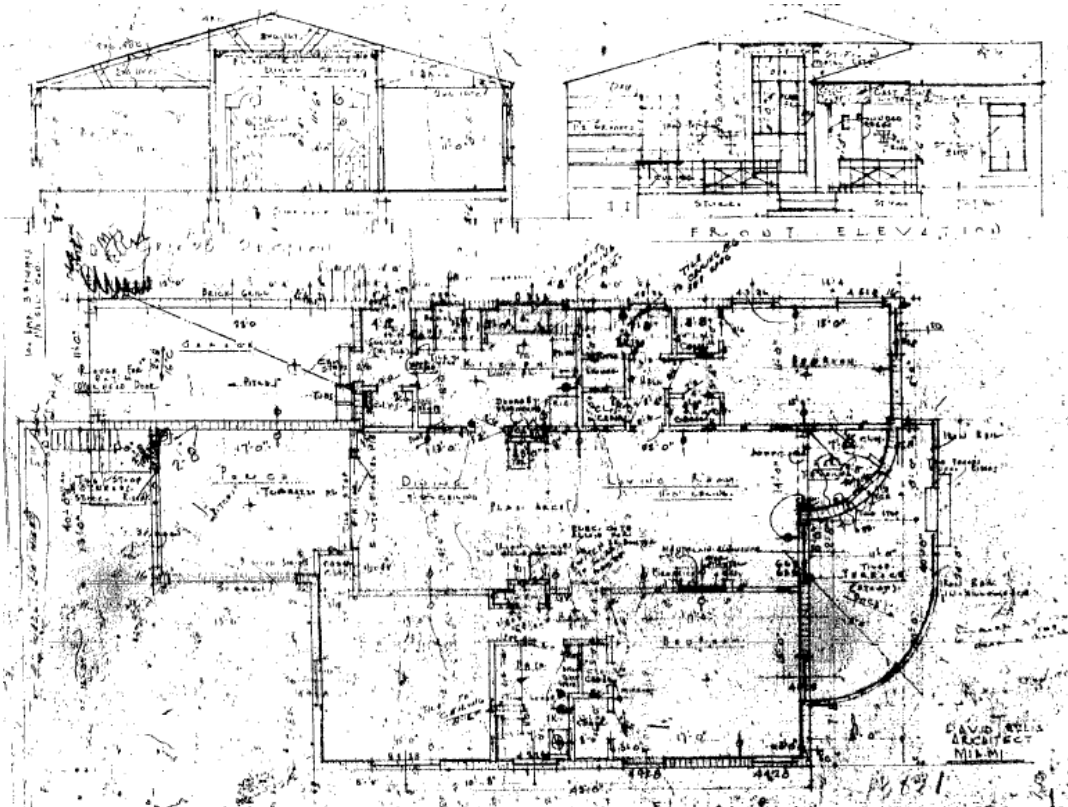


HISTORIC RESOURCES REPORT

1426 LENOX AVENUE
MIAMI BEACH, FL 33139



PREPARED FOR
HPB21-0447

DR. JEFFREY TRAVIS BAKER

APRIL 18, 2022

FINAL SUBMITTAL

INTRODUCTION

A project is being planned for the “Property” at 1426 Lenox Avenue, Miami Beach, Florida within one of Miami Beach Historic Districts. The Property is located in the Flamingo Park Historic District, Zoned as RS-4 (Single-Family Residential), and is approximately 7,500 square feet (0.172 acres) in lot size. The Property is identified by Miami-Dade County Folio No. 02-4203-009-900. Immediately to the West (behind) is a Commercial, Medium intensity (CD-2) zone separated by an alley.

Currently, the “Property” is improved with a one-story single-family home constructed in 1940, which is listed as “contributing” structure in the City’s Historic Properties Database and is not considered architecturally significant (“Current Structure”). The home was recently renovated with updated interiors, new windows, new roof and a driveway under the Miami Beach Permit BR2004843. The owner desires to Preserve the Home and all the architectural characteristics.

The “Current Structure” is Mediterranean Revival/Art Deco Transitional and was designed by David T. Ellis with the General Contractor as Samuel E. Haber under the Miami Beach Permit No. 13821 in March 27, 1940 to the owner of H. Bornstein.

The home had an attached single car garage that was converted into interior space with a Spanish tile roof. The home had the tile roof replaced with new Spanish tile under permit number RFR2101683 and in is harmony with the 1940’s home.

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.

