HISTORIC RESOURCES REPORT

1525 Lenox Avenue

Miami Beach, Florida



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INTRODUCTION

The building at 1525 Lenox Avenue, Miami Beach, has been formally determined to be an Unsafe Structure and consequently will be demolished. The building is a contributing resource in the locally-designated Flamingo Park Historic District. Prior to the initiation of demolition, a Historic Resource Report must be completed for submission to the Miami Beach Historic Preservation Board.

Heritage Architectural Associates (HAA) has been commissioned by Adar Investments & Management LLC (the Client) to provide the Historic Resource Report To prepare the report, HAA obtained information from the City of Miami Beach and also conducted research with sources that included newspapers and on-line resources. Additionally, on-site photography was conducted to document the building and its environs as they currently exist. 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 biography of the architect, and a current description of the properties. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Steven Avdakov of HAA.

1525 LENOX AVENUE



Figure 1. 1525 Lenox Avenue, July 2022.
(Google Street View)

Name:	LINCOLN MEWS CONDOMINIUM
Address:	1525 Lenox Avenue, Miami Beach, Florida
Date of Construction:	1951
Architect:	Leonard H. Glasser
Architectural Style:	Miami Modern (MiMo)
Historic Status:	Contributing
Historic Districts:	Flamingo Park Historic District (Local 1990, 1992, 2008, 2009) Miami Beach Architectural District (National Register 1979, 2000)

HISTORIC DISTRICT

The Flamingo Park Historic District was established as a local historic district in 1990 and was expanded in 1992, 2008 and 2009. The current District boundary is indicated on the map below. (Figure 2) All proposed rehabilitation projects and new construction within the Local Historic District are subject to review in accordance with the Miami Beach Land Development Regulations.



Figure 2. Location of subject property within the boundary of the Flamingo Park Historic District. (Flamingo Park Historic District (Local))

The following is noted regarding the Flamingo Park Historic District:

> The nominated district is of historical significance in that it represents a period of time, a series of events, and the work of those individuals who most shaped the development of the City of Miami Beach.
>
> The majority of the buildings within the nominated district were constructed after the land bust of 1926 and the depression of 1929. This second major period of construction lasted from 1930 through World War II up to 1948-49. During this period, as Miami Beach recovered from the bust, architectural design shifted from the traditional to the modern. Architectural design followed the public's fascination with machinery, and the simplified form and ornamentation were well suited to the new economic and social conditions in Miami Beach. Smaller buildings, catering to the more modest means of middle-class visitors and seasonal residents were constructed rapidly in great numbers to meet the increasing population of Miami Beach. This is the primary reason for the consistency of buildings in the nominated district. Of the 579 historic buildings remaining in the nominated district, 476 (82%) were constructed between 1930 and 1949. A small group of architects (Anis, Dixon, Hohauser. Brown, Robertson, Schoppel, Pfeiffer, Ellis, France, Hall, and Henderson) designed 302 (52%) of the historic buildings remaining within the nominated district. Because so many buildings were constructed in so short a period of time, designed by so few architects, the southern section of Miami Beach is highly consistent in scale, architectural style, and design character.[1]

[1] City of Miami Beach Planning and Zoning Department, "Flamingo Historic Preservation District Designation Report", (1990), 4. 8-9.

NEIGHBORHOOD CONTEXT

In 1895, John Stiles Collins (1835-1928) came to what is now Miami Beach from his native New Jersey to investigate a failed agricultural investment. A horticulturalist, he determined that the conditions were favorable for farming, and he purchased a half interest in a 4,500 acre tract. He later purchased a partial interest in a 1,600 acre tract. His land extended from 14th Street to approximately 67th Street, but the cultivated area, which included large groves of avocados and mangoes, was located north of 23rd Street on the west bank of Indian Creek. At the time, there were no bridges to the mainland, so Collins had to take a boat across Biscayne Bay from Miami to visit his agricultural operation.

In 1910, he began construction of the Collins Canal to alleviate drainage issues and to provide a transportation corridor to get his products to Miami, as there were no bridges between the island and the mainland. The canal was completed in late 1912. After the completion of the canal, Collins began construction of a bridge to the mainland. He ran short of funds and was assisted by Carl Fisher. In exchange that assistance, Collins gave Fisher 200 aces between 15th and 19th Streets from bay to ocean.

