43 RM, 1941	
14	1819 Collins Ave	Nautilus Hotel / Condo, 164 RM, 1950	
15	1901 Collins Ave	Shore Club Hotel, 150 RM, 1949	
16	2445 Collins Ave	Breakers Hotel / Traymore Hotel / Boardwalk Hotel, 27 RM, 1939	Art Deco
17	2469 Collins Ave	Brazil Hotel / Promenade Hotel / Tarleton Hotel, 114 RM, 1948	
18	255 24th St	Mantell Plaza, 1941	
19	2700 Collins Ave	Cosmopolitan Hotel / Gaylord Hotel, 1939	
20	2730 Collins Ave	Glades Hotel, 62 RM, 1940	
21	300 21st St	Abbey Hotel, 24 units, 1940	
22	3900 Collins Ave	Copely Plaza Hotel, 1940	Art Deco
23	4025 Indian Creek Dr	Sunset Hotel . Sunset Beach Condo, 1939	
24	4100 Collins Ave	Alcazar Hotel / Westover Arms / Martinique Apts, 1946	
25	430 21st St	Tyler Apt Hotel, 28 units, 1940 New Collins Park Hotel	
26	436 Ocean Dr	Olympic Hotel and The Gallery (Golden Hotel), 1936	Art Deco
27	445 Ocean Dr	Paramount (Hotel Arlington), 1941	Art Deco
28	660 Ocean Dr	Majestic Hotel, 50 RM, 1940	Art Deco
29	700 Ocean Dr	St. Charles Hotel / Avalon, 64 RM, 1941	
30	808 Collins Ave	Whitelaw Hotel, 50 RM, 1936	Art Deco
31	860 Ocean Dr	Waldorf Towers, 50 RM, 1937	
32	960 Collins Ave	Troy Apt hotel, 21 units, 1941	
OTHER			
1	1123 Washington Ave	Martins, 1939	Art Deco
2	1135 Meridian Ave	Park Corner, 1947	
3	1210 Michigan Ave	SFH, 1940	residence
4	1235 Lenox Ave	SFH, 1936	residence
5	1515 Washington Ave	1948	commercial
6	1701 Washington Ave	Temple Emanu-el, 1947	Art Deco
7	1750 Jefferson Ave	Nightingale Manor, residence & garage, 1945	residence
8	215 22nd St	Coopers / Show Girl Review Club, 1947	
9	235 Lincoln Rd	Linjay Building, 1947	commercial
10	2200 Collins Ave	Various commercial buildings, 1934	
11	318 Lincoln Rd	Flamingo Theater, 600 seat, 1945	commercial
12	346 Lincoln Rd	Lincoln Building, commercial, 1946	commercial
13	341 Lincoln Rd	American Savings, commercial, 1951	commercial
14	433 Lincoln Rd	1940	commercial
15	701 11th St	1946	apts
16	7401 Collins Ave	Theatre, stores, 1947	
17	7426 Collins Ave	7426-7438 Collins Ave, stores, 1952	
18	7801 Collins Ave	Residence, 1942	residence
19	843 Washington Ave	1940	Art Deco
20	901 6th St		apts 1947