FLAMINGO PARK HISTORIC DISTRICT

The Flamingo Park Historic District represents one of the most precious and preserved areas of 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 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 Flamingo Park 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 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 Flamingo Park 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 Flamingo Park 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 Flamingo 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 Hohausser, 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 Flamingo Park 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

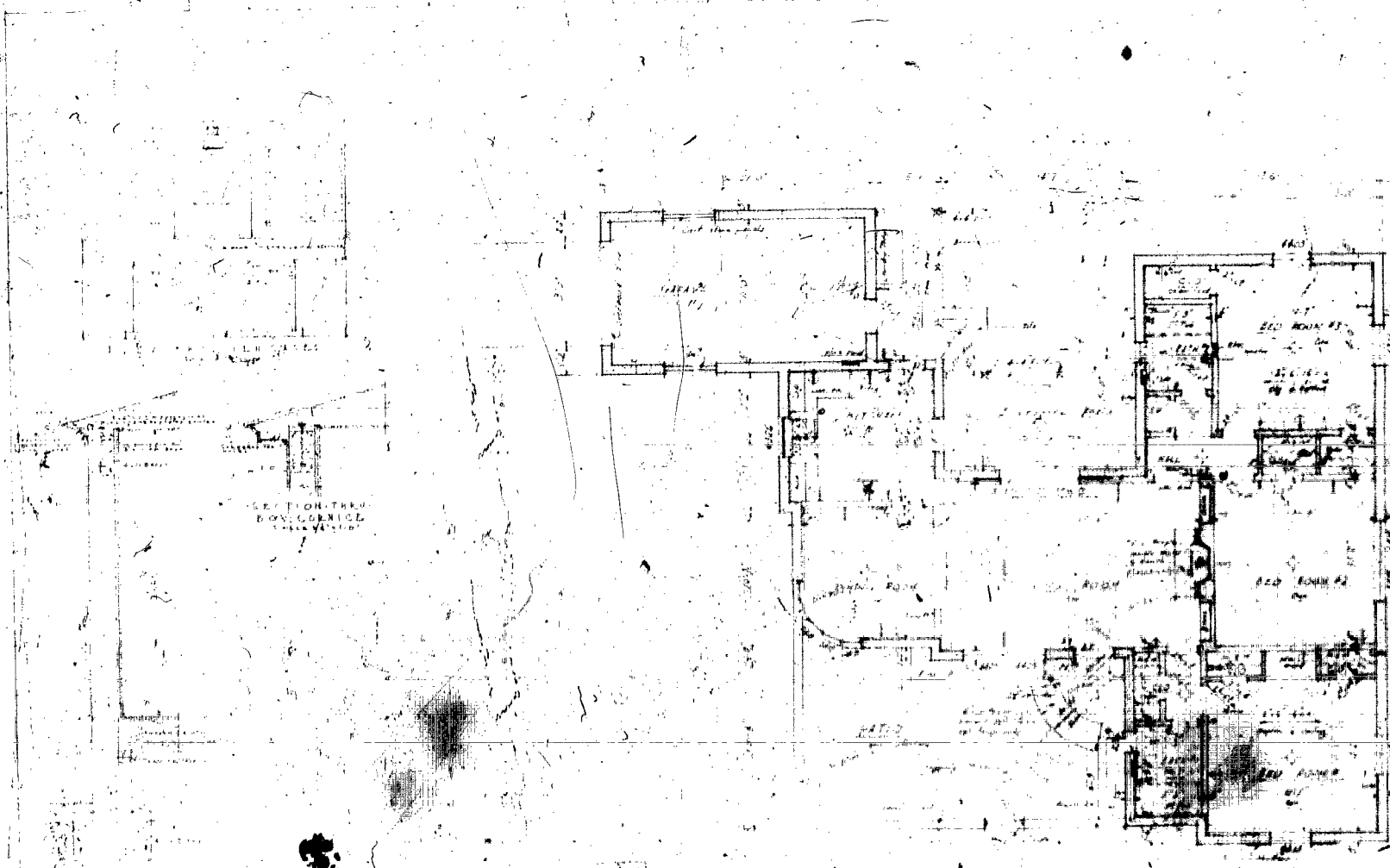
The special character of the Flamingo Park neighborhood can be defined by the numerous detached, one- and two-story single-family dwellings and low-rise apartment buildings surrounded by homes setback from the street. There are many excellent examples of significant architectural styles represented which 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 Modern.

"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 rooflines, 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.