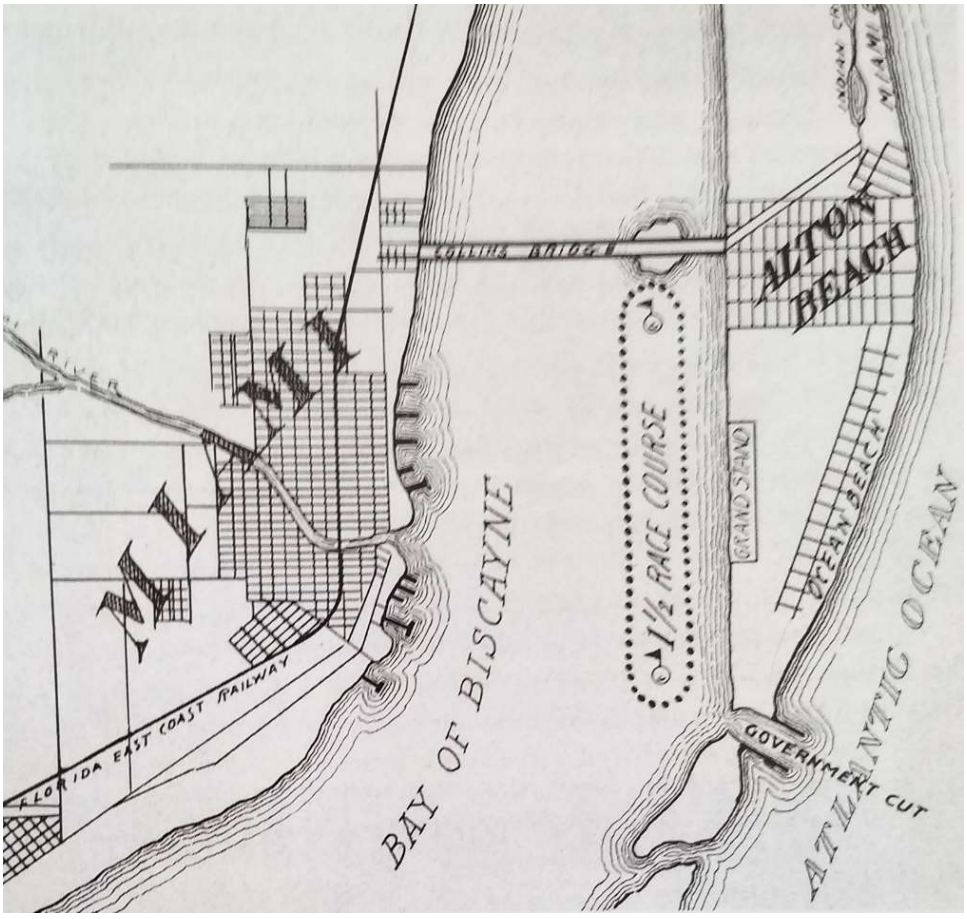


Figure 3. Map showing location of Carl Fisher's Alton Beach, 1914.
(*Lost Miami Beach,* p. 93)

On January 15, 1914, Carl Fisher's Alton Beach Realty Company platted Fisher's First Subdivision of Alton Beach consisting of 305 acres along the oceanfront, located generally between 15th and 20th Streets. (Figure 3) Fisher, who was from Indianapolis, made his fortune when he sold his patent for gas-powered automobile headlights to the Union Carbide Company. It was his intention to develop an oceanside resort called Alton Beach on his land. Abraham Lincoln was a hero to Fisher, so when he laid out the main east-west street, he named it Lincoln Road. Lincoln Road soon became the cultural and commercial center of Miami Beach, which was incorporated in 1915.

The Lincoln Subdivision of the Alton Beach Realty Company was platted on November 1, 1923. (Figure 4) It was bordered by Drexel Avenue at the east and Lenox Avenue at the west. The southern border was the rear lot line of the lots facing north to 15th Street, and the northern border was Lincoln Road between Lenox and Meridian and the alley behind the lots facing Lincoln Road between Meridian and Drexel Avenues.

