HPB24-0617
1525 Lenox Avenue

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

September 10, 2024

Project Team

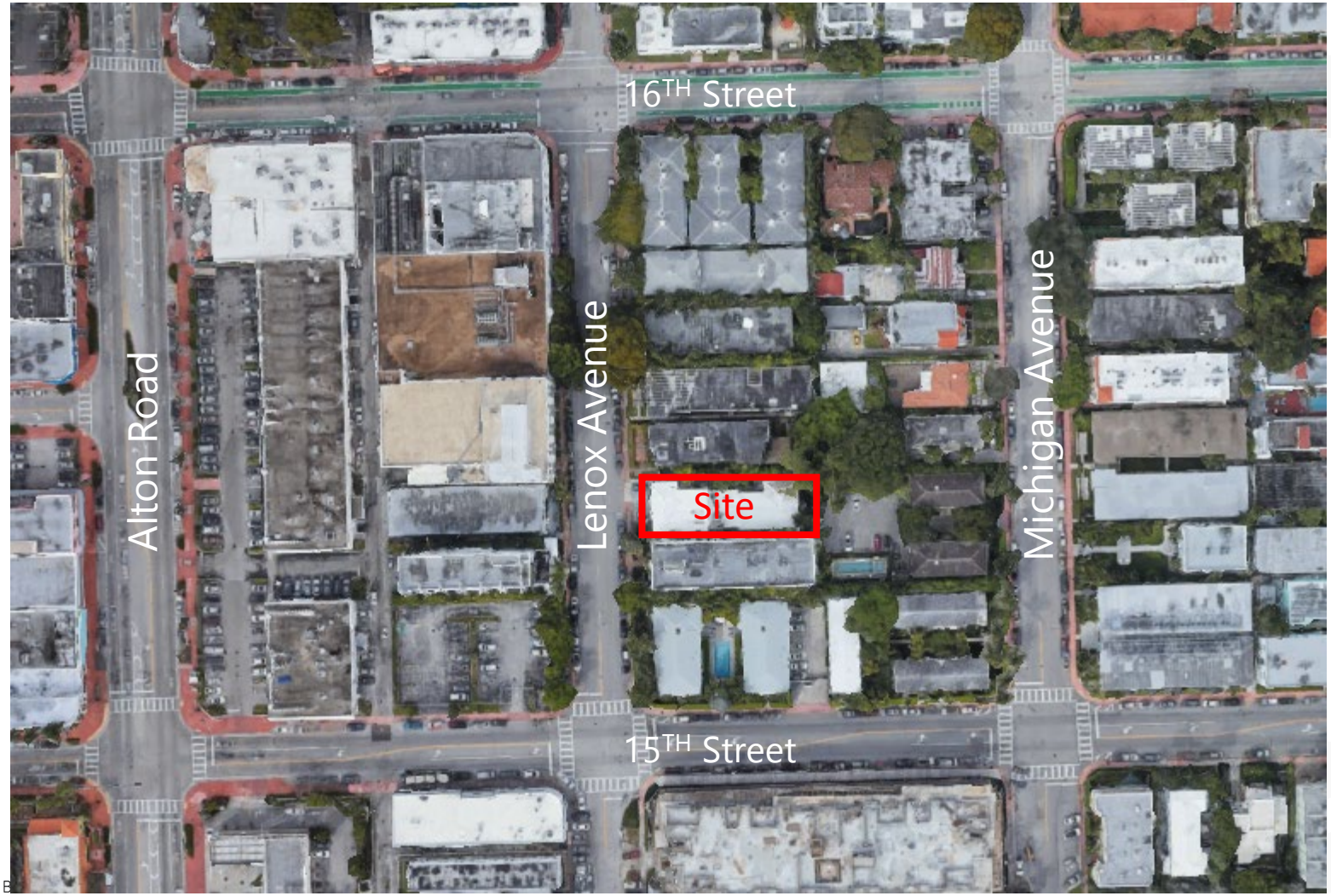
Adar Investments And Management

YHCE
www.yhengineering.com

HERITAGE
Architectural Associates

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Property Location



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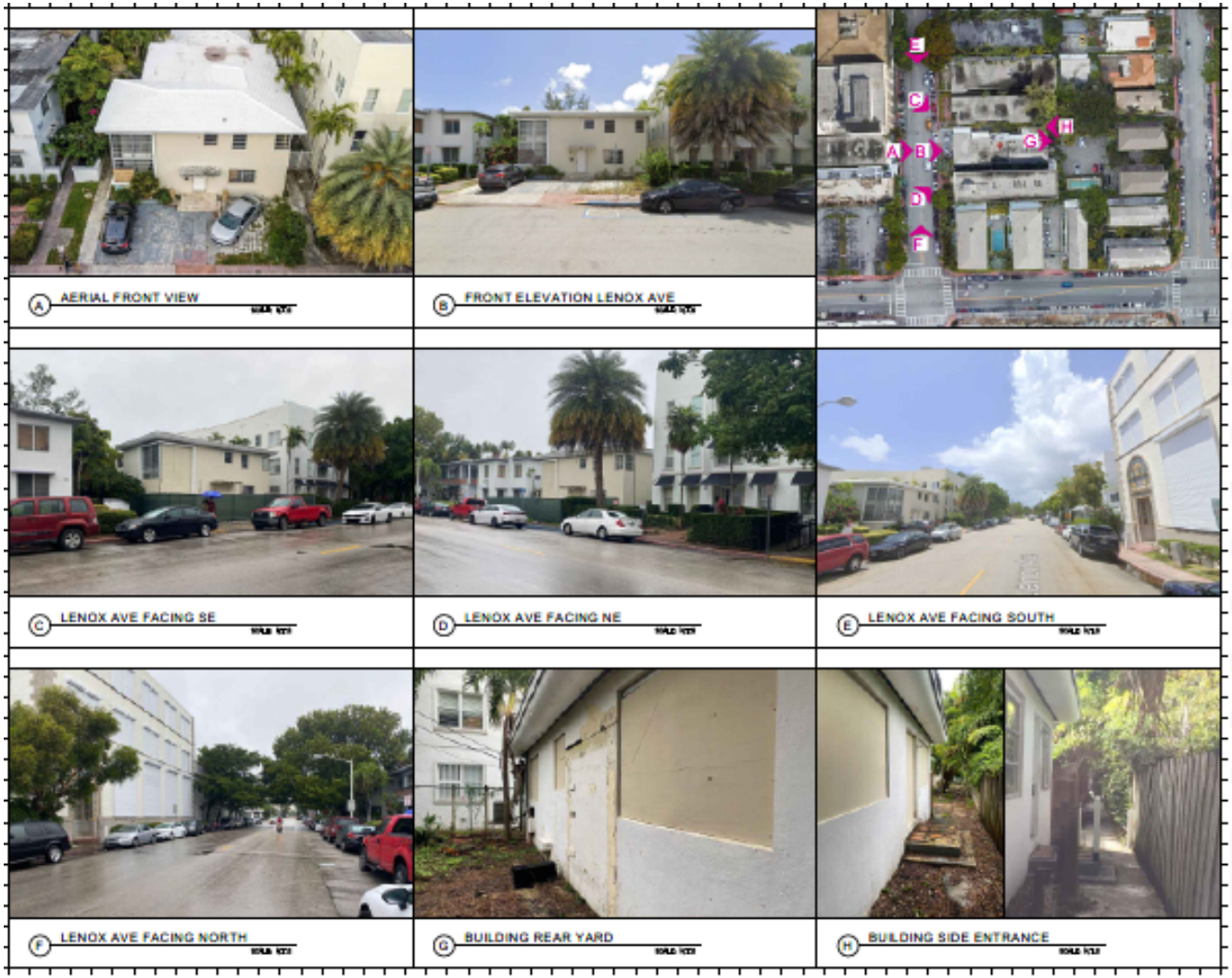
ZONING, LAND USE AND ENVIRONMENTAL LAW

HPB24-0617: 1525 Lenox Avenue
September 10, 2024

Context



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September 10, 2024

Request

After-the-fact certificate of appropriateness for demolition.

Property History

- Unsafe structure dating back to 2012
- Significant water intrusion
- Board members were aware of structural deficiencies
- Emergency Demolition Order issued on April 17, 2024

Structural Condition Assessment prepared by YHCE, concluded the structure was in "imminent danger of collapse"

YHCE
www.yhengineering.com

99 NW 27 AVE, Miami, FL. 33125, (305) 969-9423, Fax (305) 969-9453

Youssef Hachem Consulting Engineering

VI. RECOMMENDATIONS

