

VILLAGE ARCHITECTS

OF KEY BISCAYNE, INC

ARCHITECTS, PLANNERS, INTERIOR DESIGN & PURCHASING

16 March 2023

City of Miami Beach Planning Director
Preservation Officer and Staff
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Historical Resource Report 239 1st Street
Two Story Apartment / Commercial at Grade Building

This 8,579 sqft two story concrete and stucco art deco- Stream lined and stylized building was built in 1936 and it sits on a 5,000 sqft lot at the corner of Washington Avenue and 1st Street in the C-PS1 Zoning District. The original design had 17 studio apartments located on the elevated first and second floors. Twelve apartments are existing today with three on the first floor and nine on the second floor.

The exterior art deco and stream line stylization is displayed on the 1st street elevation by having a continuous eyebrow atop the second floor windows that continues across the Washington Avenue elevation. The staircase entrance has stucco fluted columns that rise up to the stucco band that is located at the second floor window sill. A long window is centered above the door that aligns with the stair landing inside. The storefront windows and door punctuate the ground floor façade with stucco columns separating the original commercial spaces. The southwest corner is beveled and contains the entrance to the ground floor commercial space with an eyebrow above. The second floor has a window centered over the entrance door. The Washington Avenue elevation has a similar fluted column detail at the original recessed stair entrance which also rises up to the stucco band at the sill of the second floor windows. A second floor window is centered on this door opening. Modifications have been made to accommodate the larger ground floor commercial spaces and are highlighted by a slight stucco recess that implies columns. A new recessed nook was added for the stair case entrance to the elevated first floor. The second floor has a series of windows that align with the ground floor apartment windows.

This building has been renovated and upgraded over the years with most of the work occurring on the ground/ first floor. The original configuration had smaller commercial units facing 1st Street and a corner unit at Washington Avenue. The staircase facing 1st street has been modified and was brought up to code in the 2014 renovations which also saw the staircase facing Washington Avenue relocated. In this same renovation four of the first floor apartments were removed and became part of the large restaurant space at ground level and the new staircase facing Washington Avenue. The second floor has been modified to accommodate the staircase renovations and one unit was converted into a bedroom when the staircase encroached into the entry, leaving nine units on the second floor.

Attached are the original building card and plans showing renovations to the commercial spaces and the large renovation of 2014.

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The Apartments have historically been small studio apartments and the proposed plans are to keep this historical layout. Another apartment will be lost to accommodate the new stair and elevator shaft.

The proposed work will make the first and second floors accessible with only a minor change to the Washington Avenue elevation and no changes are proposed for the 1st Street elevation.

There are no historical interior areas or lobby for this building. The equipment on the roof has been screened and the new equipment will continue the same screening and will be located behind the existing equipment.

The exterior of this building is consistent with the original design.

Sincerely,

Robert John Graboski