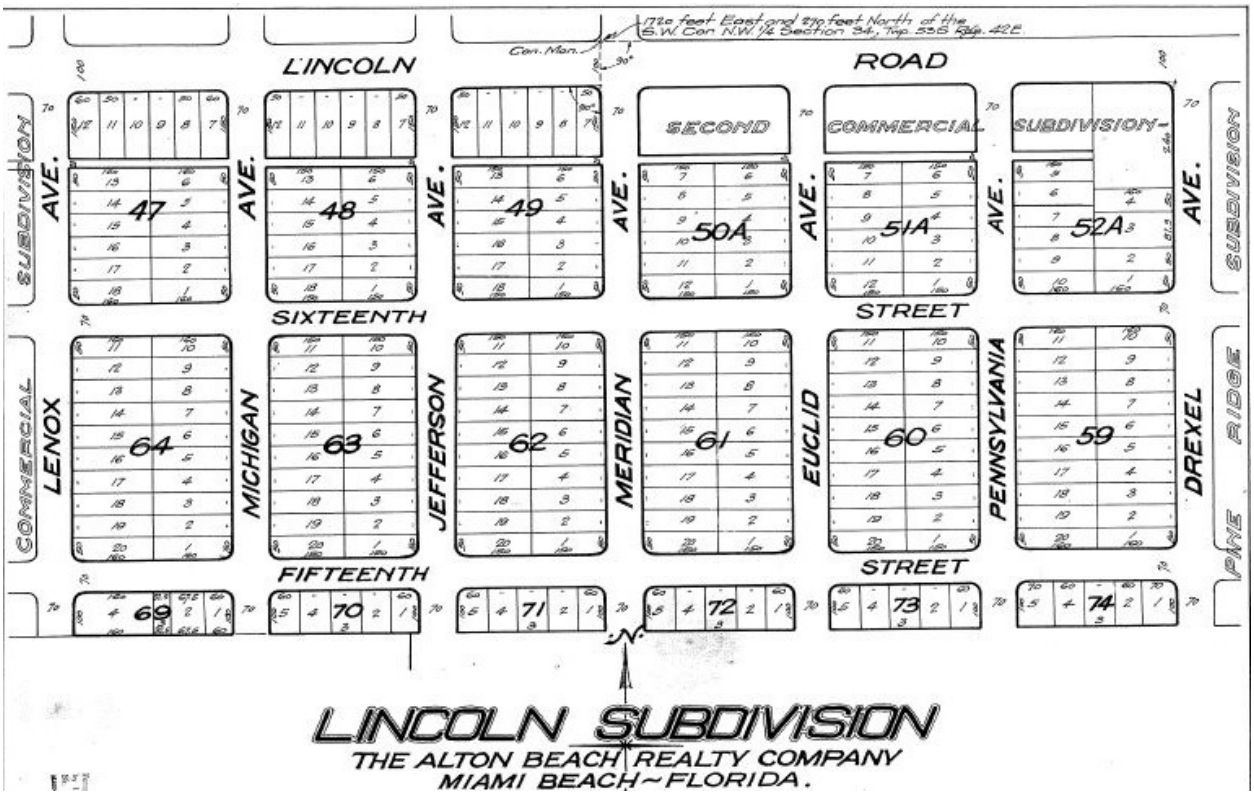


Figure 4. Plat of the Lincoln Subdivision of the Alton Beach Realty Company, 1923. (Miami-Dade County Plat Book 9, Page 69)

The neighborhood surrounding 1525 Lenox Avenue was only partially developed by 1940. (Figure 5) There were only three apartment buildings on the east side of Lenox Avenue south of Lincoln Road, and only one building was situated on the block between 15th and 16th Streets.