MIAMI BEACH

HISTORIC PROPERTY VIEWER

ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
										anis		
13727	Ocean Drive/Collins Avenue	9/1/1985	Contributing	CHESTERFIELD HOTEL;	HELMOR HOTEL	1938	855	COLLINS AVE	VERNACULAR	ANIS, A	NOVACK & EISENSTEIN	50 RM HOTEL @\$65,000
13992	Flamingo Park	5/15/1986	Contributing		PEN ARMS APTS	1937	531	16TH ST	STREAMLINE MODERNE	ANIS, ALBERT	MANTELL C C	
13919	Flamingo Park	5/15/1986	Contributing		APTS	1947	800	10TH ST	STREAMLINE MODERNE	ANIS A	FRIEDSON M	
14732	Flamingo Park	4/24/1986	Contributing		PENN COURT APTS	1939	1001	PENNSYLVANIA AVE	STREAMLINE MODERNE	ANIS, ALBERT	TREIB MORRIS	
13680	Ocean Drive/Collins Avenue	1/11/1990	Contributing	SEAGULL HOTEL;	SEAGULL HOTEL	1950	100	21ST ST		ANIS, A	ZARET CONST	145 RM HOTEL/STORES/600,000.
13871	Ocean Drive/Collins Avenue	9/30/1985	Contributing	CLEVELANDER HOTEL;	CLEVELANDER HOTEL	1938	1020	OCEAN DRIVE	ART DECO	ANIS, A	L. & H. MILLER CO.	60 RM HOTEL @\$75,000
13984	Flamingo Park	9/6/1989	Contributing		HARVARD & YALE APTS	1940	1035	15TH ST	ART DECO	ANIS, ALBERT	SKY CONST CO	
14848	Flamingo Park	4/24/1986	Contributing		MARTINS	1939	1123	WASHINGTON AVE	ART DECO	ANIS, A	ALBERT ANIS	
14552	Flamingo Park	8/4/1989	Contributing		PARK CORNER	1947	1135	MERIDIAN AVE		ANIS, A	ARKIN CONST CO	
14660	Flamingo Park	8/5/1986	Contributing		SFH	1940	1210	MICHIGAN AVE	VERNACULAR	ANIS, A	KAPLAN A	

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14755	Flamingo Park	9/24/1985	Contributing	FARBER APTS;	GILLER APTS	1940	1216	PENNSYLVANIA AVE	ART DECO	ANIS, A	GILLER CONSTR	
15125	Ocean Beach	1/1/1995	Contributing	Original -	Sea Crest Apartments	1948	121	Ocean Drive	Post War Modern	Anis, Albert	Robert L. Turchin	
14355	Flamingo Park	8/30/1989	Contributing	SFH;	SFH	1936	1235	LENOX AVE	Mediterranean Revival	ANIS, A	BETTERIDGE J	
13884	Ocean Drive/Collins Avenue	9/25/1985	Contributing	LESLIE HOTEL;	LESLIE HOTEL	1937	1244	OCEAN DRIVE	STREAMLINE MODERNE	ANIS, A	SHAWVER BUILDERS	50 RM HOTEL @\$75,000
13889	Ocean Drive/Collins Avenue	9/22/1985	Contributing	WINTERHAVEN HOTEL;	WINTERHAVEN HOTEL	1939	1400	OCEAN DRIVE	STREAMLINE MODERNE	ANIS, A	HOWLAND INC.	
13792	Ocean Drive/Collins Avenue	9/1/1985	Contributing	NASSAU HOTEL;	NASSAU HOTEL	1936	1414	COLLINS AVE	VERNACULAR	ANIS, A	OWNER	50 RM HOTEL @\$60,000
13797	Ocean Drive/Collins Avenue	9/1/1985	Contributing	SHIRLEY APTS;	SHIRLEY APTS	1935	1424	COLLINS AVE	ART DECO	ANIS, A	ALBERT	12 UNIT APT HOUSE @\$25,000
13806	Ocean Drive/Collins Avenue	9/30/1985	Contributing	BANCROFT HOTEL;	BANCROFT HOTEL	1939	1501	COLLINS AVE	STREAMLINE MODERNE	ANIS, A	PRUFERT-WEIN CNST.CO	88 RM HOTEL @\$150,000
14881	Flamingo Park	10/2/1989	Contributing			1948	1515	WASHINGTON AVE	VERNACULAR	ANIS, A.		
13810	Ocean Drive/Collins Avenue	9/30/1985	Contributing	HOTEL BANCROFT;	BANCROFT HOTEL	1939	1521	COLLINS AVE	STREAMLINE MODERNE	ANIS, A	HARRY SAYLE	98 RM HOTEL W/ 2 1BDRM/1BTH APT UNITS @\$145,000