Based on the site observations of the conditions of structural members of the building and level III alteration required by the Florida Building Code, the structural members of this building need to be replaced rather than repaired. Hence, in order to do so, these structural members need to be demolished.

The structure is in bad condition, leading to deficient structural conditions. The structural members which are mainly wood are deteriorated and moisture damaged and rotting. Most of the structural members cannot be replaced.

We are not confident that the replacement process will not damage the structure, even furthermore due to the connectivity between the members.

Structure does not comply with today's building code, and even when certain parts of it were built.

It is in imminent danger of collapse as it lacks any lateral support system, proper design and construction when portions of it were constructed, and current decay conditions of the structural member deem it unstable to support load conditions of the current permitted use.

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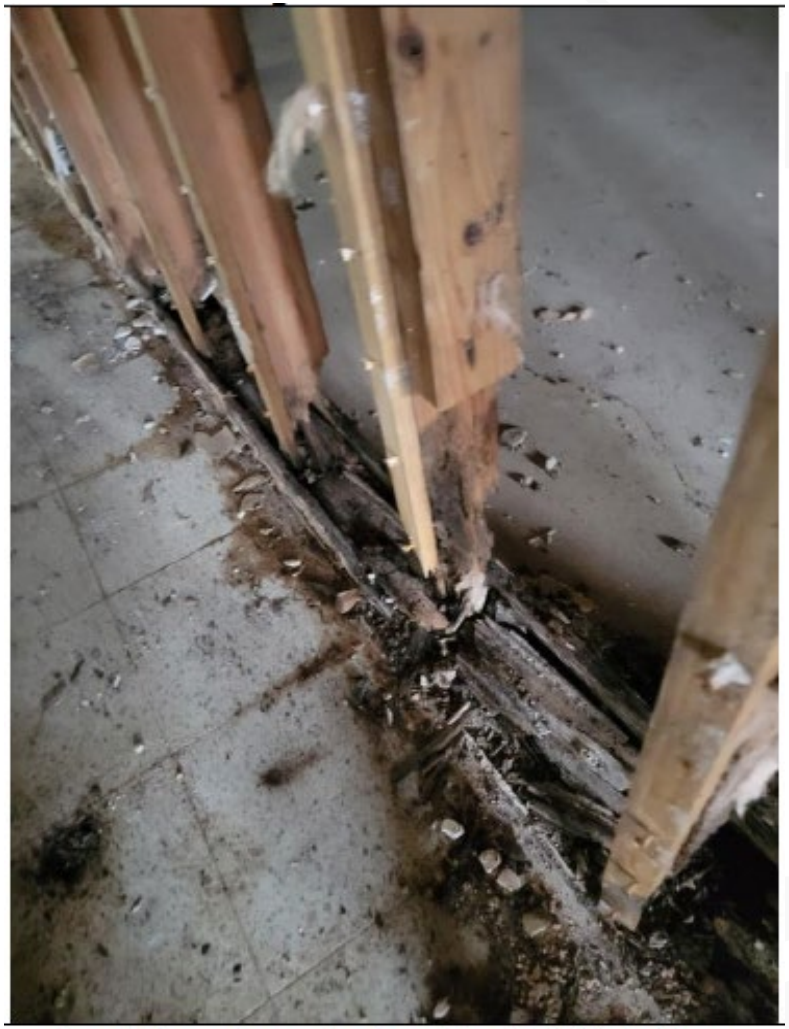
Structural Images