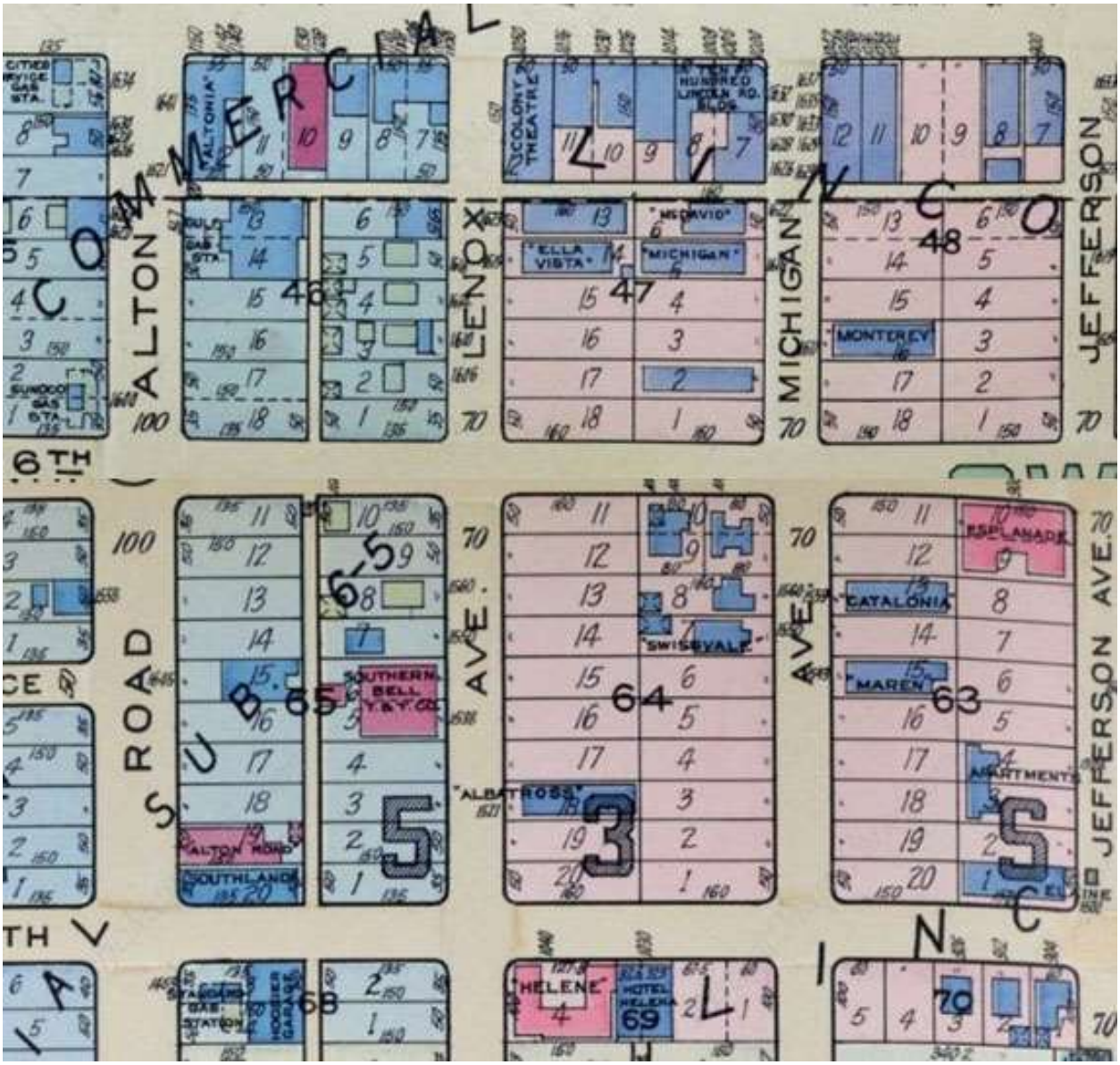


Figure 5. Map showing the area surrounding 1525 Lenox Avenue, 1935 (revised 1940). (Real Estate Plat Book of the City of Miami Beach, Florida)

By 1951, the area was mostly built out, with just a few vacant lots. (Figure 6) Although the subject property at 1525 Lenox Avenue was completed in late 1951, it does not show on the 1921-Nov 1951 Sanborn map. The east side of Lenox Avenue south of Lincoln Road consisted exclusively of two- and three-story apartment buildings. The west side of Lenox had a mixture of single family residences, stores, a private school, a telephone exchange building and one hotel.



Figure 6. Sanborn Map showing the area surrounding 1525 Lenox Avenue, 1921-Nov 1951. (Library of Congress)

Neighborhood Description

Since the subject property has been divided into condominiums, it has multiple tax parcels. The property is located on Miami-Dade County Tax Parcels 02-3234-151-0001 to 02-3234-151-0006, which are located on the east side of Lenox Avenue between 15th and 16th Streets. (Figure 7) The property is approximately two blocks south of Lincoln Road.