CURRENT PROJECT

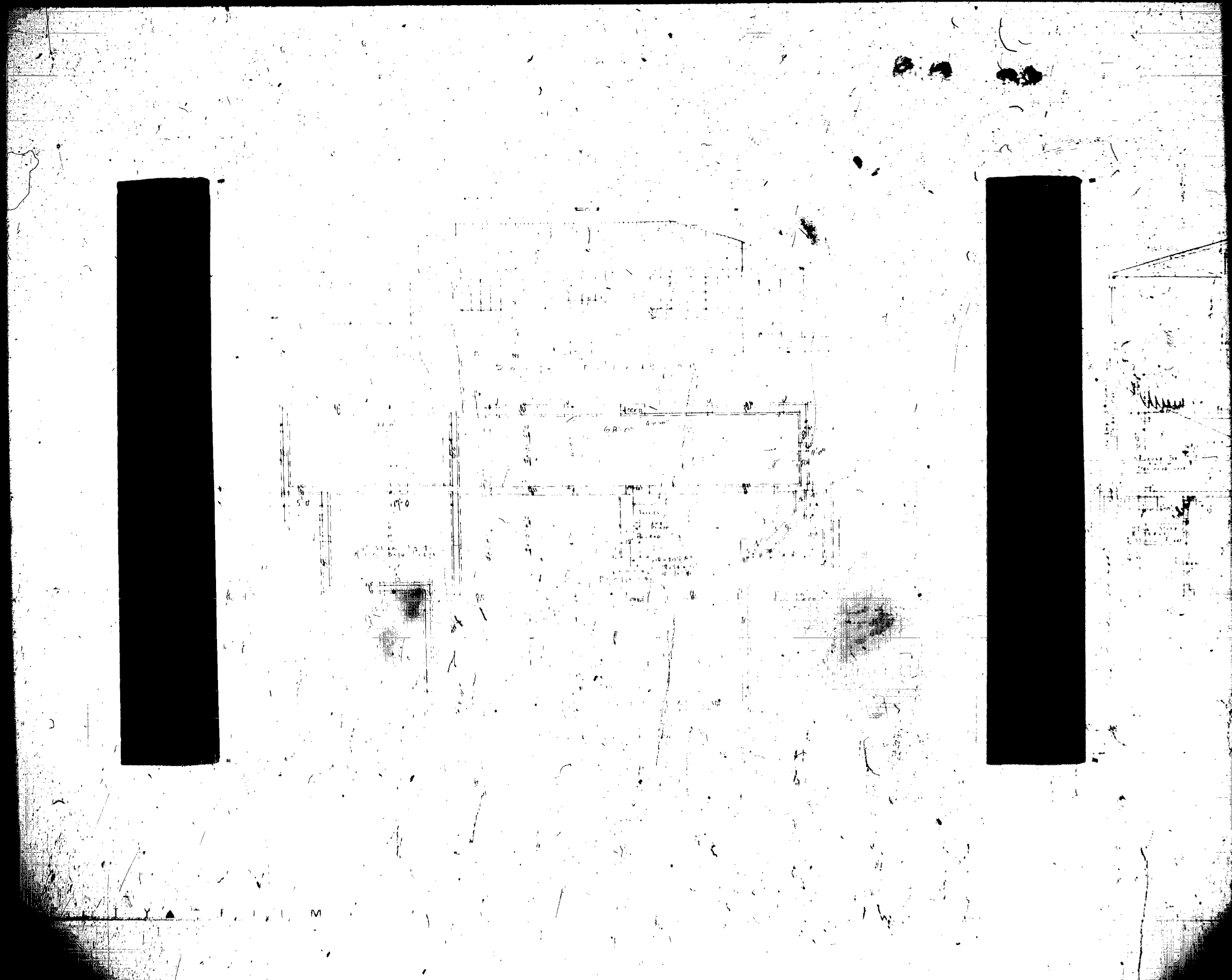
The Current Structure is Mediterranean Revival/Art Deco Transitional and was designed by David T. Ellis. The Current Structure features a brown clay Spanish tiled roof, a gracefully curved interior entryway foyer with porch, cathedral ceilings in the main living room are made of wood planks, and feature a large single window on the front façade with stucco reveals at the corners.