Load bearing stud walls 100% failure



Load bearing stud walls 100% failure

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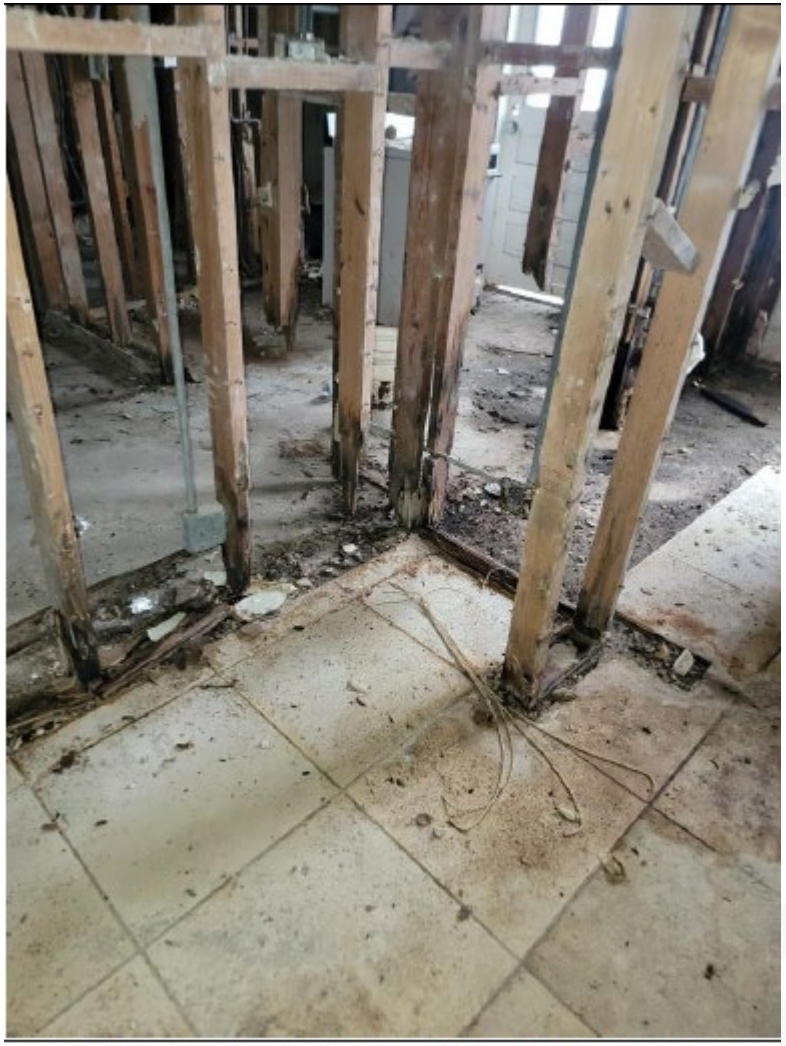

Load bearing stud walls 100% failure

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Structural Images

Moisture intrusion damage

Moisture intrusion damage

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Structural Images

Roof waterproofing membrane failure, leading into water penetration into the building and leading the roof decking and roof joists rotting and water damage.

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Historical Resources Report

EXISTING CONDITIONS DOCUMENTATION

1525 Lenox Avenue
Miami Beach, FL 33139
February, 2024

PRESERVATION ARCHITECT:
Heritage Architectural Associates
4300 Biscayne Boulevard, Suite 203
Miami, FL 33137

1 PROJECT TEAM

T-001 DRAWING INDEX, LOCATION MAP, AND SITE PLAN
A-001 ARCHIVAL SITE PLAN
A-101 ARCHIVAL FIRST FLOOR PLAN
A-102 ARCHIVAL SECOND FLOOR PLAN
A-111 ARCHIVAL ROOF PLAN
A-301 UNIT 1 – EXIST. CONDITIONS INT. PHOTOGRAPHS
A-302 UNIT 3 & 4 – EXIST. CONDITIONS INT. PHOTOGRAPHS
A-303 UNIT 5 – EXIST. CONDITIONS INT. PHOTOGRAPHS
A-304 UNIT 6 – EXIST. CONDITIONS INT. PHOTOGRAPHS
A-401 WEST AND NORTH ELEVATIONS
A-402 EAST AND SOUTH ELEVATIONS