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13814	Ocean Drive/Collins Avenue	9/29/1985	VACANT LOT	DEMOLISHED; 1987;	*POINCIANA HOTEL*	1939	1555	COLLINS AVE		ANIS, A	MILLER CO.	95 RM HOTEL @\$150,000
14408	Flamingo Park	8/30/1989	Contributing		APTS	1940	1561	LENOX AVE	ART DECO	ANIS, A	SKY CONSTR CO	
14789	Flamingo Park	5/15/1986	Contributing	DON BAR APTS;	DON BAR APTS	1937	1565	PENNSYLVANIA AVE	ART DECO	ANIS, A	MANTEL	
14043	Flamingo Park	9/29/1985	Contributing	BERKLEY SHORE HOTEL;	BERKLEY SHORE HOTEL	1940	1610	COLLINS AVE	ART DECO	ANIS, A	LUX CONSTRUCTION	
13820	Ocean Drive/Collins Avenue	9/29/1985	Contributing	SAGAMORE HOTEL;	SAGAMORE HOTEL	1948	1671	COLLINS AVE	ART DECO	ANIS, A	HOWLAND FRED CONTC	
14965	Museum	12/29/1989	Contributing	HOTEL JAMES;		1939	1680	JAMES AVE		ANIS, A	SHAWYER BLDR	21 UNIT HOTEL/\$70,000.
14942	Museum	9/29/1985	Contributing	RITZ PLAZA HOTEL; CLAREMONT HOTEL	CLAREMONT HOTEL	1947	1700	COLLINS AVE	STREAMLINE MODERNE	ANIS, A	ESCOT CONSTR CO.	70 RM HOTEL \$200,000.
15011	Museum	9/27/1985	Contributing	TEMPLE EMANU-EL;	TEMPLE EMANU-EL	1947	1701	WASHINGTON AVE	ART DECO	ANIS & GRECO	TAYLOR	
14968	Museum	6/20/1989	Contributing	CADET HOTEL;	CADET HOTEL	1941	1701	JAMES AVE	STREAMLINE MODERNE	ANIS, A	LUX CONSTR.	43 HOEL ROOMS/\$50,000.
15214	Palm View	11/1/1998	Contributing	Original -	Nightingale Manor	1945	1750	Jefferson Ave	MASONRY VERNACULAR	Anis, Albert	Adler, R.R.	Residence and garage

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ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
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13831	Ocean Drive/Collins Avenue	12/8/1998	Contributing	NAUTILUS HOTEL;	NAUTILUS CONDO	1950	1819	COLLINS AVE		ANIS, A & LAPIDUS	CHAVES CONST	164 RM HTL/\$1,000,000.
13832	Ocean Drive/Collins Avenue		Contributing	SHORE CLUB HOTEL;	SHORE CLUB	1949	1901	COLLINS AVE		ANIS, A	TURCHIN	150 RM HOTEL,DINING,COCKTAIL LOUNGE/\$595,000.
15019	Museum		Contributing		GAMSHIRE APTS	1953	2035	WASHINGTON AVE		ANIS, A	FIDELITY CONST	19 UNIT APT,1 HTL RM/\$80,000.
14921	Museum	9/20/1988	NonContributing	COOPER'S	SHOW GIRL REVIEW CLU	1947	215	22ND ST		ANIS, A	ANIS	
14424	Flamingo Park	1/11/1990	Contributing	LINJAY BUILDING;	LINJAY BUILDING	1947	235	LINCOLN ROAD		ANIS, A	JOS. LANGNER	
14957	Museum	9/29/1985	Contributing		VARIOUS COMMERCIAL	1934	2200	COLLINS AVE	STREAMLINE MODERNE	ANIS, A	S.C. DAVIS	
15409	Collins Waterfront	3/15/1991	Contributing	PINE VIEW APTS;	PINE VIEW APTS	1947	2351	Pinetree Drive	Post War Modern	ANIS, Albert	LINCOLN CONST	Apartments
15410	Collins Waterfront	3/15/1991	Contributing		COLONADE APTS	1946	2365	Pinetree Drive	ART DECO / CLASSICAL REVIVAL	ANIS, A.	LANGNER CONST.	MULTI FAMILY
15366	Collins Waterfront	3/15/1991	Contributing	LAKE DRIVE APTS;	SEA JAY APTS	1937	2418	FLAMINGO DRIVE	ART DECO	ANIS, A.	HARRY SAYLE	MULTI FAMILY
15307	Collins Waterfront	6/12/1989	Contributing	BREAKERS HOTEL;	Traymore Hotel; previous - Boardwalk Hotel	1939	2445	COLLINS AVE	ART DECO	ANIS, ALBERT	DAVIS P J	27 ROOM HOTEL WITH PENTHOUSE

