
1760 LENOX AVE, MIAMI - BEACH, FL. 33139

HISTORIC RESOURCES REPORT



1760 Lenox Ave. Existing Residence Front Photo of Residence. Picture Taken 8/18/2023.

SUBMITTED BY:

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9611 SW 144 PLACE

MIAMI, FL 33186

CUEVAS ARCHITECTURE +

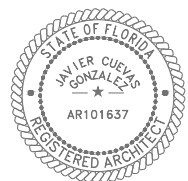


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1760 LENOX AVE HISTORICAL ANALYSIS

HISTORICAL OUTLINE

1760 Lenox Avenue, located in Miami Beach, Florida, sits on a 7,500 square feet lot. The property is located in a single-family residential zoning designation, RS-4 with a Miami-Dade designated Folio number 02-3234-004-0230. It is situated in the Palm View Historic District. The existing property is a contributing historical structure and consist of a two-stories residence and a one-story guest house. The property was built in 1934 and designed by Architect Victor Hugo Nellenbogen. The style of the home can be described as Mediterranean Revival/Art Deco Transitional.

The Palm View Historic District exemplifies the swift pace of development in Miami Beach, spanning from 1915 to 1926. After the Alton Beach Realty Company, led by Carl Fisher, initiated the subdivision of the Palm View region in April 1920, the construction of numerous distinguished private homes promptly followed and persisted for the ensuing three decades. The unique Palm View area boasts a diverse and cohesive collection of Miami Beach's architectural styles, spanning from the 1920s to the present day. Within the proposed Palm View Historic District, there are ten distinct architectural styles represented, encompassing everything from Masonry Vernacular to Mediterranean Revival, transitioning through Med/Deco, Streamline Modern, and culminating in Post World War II Modern and Garden Apartment styles. Notably, the Mediterranean Revival style, in vogue during the city's initial major land development phase in the 1920s, dominates the district's architectural landscape. The buildings within the Palm View Historic District hold artistic significance in terms of their architectural form, special materials, intricate detailing, embellishments, interior design, and site features. Victor H. Nellenbogen along with a few other architects belonged to the well known architects whom crafted the 1920's private homes in this district.

Victor H. Nellenbogen designed Six residential homes in the Palm View Historic District:

1760 Lenox Avenue - 1934 Mediterranean Revival
1829 Jefferson Avenue - 1935 Mediterranean Revival
1026- 18th Street- 1936 Mediterranean Revival
1735 Michigan Avenue - 1936 Med/Deco Transitional
1815 Michigan Avenue - 1937 Med/Deco Transitional
1719 Lenox Avenue - 1940 Masonry Vernacular

The Palm View Historic District offers a compilation of architectural styles that collectively trace the historical progression of architectural design and construction in Miami Beach from the 1920s through the mid-1960s. The distinctive character of the Palm View neighborhood is defined by its array of detached, one- and two-story single-family dwellings, as well as low-rise apartment buildings enveloped by lush landscaping.

On 1760 Lenox Ave the existing structure displays a Mediterranean Revival/Art Deco Transitional style, designed by Victor H. Nellenbogen. This structure includes red clay tiled roof, a large span of windows on the front facade as well as arched window openings on the second story of the front facade. The new proposal aims to connect the original configuration of the existing two story structure and the existing guest house structure with a breezeway addition. A second story addition to the existing one story guest house with a carport/terrace surrounding the existing pool. Furthermore, the planned addition will result in cohesive connections and a seamlessly circulating floor plan for the existing and proposed structures.

IMAGERY

VICTOR H. NELLENBOGEN
ARCHITECT



Victor Hugo Nellenbogen.
The_Miami_Herald - Dec 1, 1935

**BEAUTIFUL BUILDINGS
IN MIAMI AND MIAMI BEACH**

Many beautiful homes, apartments, hotels and commercial structures have been designed by Victor H. Nellenbogen, architect, some of which are shown in the accompanying photographs.

Above is the residence of Mr. and Mrs. Ben T. Olsen of Chicago at 2616 Plantain Drive, Miami Beach. To right residence of Mr. and Mrs. George M. Conroy at Pittsburgh, 4610 Brien and Finesse Drive, Miami Beach. Below is residence of Mr. and Mrs. Harry R. Howell on the bayfront and Birchall Avenue, Miami. Below lower picture The Reef Apartments and Restaurant under construction at 1411 Washington Avenue, Miami Beach.