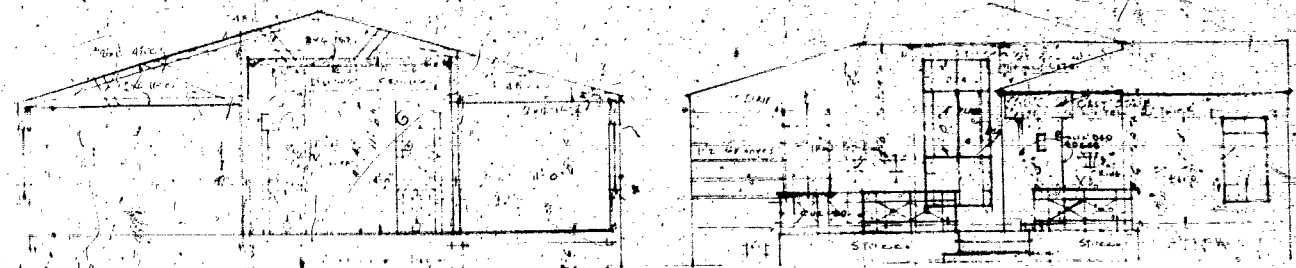
The applicant proposes to maintain the existing home and proposed a Detached 2-story guesthouse, also known as "In-Law Quarters" at the rear of the home. Considering the main home has a substantial front yard setback, the applicant is limited at the rear yard. The proposed guesthouse will have architectural features proposed by the Architect to reflect an addition in harmony with the home and context.



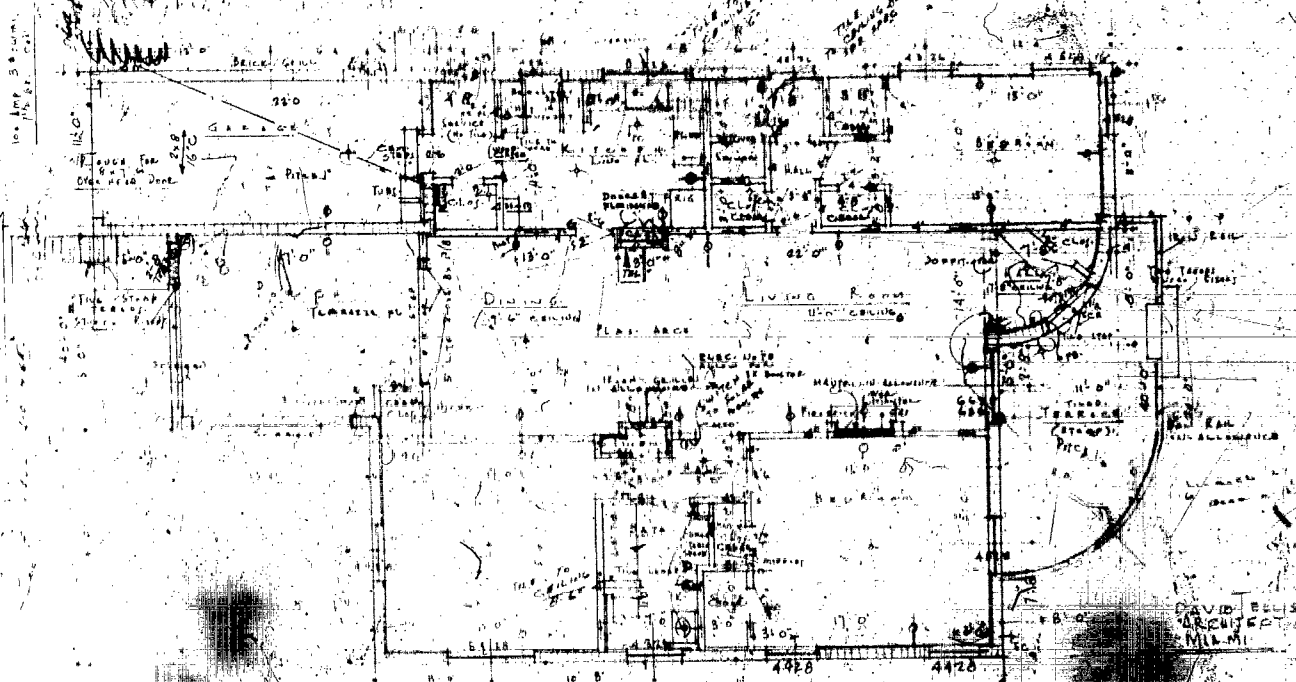
GENERAL NO. 1
FL. K. P. 1.2
1/2" = 1'-0"