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15309	Collins Waterfront	6/12/1989	Contributing	BRAZIL HOTEL; PROMENADE HOTEL	EFI Language School; previous - TARLETON HOTEL	1948	2469	COLLINS AVE	Post War Modern	ANIS, ALBERT	HOWLAND, FRED	114 ROOM HOTEL & DINING ROOM ADD 6 HRS AND APT '49
15276	Collins Waterfront	3/15/1991	Contributing		MANTELL PLAZA	1941	255	24TH ST	STREAMLINE MODERNE	ANIS, Albert	MANTELL CONST	Apartments, Hotel
15318	Collins Waterfront	6/12/1989	Contributing	COSMOPOLITAN HOTEL;	GAYLORD HOTEL	1939	2700	COLLINS AVE	STREAMLINE MODERNE	ANIS, ALBERT	TAYLOR CONSTR. CO.	Hotel
15319	Collins Waterfront	6/12/1989	Contributing	SAME;	GLADES HOTEL	1940	2730	COLLINS AVE	STREAMLINE MODERNE	ANIS,ALBERT	PRUFERT CONSTR. CO	62 ROOM HOTEL WITH COFFEE SHOP
14916	Museum	9/18/1985	Contributing	ABBAY HOTEL;	ABBAY HOTEL	1940	300	21ST ST	STREAMLINE MODERNE	ANIS, A	POLLACK CONST	24 APT 2 HOTEL RM \$80,000
14427	Flamingo Park	8/5/1985	Noncontributing	FLAMINGO THEATER;	FLAMINGO THEATER	1945	318	LINCOLN ROAD		ANIS, A	ARKIN/PRUFERT	600 SEAT THEATER, STORES \$150,000.
14431	Flamingo Park	9/26/1985	Contributing	BETTY MARR;	LINCOLN BLDG	1946	346	LINCOLN ROAD	VERNACULAR	ANIS, A	LANGNER CONST	STORES/\$60,000.
14430	Flamingo Park	1/11/1990	Noncontributing		AMERICAN SAVINGS	1951	341	LINCOLN ROAD		ANIS, A	TURCHIN	9 STORES/\$159,000.
15348	Collins Waterfront	6/12/1989	Contributing	COPELY PLAZA HOTEL;	COPELY PLAZA HOTEL	1940	3900	COLLINS AVE	ART DECO	Anis, Albert	Taylor Construction Company	Hotel
15398	Collins Waterfront	7/1/2000	Contributing	Original - Sunset Hotel	Sunset Beach Condo	1939	4025	Indian Creek Dr.	Moderne	Anis, Albert	Berry & Son, Inc.	Apartment Hotel