2 INDEX OF DRAWING SS

3 LOCATION MAP

4 EXISTING STREET VIEW PHOTOGRAPH

5 EXISTING SITE PLAN

HERITAGE
ARCHITECTURAL ASSOCIATES

1525 Lenox Avenue
1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

HERITAGE ARCHITECTURAL ASSOCIATES

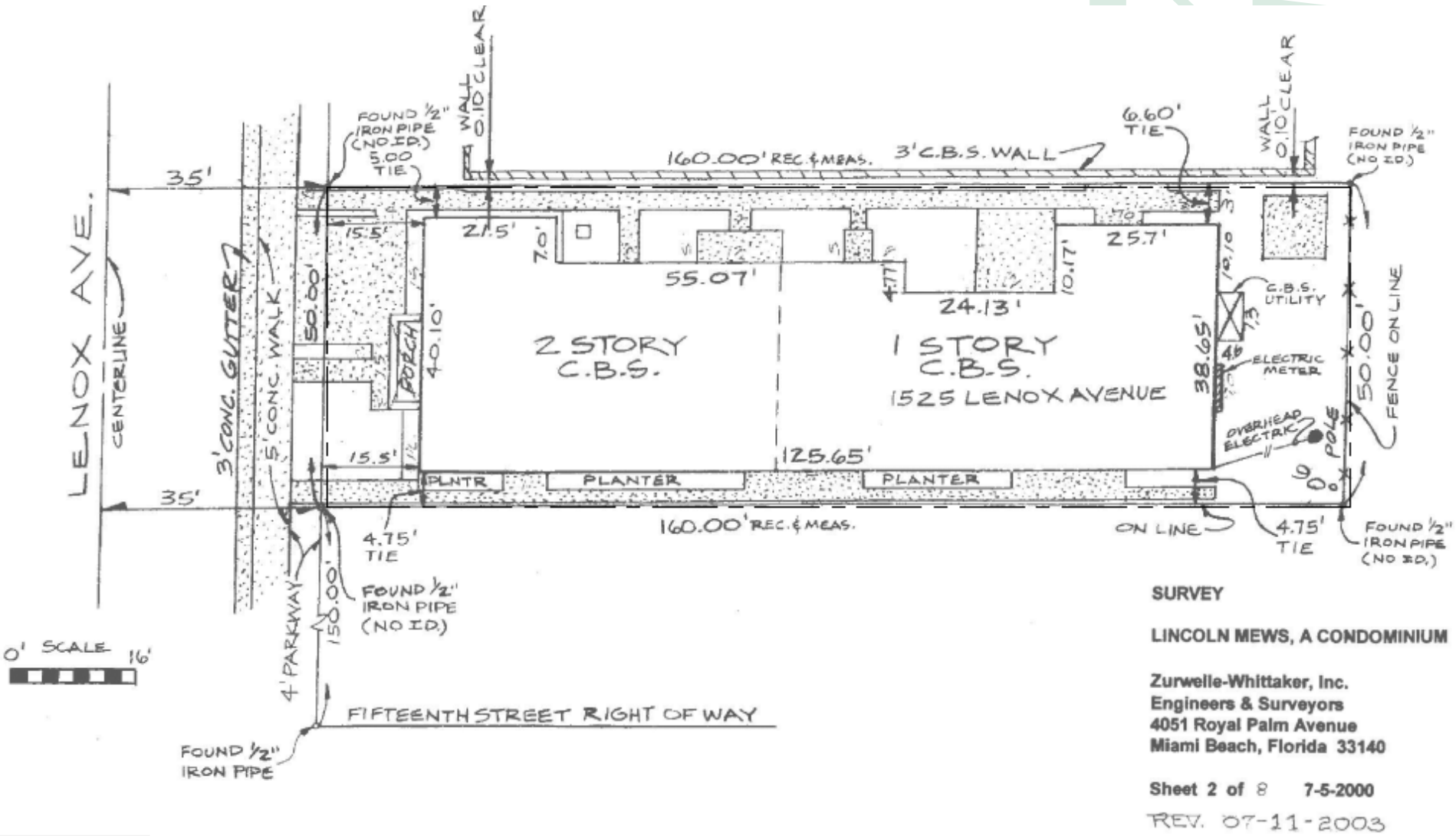
OWNER

ADAR INVESTMENTS & MANAGEMENT, LLC

DRAWING INDEX, LOCATION MAP, AND SITE PLAN

T-001

