

HISTORIC RESOURCES REPORT  
APARTMENTS  
635 LENOX AVE.



This small apartment building in South Beach occupies the 7,500 Square Foot Lot 13 of Block 97 of the Ocean Beach Subdivision 3. It's among the earliest plattings in the history of Miami Beach done by the Lummus brothers' Ocean Beach Realty Company in February 1914. While this, originally part of a coconut plantation, is the oldest part of the City, it was left out of the National Register Historic District and was only designated locally as the Flamingo Historic Preservation District in 1990. This building is considered a contributing structure of the district.

A microfilm search at the City revealed the building card but no plans or elevations. Built in 1938, the Apartments are un-named. William H Hebb was the original owner. The builder was Del Vallee Construction Company. It was designed in the Art Deco Style by Master architect T. Hunter Henderson. He is also Architect of the Hotel Astor built at 956 Washington Ave. in the heart of South Beach. He designed the landmark hotel in 1936. Though Henderson designed and built dozens of properties throughout Miami Beach, Hotel Astor is considered his masterpiece.

This, roughly square, 2 story, masonry building, built on a concrete pile foundation has four apartment units and a hip tiled roof. It cost \$10,750 to build. A search of photo and postcard archives has not yielded any early images of the building.

The building is still mostly true to its original design on the outside. The bi-laterally symmetric interior plan remains intact with its central foyer and staircase. The building is placed on the site with its principal façade facing Lenox Avenue. Following the tripartite convention, that is the Hallmark of Art Deco, the principle façade features a wide central entrance porch with raised planters on each side with a prominent balcony and window over the main door. The door and the window above the balcony have square sidelights that appear original. The entrance door and balcony window are flanked by windows which on the first floor are decorated on their sides by brickwork resembling shutters. The 2 narrower side bays have singular un-ornamented corner windows. The sides are a plain asymmetric design.

The rear of the building has an open staircase that appears to have been modified and not original but, as mentioned before; there is no microfilm to back-up this assertion. The window locations on the rear appear original but have been replaced like the rest of the building. There is a singular eyebrow on the second floor placed in the middle above the wide central bay. The eyebrow is integral to the openings below it and appears to be original.