2



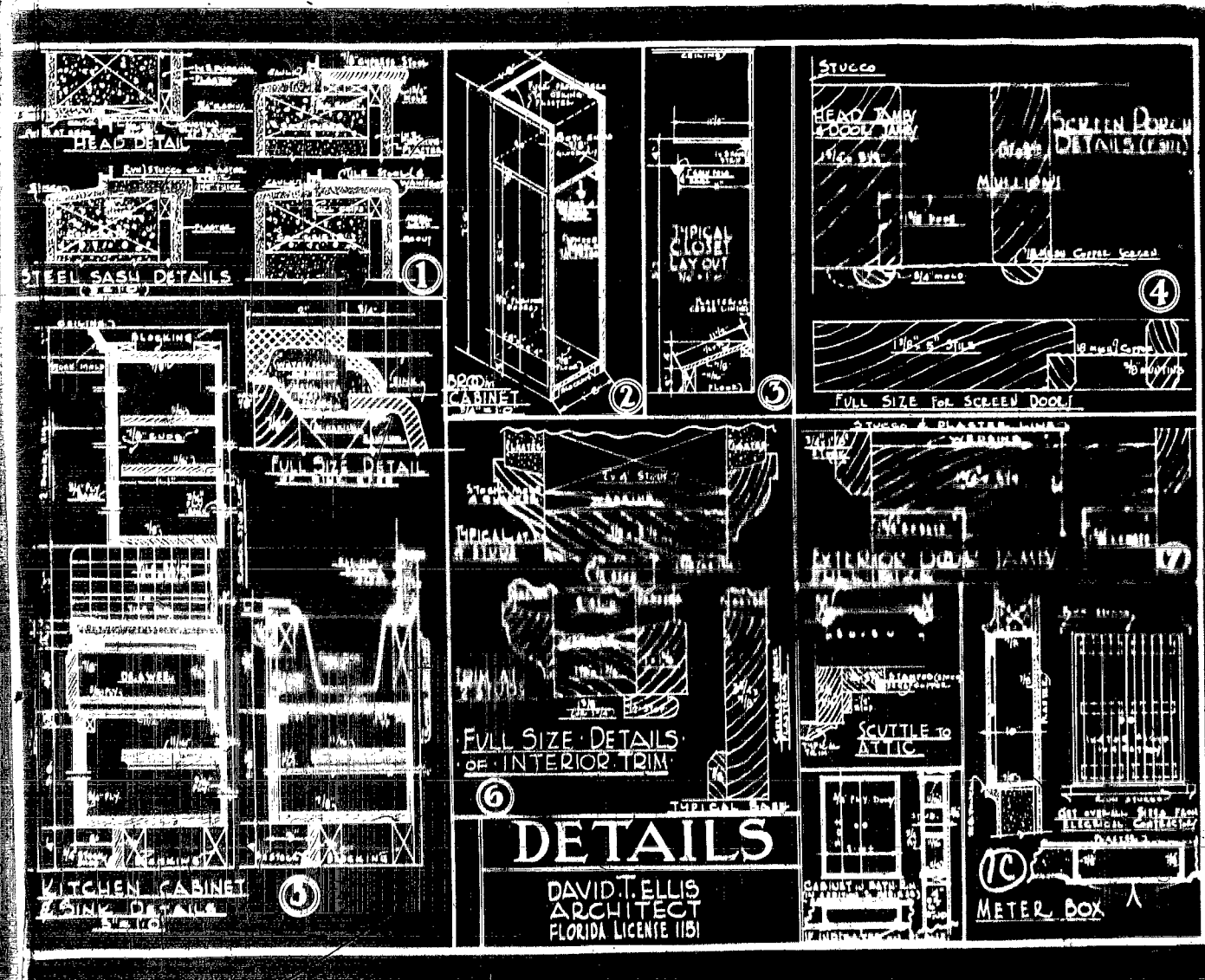


FRONT ELEVATION

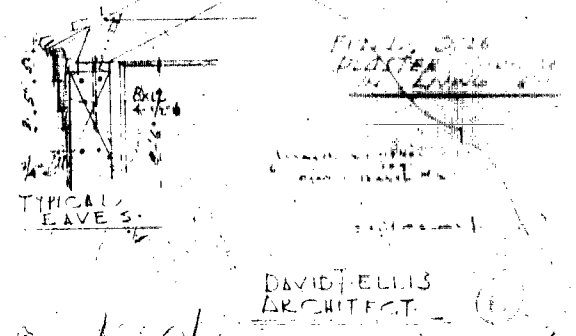
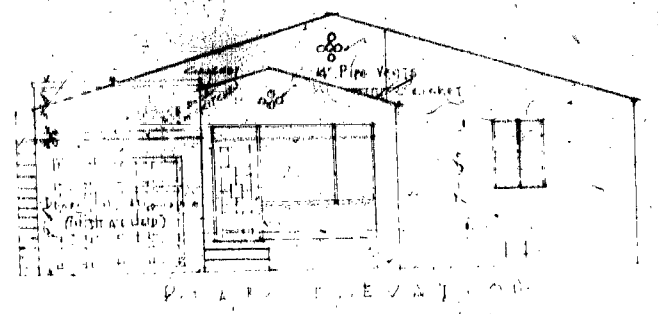
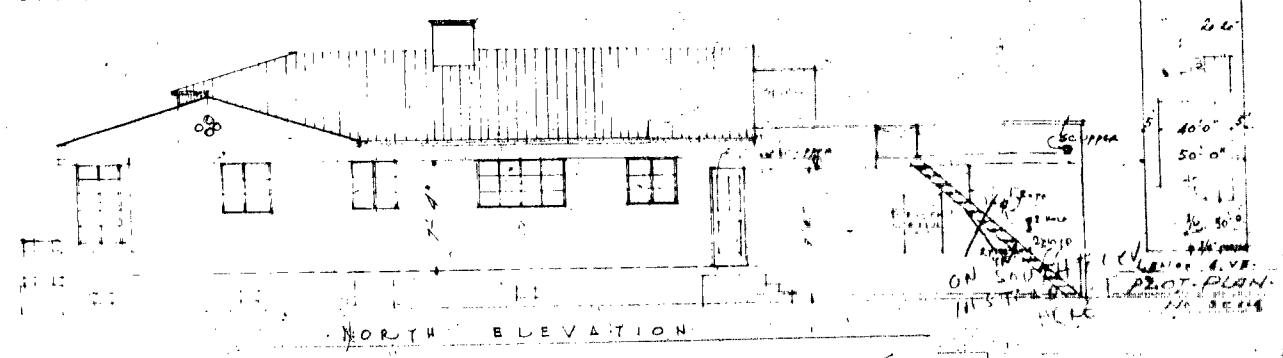