Historical Resources Report



SURVEY

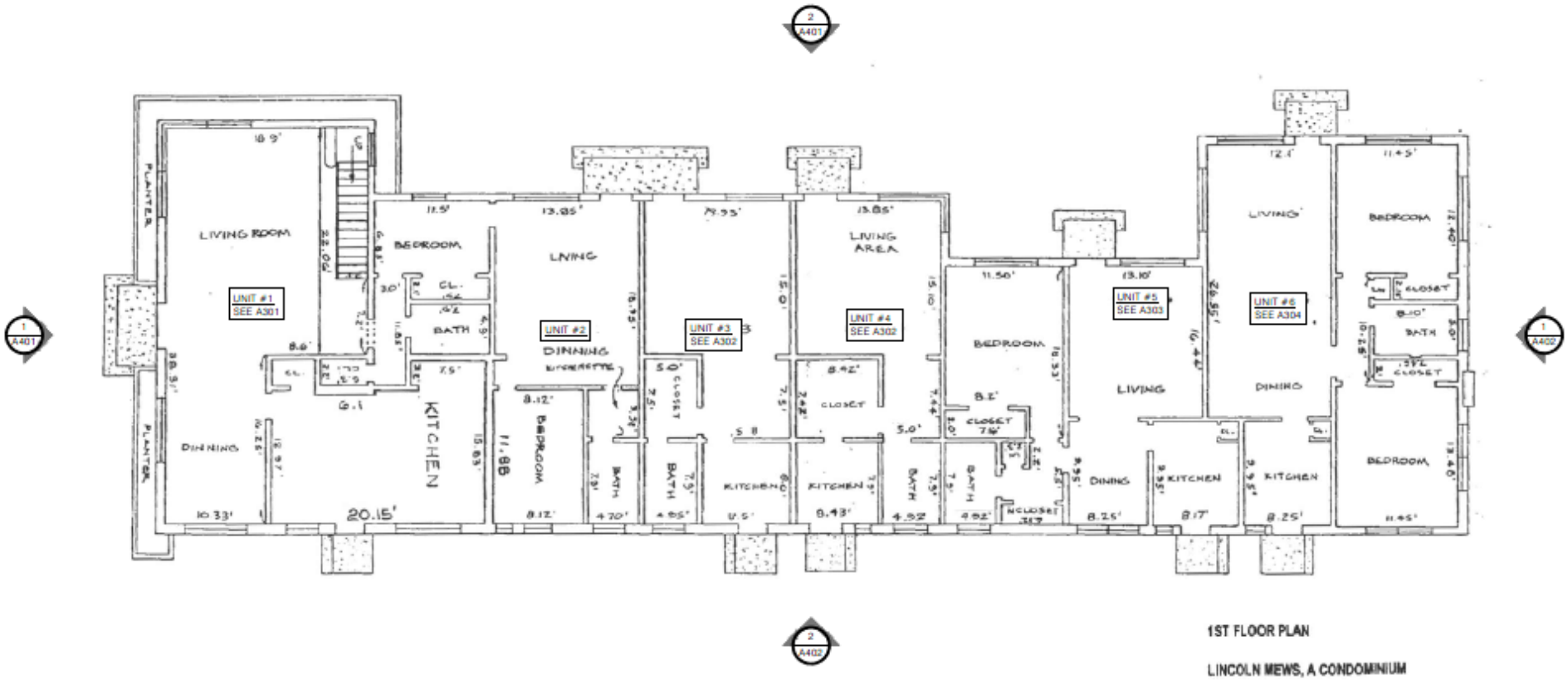
LINCOLN MEWS, A CONDOMINIUM

Zurwelle-Whittaker, Inc.
Engineers & Surveyors
4051 Royal Palm Avenue
Miami Beach, Florida 33140

Sheet 2 of 8 7-5-2000

REV. 07-11-2003

Historical Resources Report



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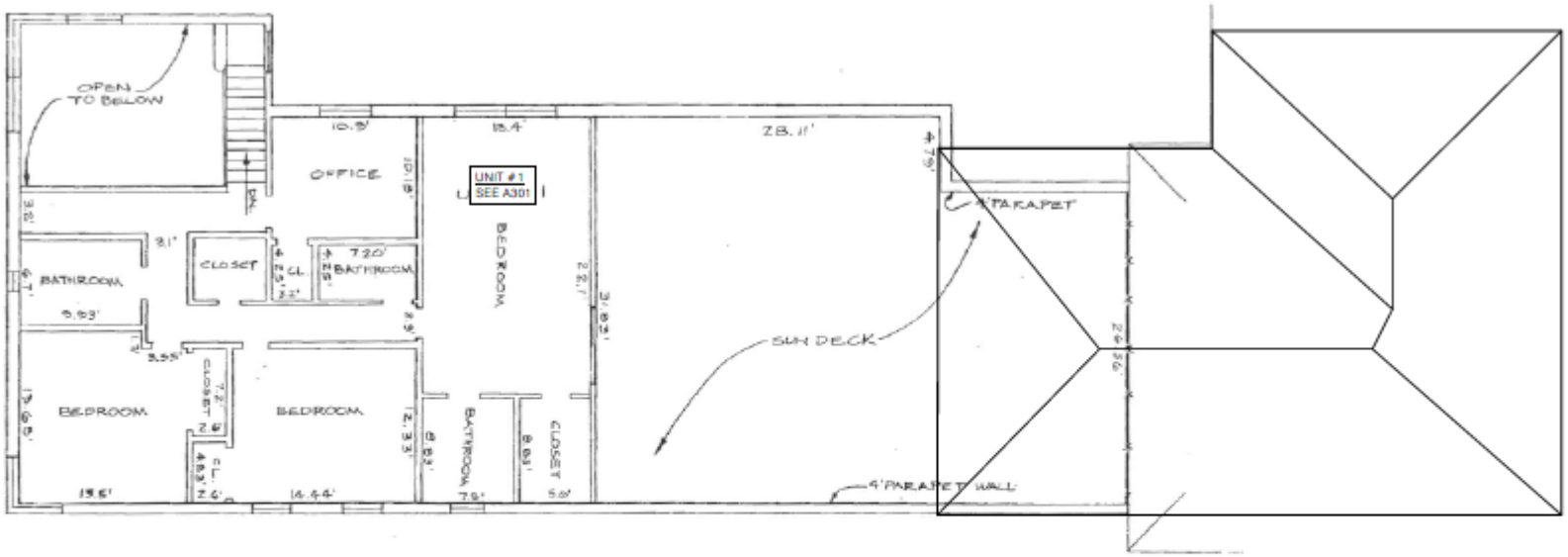