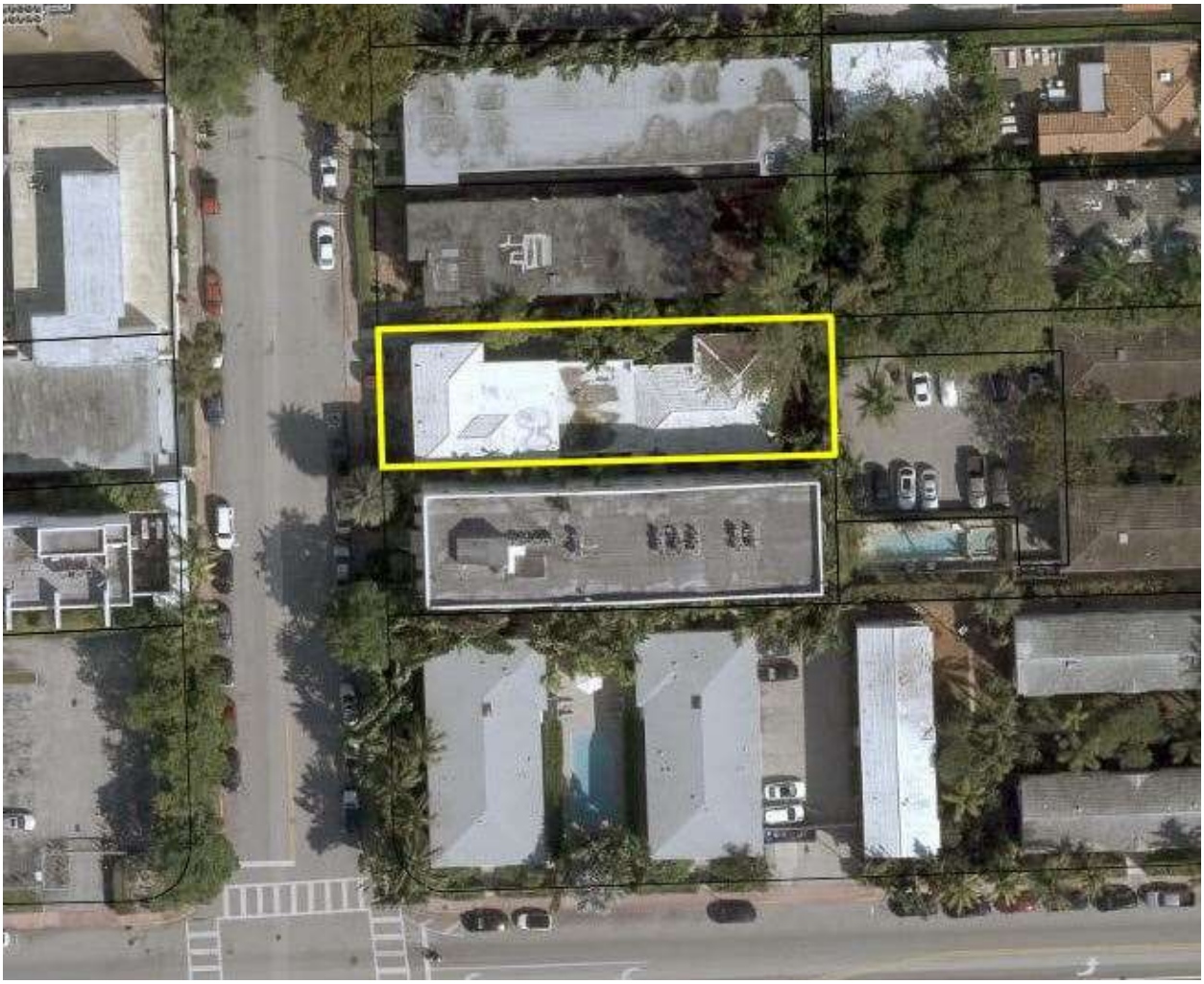


Figure 7. Tax parcel map showing property line of 1525 Lenox Avenue.
(Miami-Dade County Property Appraiser)

Lenox Avenue is a generally north-south two-lane street with parking lanes in both directions. (Figure 7) The painted concrete pedestrian sidewalks are directly adjacent to the street. (Figure 8, Figure 9) A number of lots feature light to moderate landscaping.

The subject property is located in an area that is generally residential with a few commercial structures. Most of the residential buildings are former apartment buildings that have been converted to condominiums. They are two or three stories in height and were constructed in the 1940s and 1950s. Exceptions include the Hamilton Condominium at 1521 Lenox, which was constructed in 1925 and Flats Condo at 1520 Lenox (constructed 2013), which has a four-story

tower. The buildings have small to moderate setbacks and small front yards or planting beds adjacent the pedestrian sidewalk. (Figure 8, Figure 9)



Figure 8. View of sidewalk on east side of Lenox Avenue, looking north, February 2024..



Figure 9. View of sidewalk on east side of Lenox Avenue, looking south, February 2024..

Commercial buildings on Lenox Avenue between 15th and 16th Streets include the former telephone exchange building at 1538 Lenox that was constructed in 1928 (Figure 11) and a current telephone building at 1550 Lenox (constructed 1953).

A parking lot is located at the northwest corner of Lenox Avenue and 15th Street. (Figure 10) North of the parking lot on the west side of Lenox are the Flats Condominium (2013), the Sapphire SoBe Condominium (1956), the vacant former telephone exchange building (1928) and the current telephone company building (1953). (Figure 11) The three-story Industry Condominium is located at the southwest corner of Lenox Avenue and 16th Street.



Figure 10. View of west side of Lenox Avenue, looking northwest., July 2022. (Google Street View)



Figure 11. View of west side of Lenox Avenue, looking northwest from mid-block, February 2024.

The Tribeca Condominium (1940, 2003, 2004) is located on the northeast corner of Lenox Avenue and 15th Street. It has three buildings that face 15th Street and two buildings that face Michigan Avenue to the east. (Figure 12) To the north are the Hamilton Condominium (1925), the subject property, two apartment buildings (1940 and 1953), the 1551 Condominium (1948) and the Marbella of South Beach Condominium (1940). (Figure 12-Figure 15) A three-building apartment complex (1947) is located at the southeast corner of Lenox Avenue and 16th Street.



Figure 12. View of east side of Lenox Avenue, looking northeast from 15th Street, February 2024.



Figure 13. View of east side of Lenox Avenue, looking northeast from mid-block, February 2024.



Figure 14. View of east side of Lenox Avenue, looking southeast from 16th Street, February 2024.



Figure 15. View of east side of Lenox Avenue, looking southeast from mid-block, February 2024.

HISTORY OF 1525 LENOX AVENUE

The property at 1525 Lenox Avenue is located on Lot 17, Block 64 of the Lincoln Subdivision of The Alton Beach Realty Company.

On July 26, 1950, a permit was granted for the construction of a two-story 10-unit apartment building at 1525 Lenox Avenue. The building was to contain four 2-bedroom, 2-bath units and six 1-bedroom, 1 bath units. The owners were Mr. and Mrs. William Kline. The architect was L. H. Glasser, and the general contractor was Hyman Koch. The dimensions of the building were 37' frontage, 137' depth and 23' in height.

