

318 LINCOLN – OWNER’S COMMENTS & EXPLANATIONS

I. DEFICIENCIES IN PRESENTATION

1. The Historic Resources Report makes no mention that this building was originally constructed as the Flamingo Theatre with the exception of a permit list.

Indicated on Plan A7.

Not planning on doing anything to the Flamingo Theatre other than cleaning it and painting.

2. In the letter of intent, provide a description of the different types of lighting proposed and when they are proposed to be illuminated (daytime/nighttime). Is the lighting constantly on, flashings, twinkling? Specify the color of the lighting and the finish of the channel.

Vertical LED strips to be inset into the wall to appear as neon in aqua color to match the historic photos, see Plan A7; and individual 21 watt pin spots randomly in wall, see Plan LD-001.

Lightning will be throughout the day and night, but on a timer allowing customization.

3. Provide an accurate and fully dimensioned existing north elevation drawing. The elevation drawings and renderings throughout the set of plans are inconsistent. It is unclear if any portion of façade cladding is to be removed. The storefront windows as shown on sheet A4 extend down to the ground, sheet LD-001 shows a grid on the eastern upper facade etc.

See revised Plans A4 and LD-001

4. If façade elements are proposed to be removed/demolished, provide an accurate and fully dimensioned demolition north elevation drawing. It is unclear if the new stucco finish is to be applied on top of the square panels or if the panels are to be removed.

The Flamingo Theatre portion will remain untouched, the lower west portion of building will be clad in prefab panels per Miami Dade N.O.A. with LED strips inset between panels.

5. Provide a proposed signage program for the building including signage placement, method of installation (over the vertical lighting) etc.

See Detail A4

6. The renderings do not show the eyebrow over the western storefronts and an L-shaped projection over the easternmost storefront. Also, the renderings show dark glass and dark framing.

See Drawing A1

7. Provide a minimum of one photorealistic three-dimensional rendering of (daytime and nighttime) of the façade treatment.

See Drawing A7

DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. Staff is concerned with the visual impact the vertical lighting channels may have, especially in daytime. Staff recommends the application mock-up a small portion of the vertical façade lighting for staff to review in the daytime.

See Plan A7

2. Staff recommends that the application explore recessing the channels into stucco instead of surface mounting.

See Plan A4

3. Staff recommends the application develop a plan for the storefronts including a paint scheme, awnings knee wall finish/material etc.

See Plan A4