2ND FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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Engineers & Surveyors
4051 Royal Palm Avenue
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Sheet 2 of 2 7-5-2000

REV. 07-11-2003

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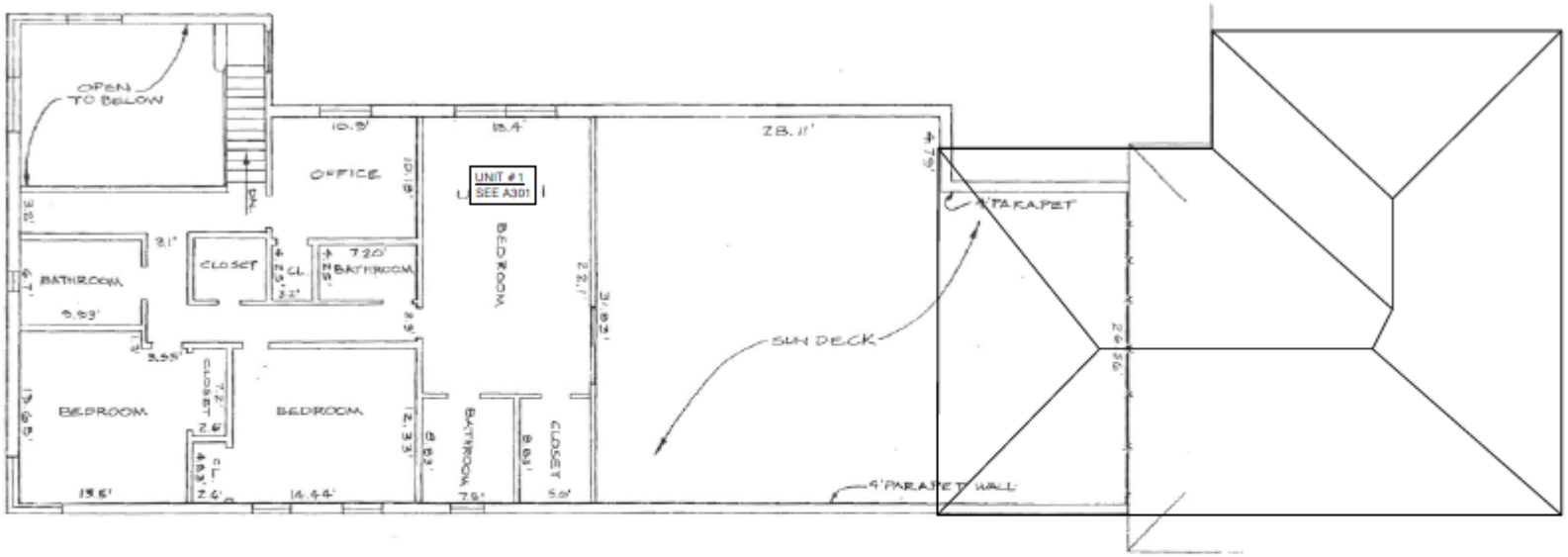