It appears that there was a delay in construction until 1951. The permit card indicates that Ben Giller was substituted as General Contractor on 5/31/1951. In addition, it was noted on the permit card that the building was to contain six units, with two efficiencies, two 2-bedroom, 2 bath units and two 1-bedroom, 1-bath units. The dimensions of the building were changed to 40' frontage, 126' depth and 24' in height. The building had a partial second floor at the front (Apartment #1), and the rest was one story in height. Unfortunately, no historic photographs of the building have been located.

A Certificate of Occupancy was issued on October 17, 1951. William Kline and his wife Rose lived in Apartment #1 until they sold the building to Manuel & Hilda Zaiac in approximately 1957. A small concrete block storage room was added to the rear in 1958. A room was added to the second story in 1964, and another second story addition was constructed in 1968. A permit for interior remodeling was issued in 1966. It appears that some kitchens were added at that time. The permits issued after 1966 were generally for maintenance items.

The Zaiacs sold the building to Haim and Nerit Einhorn in 1987, and the Einhorns sold it to Donna J. MacDonald, Tonyo Laing, Bernard Lentz, and Joseph R. MacDonald in 1992. It was sold to Stephanie Harris in 1999, who converted it into the Lincoln Mews Condominium in 2003. Since that time, the building has been cited numerous times for violations, including lack of power, lack of water, unpermitted work, pest infestation, garbage and abandoned vehicles.

LEONARD H. GLASSER, ARCHITECT

Leonard H. Glasser was born in New York City on February 11, 1922 (some sources say 1923) to Herman and Estelle Glasser. He had a younger brother, Robert, who was born in 1927. The family moved to Miami Beach in 1937, and both brothers attended Miami Beach High School. After graduation in 1940, Leonard attended the University of Florida (UF). He served three and half years in the U.S. Army in the 14th Armored Division. After returning from the service, he continued his education at UF and graduated In 1948 with a degree in Architecture. He received his Florida architectural license in 1949. Glasser established a practice in Miami Beach in 1949 and was later joined in the practice by his brother Robert, who also graduated from UF with a degree in architecture.

Leonard Glasser's practice was prolific in its early years. He designed exclusively in the post-war Miami Modern (MiMo) style. Most of his work in the first few years was single family homes and apartment buildings. (Figure 16-Figure 21)

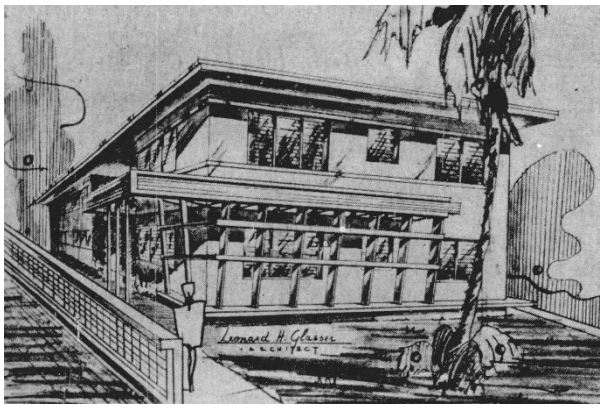


Figure 16. Rendering of apartment building on Abbott Avenue, Surfside, 1950.
(Miami Herald, 7/2/1950, p. 37)

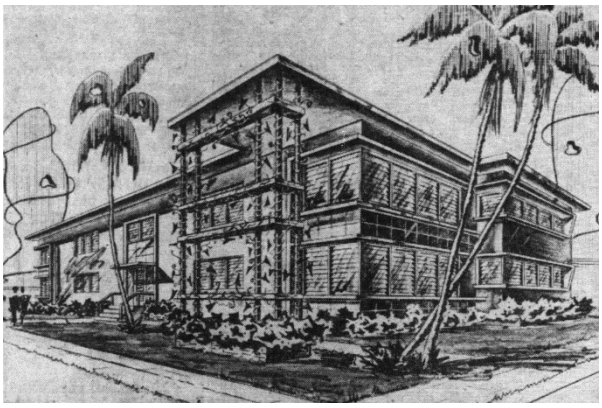


Figure 17. Rendering of apartment building on 40th Street, Miami Beach, 1950.
(Miami News, 7/23/1950, p. 34)