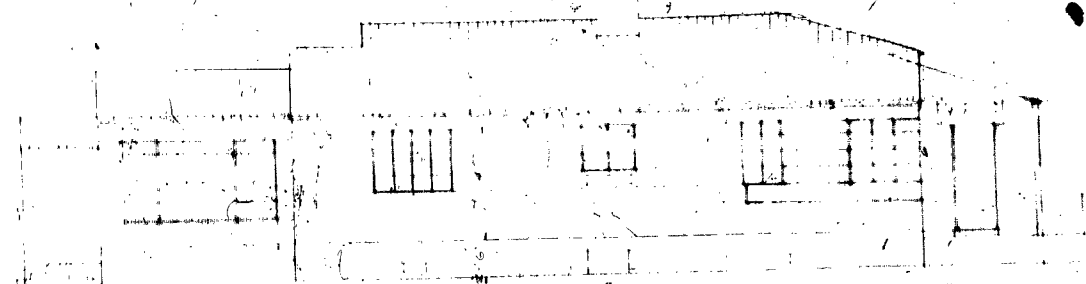
FLOOR PLAN

DAVID BELL
ARCHITECT
MILWAUKEE

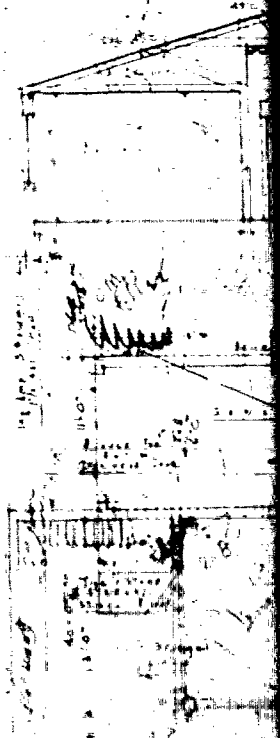
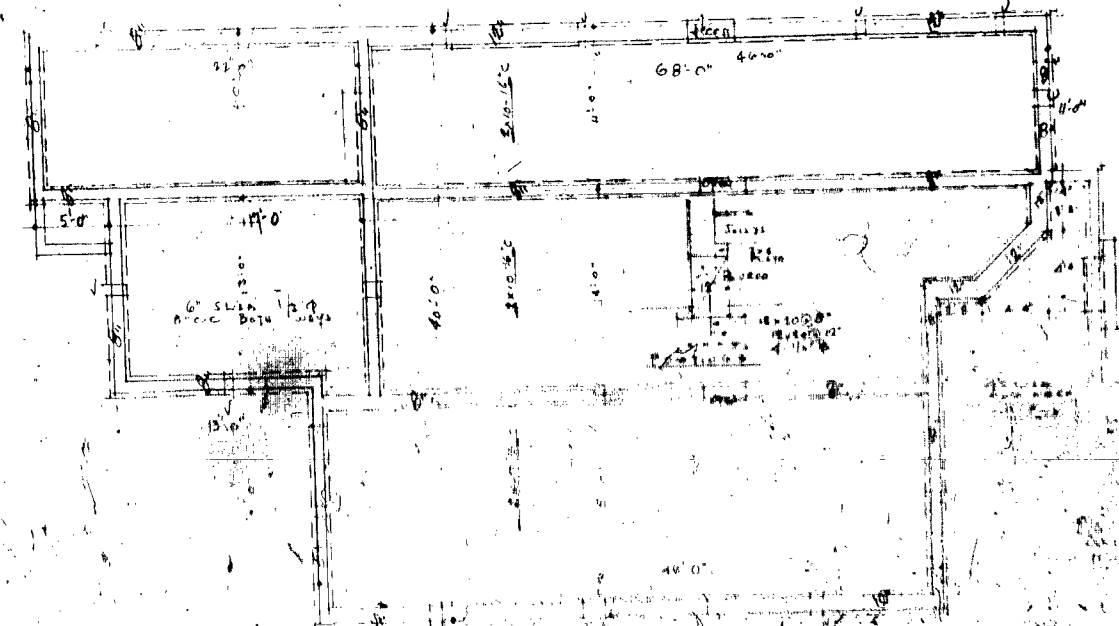


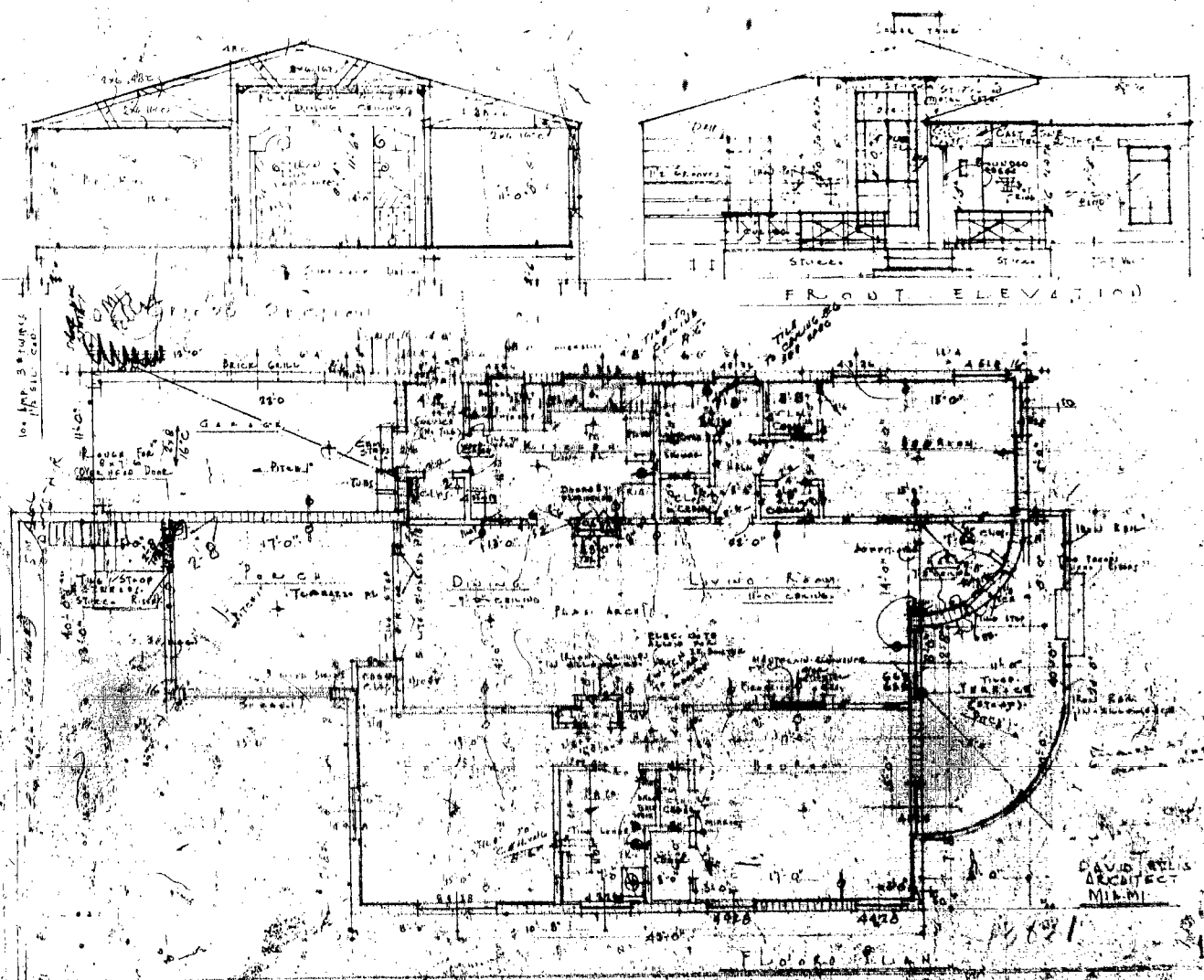
SPACE FINISH	
LIVING ROOM	
FLOOR	
WALLS	
CEILING	
WINDOW STOOLS	
DINING ROOM	
FLOOR	
WALLS	
CEILING	
WINDOW STOOLS	
HALL	
FLOOR	
WALLS	
CEILING	
WINDOW STOOLS	
BED ROOM	
FLOOR	
WALLS	
CEILING	
WINDOW STOOLS	
CLOSET	
FLOOR	
WALLS	
CEILING	
WINDOW STOOLS	
PORCH	
FLOOR	
WALLS	
CEILING	
WINDOW STOOLS	
FRONT STOOP	
REAR STOOP	
WALKS & DRIVEWAYS	
GARAGE	
METER BOX	
EXTER	
INTER	