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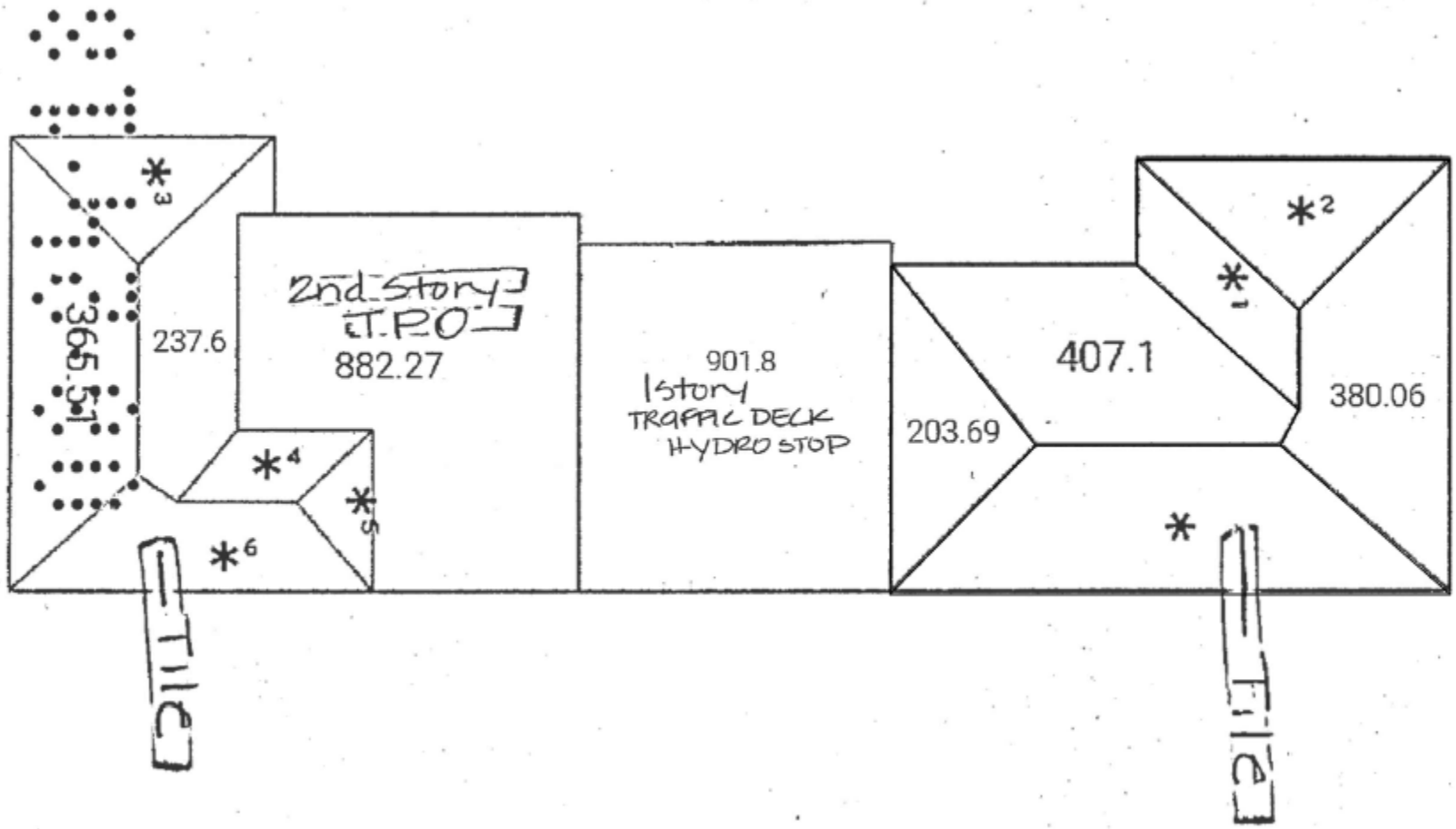