Designed By
VICTOR H. NELLENBOGEN
ARCHITECT
925 Lincoln Road

It is a pleasure to have taken this substantial part in the building of Miami and Miami Beach.

Victor H. Nellenbogen - Newspaper Advertisement on The Miami Herald in 1935

PALM VIEW HISTORIC DISTRICT DESIGNATION REPORT

Victor H. Nellenbogen

- 1760 Lenox Avenue - 1934 Mediterranean Revival
- 1829 Jefferson Avenue - 1935 Mediterranean Revival
- 1026-18th Street - 1936 Mediterranean Revival
- 1735 Michigan Avenue - 1936 Med/Deco Transitional
- 1815 Michigan Avenue - 1937 Med/Deco Transitional
- 1719 Lenox Avenue - 1940 Masonry Vernacular

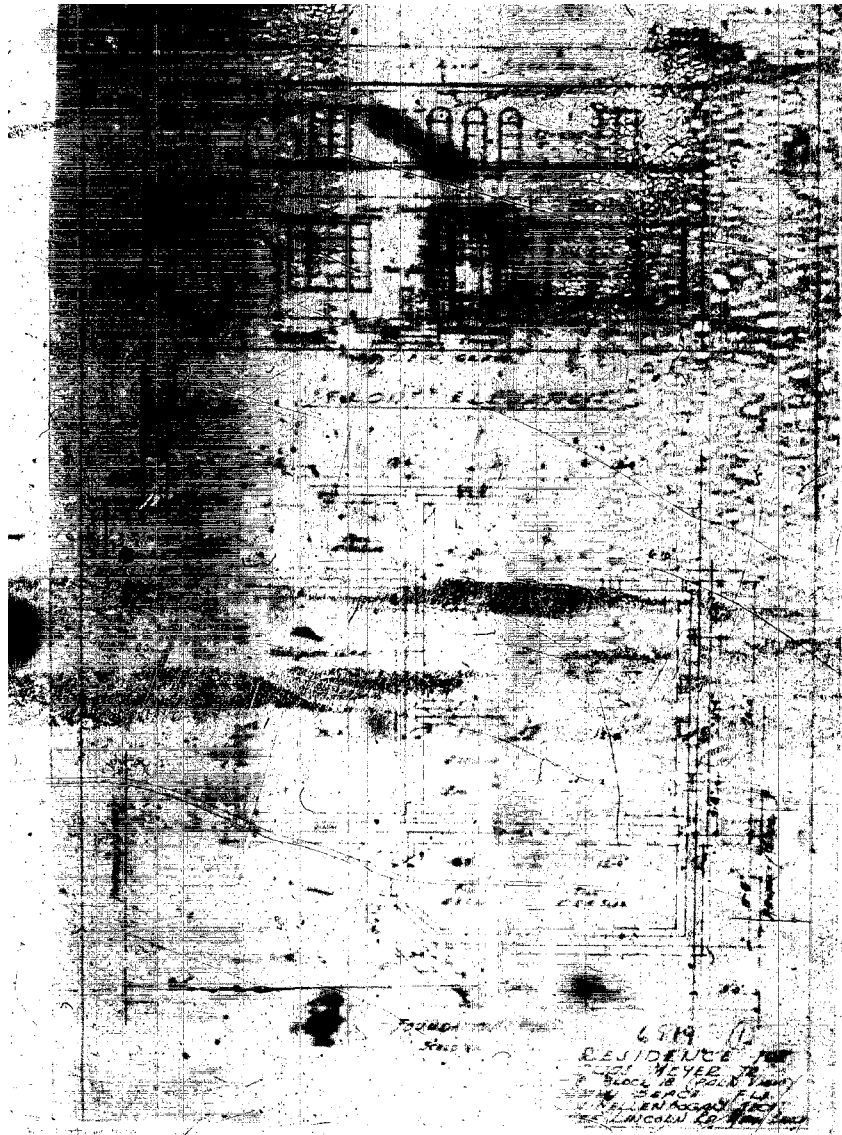
Projects design by Victor H. Nellenbogen in the Palm View Historic District.