50' SIDE ELEVATION





Owner H. BORNSTEIN Mailing Address Permit No. 13821 Date Mar. 27-1940
 Lot 6 Block 109 Subdivision Ocean Beach Address 1426 Lenox avenue
 General Contractor Samuel E. Haber 3546 Address
 Architect David T. Ellis BOND 2270 Address
 Front 40' Depth 68' Height 15' Stories 1 Use Residence- 6 rms
 Type of construction c/b/s/ Cost \$ 8,500.00 Foundation spread footing and 1-car garage
 Roof Tile

Plumbing Contractor S & S Plumbing # 13223 Address Date 4-2-1940
 2 water closets - 2 lavatories 1 bath tub - 1 laundry tub -
 Plumbing Fixtures Rough approved by O.K. Bell- 4/20/1940 Date
 1 sink - 1 shower - GAS--OK--Bell-- 11-19-40
 Gas Stoves 1 # 13299- S & S Plumbing Co. 1 shower - 1 gas - Apr. 22-1940
 Gas Heaters Address Date
 MARTIN GAS CO. #14602 CONNECT 1 GAS RANGE 11-18-40
 1 temporary closet Final approved by Date
 Sewer connection 1 Septic tank Make Date

Electrical Contractor Ideal Electric Co. # 14784 Address Date 4-22-1940
 Switch 24 Range Motors Fans Temporary service - #14678- 3/29/1940
 OUTLETS Light 25 HEATERS Water 1 " Ideal Electric
 Receptacles 28 Space 2 Centers of Distribution 1
 Refrigerator 1 Iron 1 Address Date
 Electrical Contractor Address Date
 No. fixtures set 24 Final approved by Lincoln Brown, jr. Date
 Date of service Nov. 19-1940

Alterations or repairs # 19973.. Painting - inside and outside - Rudolph Deutsch \$860.. Date Apr. 30, 1945

ALTERATIONS & ADDITIONS

Building Permits:

J. Mitchell Goberna Clean & Paint Exterior Only Must Comply With Ord. #1060. #400.00, 12/27/68.

Plumbing Permits:

#39202 Giffen Industries: 1 Solar Water Tank(82Gal)-March 12, 1957

#60239 5/14/82 W.R. Robbins & Son - 1 solar water heater

OK, Rosser 9/26/1956

Electrical Permits: #47555 E & E Electric Co., Inc: one appliance outlet May 25, 1956

OK, Rosser 9/26/56 47747 E & E Electric Co., Inc: 2 receptacles, 1 appliance outlet, 3 centers of distribution, 1 meter change June 18, 1956