Historical Resources Report

Historical Resources Report

1 UNIT 3 AND 4 - PHOTO KEY PLAN
NOT TO SCALE

2 NOT USED
NOT TO SCALE

3 UNIT 3 & 4
INTERIOR PHOTOS

4 UNIT 3 & 4
INTERIOR PHOTOS

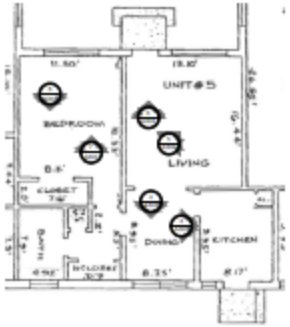
5 UNIT 3 & 4
INTERIOR PHOTOS

6 UNIT 3 & 4
INTERIOR PHOTOS

7 UNIT 3 & 4
INTERIOR PHOTOS

8 UNIT 3 & 4
INTERIOR PHOTOS

Historical Resources Report



1 UNIT 5 - PHOTO KEY PLAN
NOT TO SCALE

2 NOT USED
NOT TO SCALE

3 UNIT 5
INTERIOR PHOTOS

4 UNIT 5
INTERIOR PHOTOS

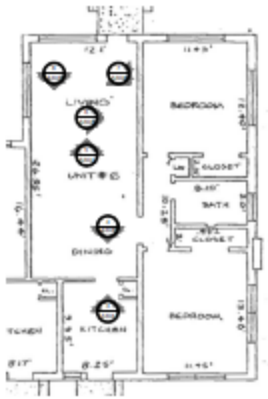
5 UNIT 5
INTERIOR PHOTOS

6 UNIT 5
INTERIOR PHOTOS

7 UNIT 5
INTERIOR PHOTOS

8 UNIT 5
INTERIOR PHOTOS

Historical Resources Report



1 UNIT 6 - PHOTO KEY PLAN
NOT TO SCALE

2 NOT USED
NOT TO SCALE

3 UNIT 6
INTERIOR PHOTOS

4 UNIT 6
INTERIOR PHOTOS

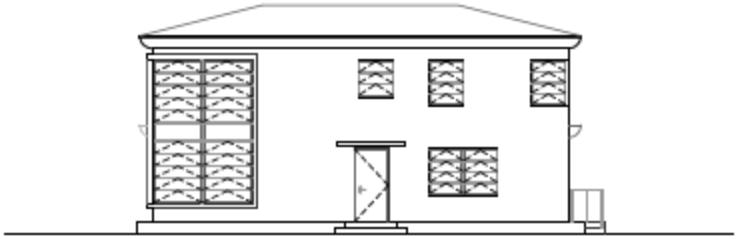
5 UNIT 6
INTERIOR PHOTOS

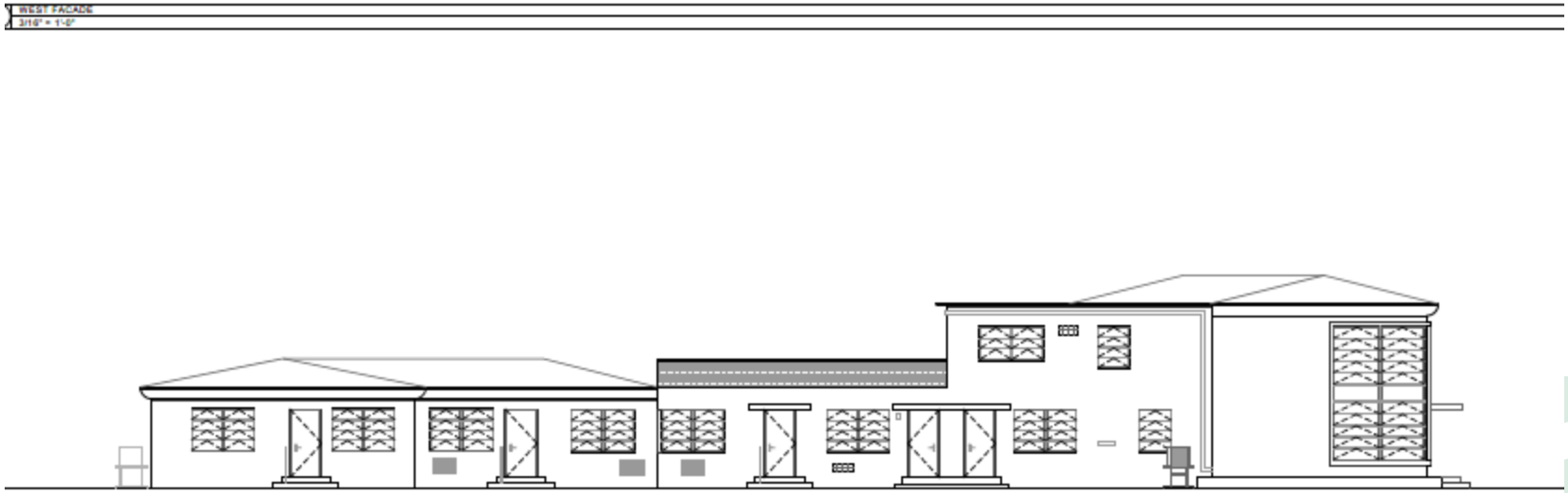
6 UNIT 6
INTERIOR PHOTOS

7 UNIT 6
INTERIOR PHOTOS

8 UNIT 6
INTERIOR PHOTOS

Historical Resources Report





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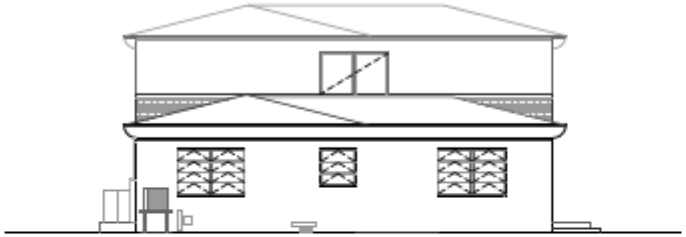

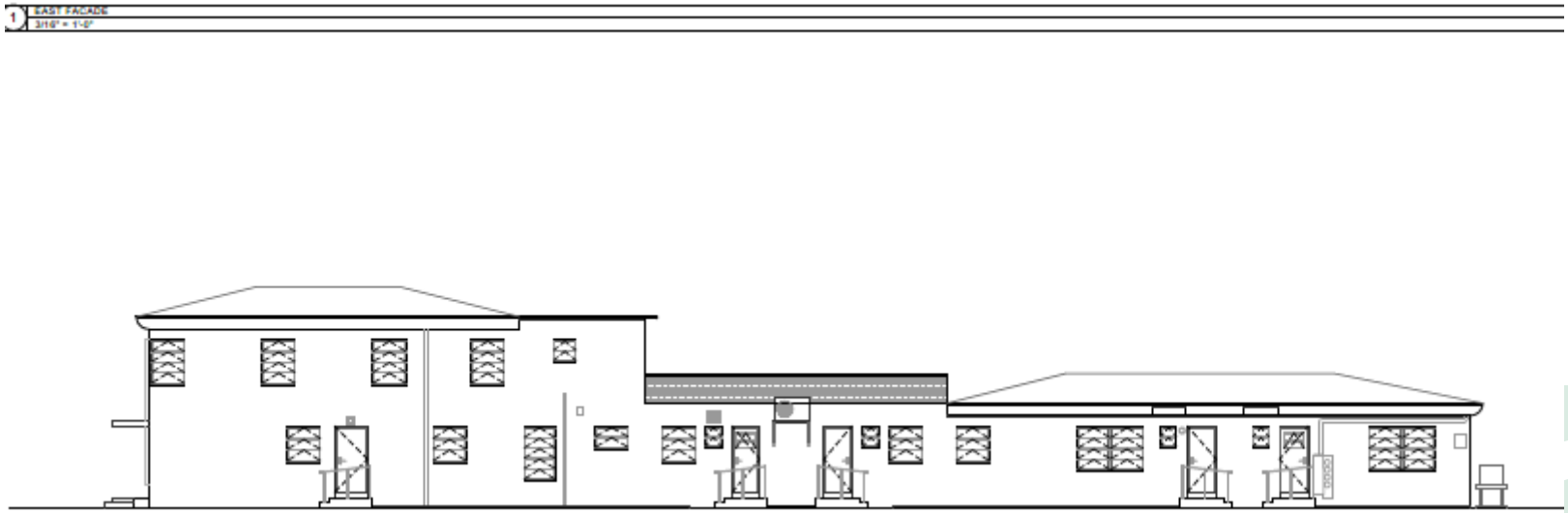

Thank You

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