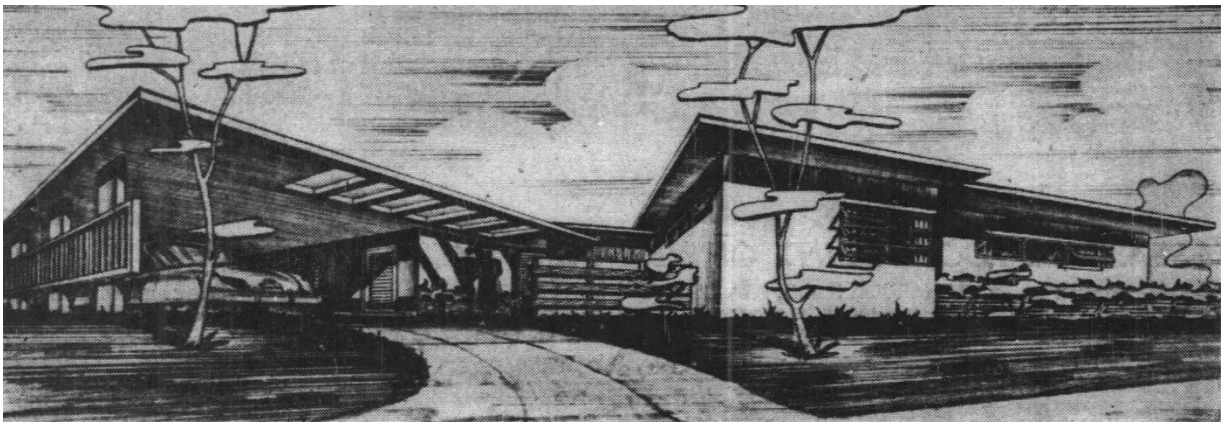


Figure 18. Rendering of residence at Adams and 46th Streets, Miami Beach, 1950.
(Miami News, 12/31/1950, p. 35)

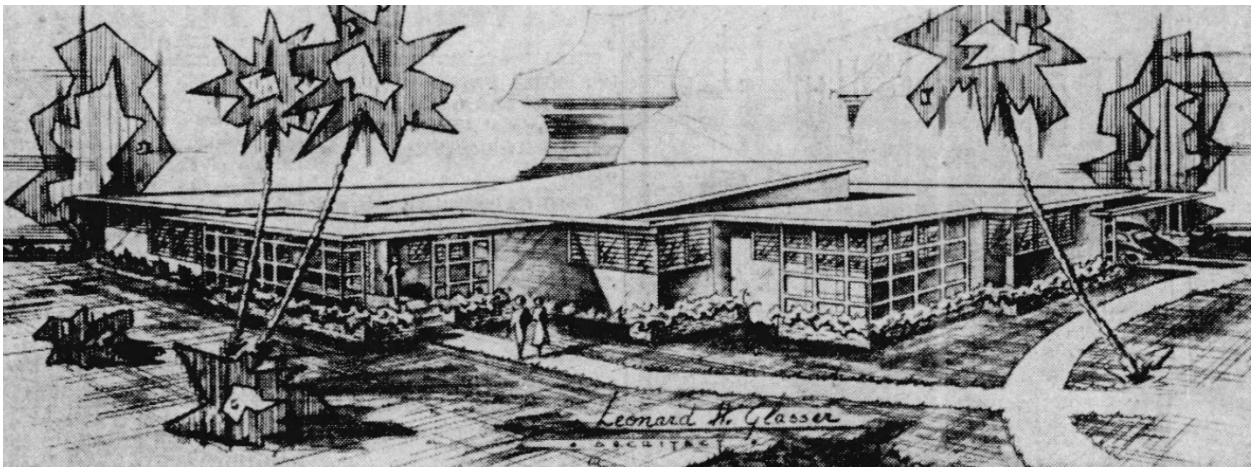


Figure 19. Rendering of residence on Adams Avenue, Miami Beach, 1950.
(Miami Herald, 11/5/1950, p. 71)