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15352	Collins Waterfront	7/1/2000	Contributing	Alcazar Hotel	Westover Arms; (Martinique Apartments)	1946	4100	Collins Ave	Post War Modern	Anis, Albert	Lincoln Construction Co.	Apartments
14918	Museum	9/20/1985	Contributing	TYLER APT HOTEL;	TYLER APT HOTEL	1940	430	21ST ST	STREAMLINE MODERNE	ANIS, A	P.J. DAVIS	28 UNIT APT. \$90,000
14435	Flamingo Park	1/10/1990	Contributing			1940	433	LINCOLN ROAD		ANIS, A.		
15143	Ocean Beach	1/1/1995	Contributing	Original -	Olympic Hotel and The Gallery (Golden Hotel)	1936	436	Ocean Drive	ART DECO	Anis, Albert	L & H Miller Co.	
15145	Ocean Beach	1/1/1995	Contributing	Original -	Paramount (Hotel Arlington)	1941	445	Ocean Drive	ART DECO / CLASSICAL REVIVAL	Anis, Albert	Prufert Construction Co.	
14920	Museum		Contributing	GAMSA APT; LORD APT	LORD CHARLES APT	1953	450	21ST ST		ANIS, A	FIDELITY CONST	APTS/\$70,000.
13848	Ocean Drive/Collins Avenue	9/30/1985	Contributing	MAJESTIC HOTEL;	MAJESTIC HOTEL	1940	660	OCEAN DRIVE	ART DECO	ANIS, A	LUX CONSTRUCTION CO.	50 RM HOTEL @\$70,000
13849	Ocean Drive/Collins Avenue	9/27/1985	Contributing	ST. CHARLES HOTEL;	AVALON	1941	700	OCEAN DRIVE	STREAMLINE MODERNE	ANIS, A	PRUFERT CONST. CO.	64 RM HOTEL W/COFFEE SHOP @\$87,000
13931	Flamingo Park	12/14/1989	Contributing			1946	701	11TH ST	STREAMLINE MODERNE	ANIS, A.		
15179	Harding Townsite/South Altos Del Mar	6/19/2003	Contributing		7401 Collins Ave	1947	7401	Collins Ave	Post War Modern	Anis, Albert	Arkin Construction Co. Inc.	Theatre, stores

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HISTORIC PROPERTY VIEWER

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										anis		
15184	Harding Townsite/South Altos Del Mar	6/19/2003	Contributing		7426-7438 Collins Ave	1952	7426	Collins Ave	Post War Modern	Anis, Albert	King Construction Co.	stores
13913	Altos Del Mar	7/21/2003	Contributing		7801 Collins Ave	1942	7801	Collins Ave	Mediterranean Revival	Anis, Albert	Espenship, DeWilton	Residence
13717	Ocean Drive/Collins Avenue	9/1/1985	Contributing	WHITELAW HOTEL;	WHITELAW HOTEL	1936	808	COLLINS AVE	ART DECO	ANIS, A		50 RM HOTEL @\$50,000
13920	Flamingo Park		Contributing		GREENWALD APTS	1948	830	10TH ST		ANIS, A.		
14828	Flamingo Park	9/26/1985	Contributing		VARIOUS	1940	843	WASHINGTON AVE	ART DECO	ANIS, ALBERT	TREIB M	
13864	Ocean Drive/Collins Avenue	9/30/1985	Contributing	WALDORF TOWERS;	WALDORF TOWERS	1937	860	OCEAN DRIVE	STREAMLINE MODERNE	ANIS, A	SHAWVER BLDERS INC.	50 RM HOTEL @\$175,000
14004	Flamingo Park	12/21/1989	Contributing			1947	901	6TH ST	STREAMLINE MODERNE	ANIS, A.		
13737	Ocean Drive/Collins Avenue	9/1/1985	Contributing	FLOREL APT HOTEL;	FLOREL HOTEL	1940	926	COLLINS AVE	VERNACULAR	ANIS, A	MORRIS TREIB	15 UNIT APT BLDG W/1 HOTEL RM @\$37,000
14127	Flamingo Park	4/24/1986	Contributing		ENJOIE APTS	1935	928	EUCLID AVE	ART DECO	ANIS, ALBERT	A. KAPLAN	APTS. \$12,000
13742	Ocean Drive/Collins Avenue	9/1/1985	Contributing	TROY APT HOTEL;	TROY APT HOTEL	1941	960	COLLINS AVE	STREAMLINE MODERNE	ANIS, ALBERT	TAYLOR CONSTRUCT. CO.	21 UNIT APT BLDG @\$45,000

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