1760 LENOX AVE BUILDING DATA

D. WIENER Owner CHAS. MEYER Jr-		Mailing Address	Permit No. 6519
Lot 8	Block 18	Subdivision PALM VIEW	No. 1760 Street LENOX AVE. Date NOV. 22-1934
General Contractor CHAS. MEYER Jr-		Address	
Architect V. H. NELLENBOGAN		Address	RD.
Front 36	Depth 35	Height 24	Stories Use Residence & Garage
Type of construction Gem Blk/	Cost \$7,500.00	Foundation Reinf. conc.	Roof TILE
Plumbing Contractor Joe Leinecke		permit 7743	Address Date 12-3-34
No. fixtures 10	Gas 2	Rough approved by	Date
Plumbing Contractor		Address	Date
No. fixtures set	Final approved by		Date
Sewer connection 2	Septic tank	Make	Date
Electrical Contractor Larkin		permit # 4754	Address Date Dec.17-1934
No. outlets 20	Heaters Stoves Motors 1	Fans	Temporary service
Rough approved by RECEPTACLES 9		Date	
Electrical Contractor Larkins		permit # 4962	Address Date Jan.29-1935
No. fixtures set 19	Final approved by		Date
Date of service			
Alterations or repairs #8268: Addition of room and bath - - - - - \$800.00 Date May 19-1936			
Halsema Bros, Inc. contractor; F.C.Wiest, architect; C-B-S- Reinf. con. foundation:			
Plumbing permit # 9053: C.J. Dulbe-		3 fixtures - - - - -	May 12-1936
Electrical permit # 6637: (Meyers)		6 outlets and 2 fixtures - - - - -	May 28-1936
Plumbing permit # 10058: 3 fixtures - (C.J. Dulbe)			May 13-1937
BUILDING PERMIT # 22434		Painting -- Joseph Cohen, painter	\$ 300..... May 14, 1946
BUILDING PERMIT # 29933		Painting * Owner -	\$ 90..... May 16, 1949

Building Card, City of Miami Beach



Microfilm City of Miami Beach



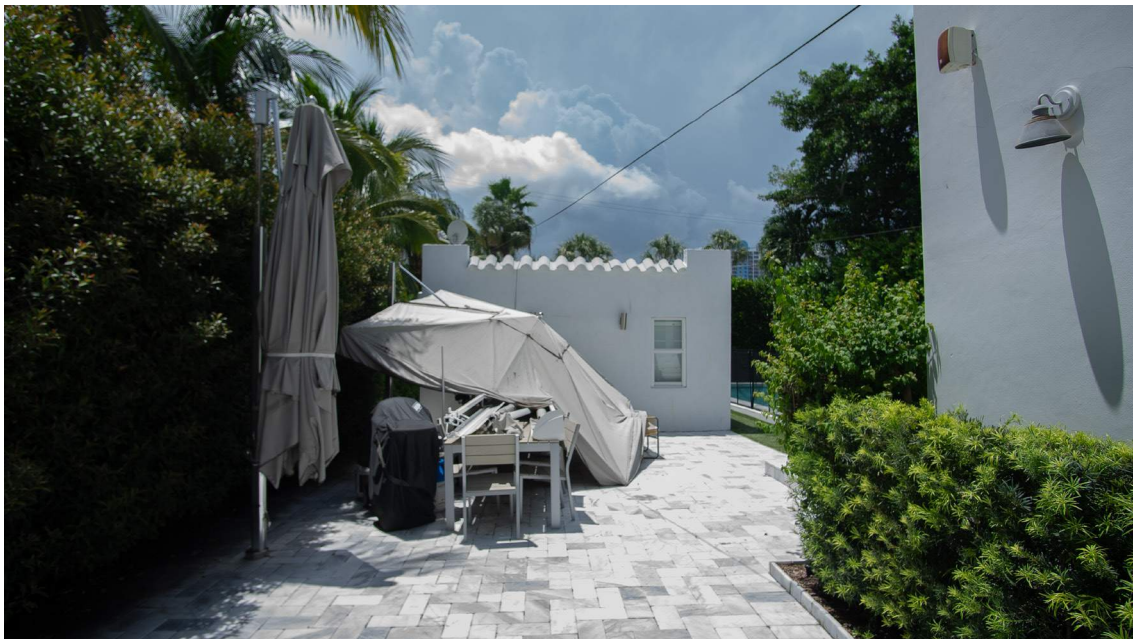
1760 Lenox Ave. Existing front view of the Residence.
Picture taken on 8/18/2023



1760 Lenox Ave. Existing rear view of the Residence.
Picture taken on 8/18/2023



1760 Lenox Ave. Existing rear view of the Pool and Guest House.
Picture taken on 8/18/2023



1760 Lenox Ave. Existing front view approach of the Main Residence and Guest House.
Picture taken on 8/18/2023