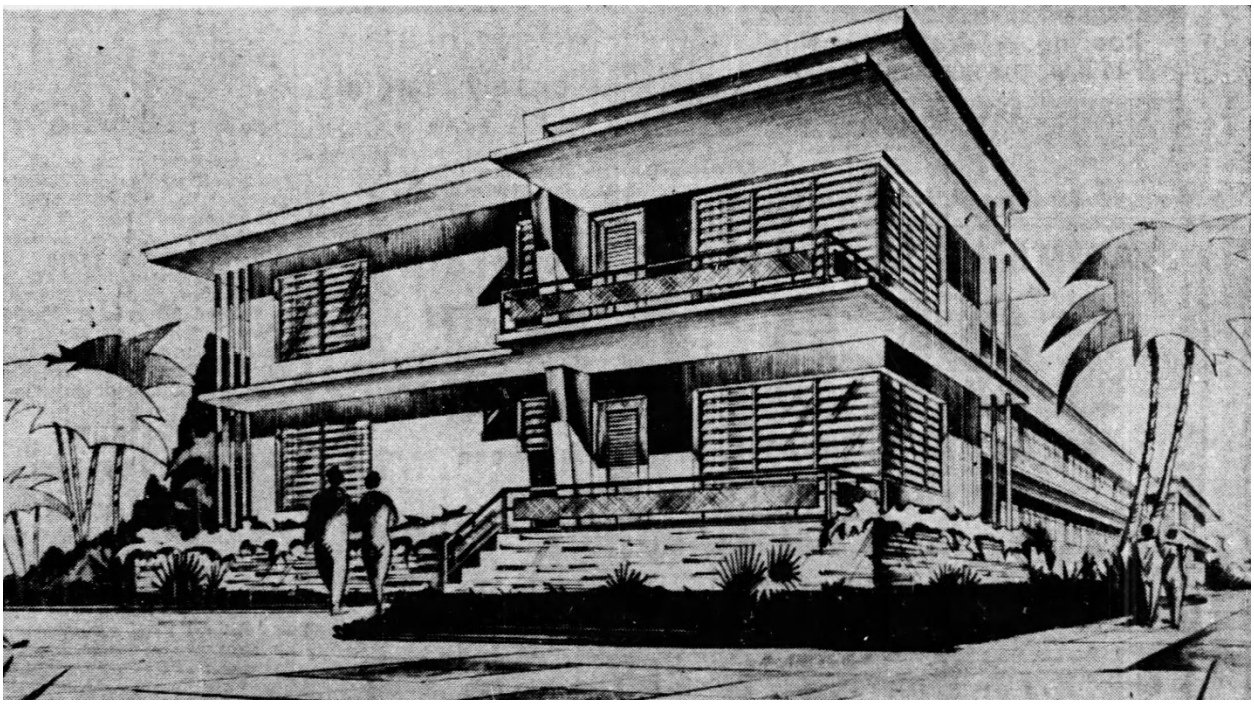


Figure 20. Rendering of apartment building on James Avenue, Miami Beach, 1951.
(Miami News, 7/15/1951, p. 40)

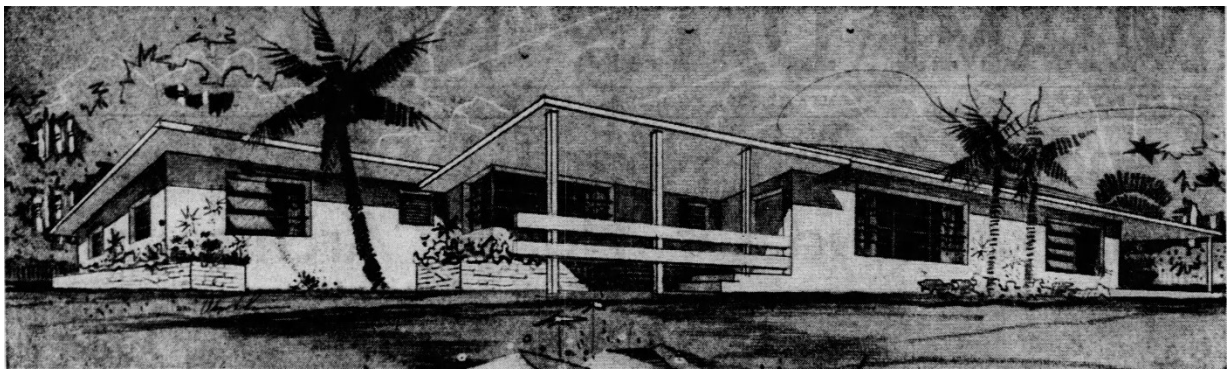


Figure 21. Rendering of a residence on 29th Street, Miami Beach, 1952.
(Miami News, 6/16/1952, p.44)

A newspaper article from August 6, 1950 stated that Glasser had 20 buildings under construction, including three warehouses, 14 apartments and three residences. In the early 1950s, Glasser designed a number of residences that are located in the North Shore Historic District.

Non-residential designs included the Israelite Center in 1949 (Figure 22), Kahn-Salomon Motors in 1950. (Figure 23) and the, Knights of Pythias in 1952 (Figure 24)

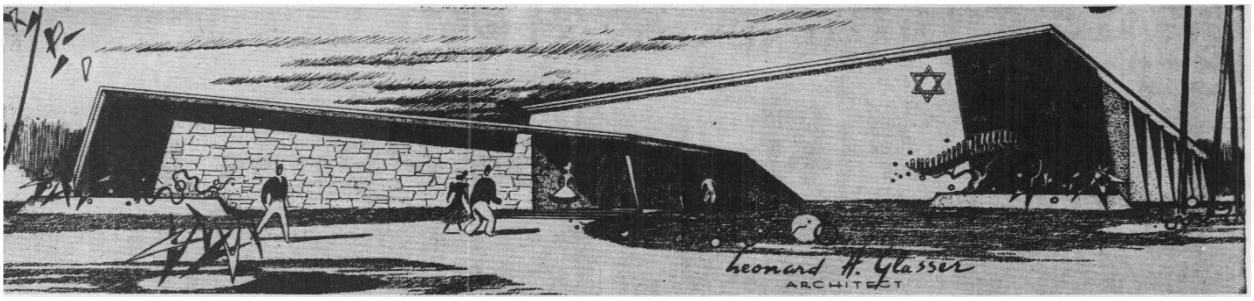


Figure 22. Rendering of the Israelite Center, Miami, 1949.
(Miami News, 10/16/1949, p. 34)



Figure 23. Rendering of Kahn-Salomon Motors, Miami Beach, 1950.
(Miami News, 6/7/1950, p. 20)

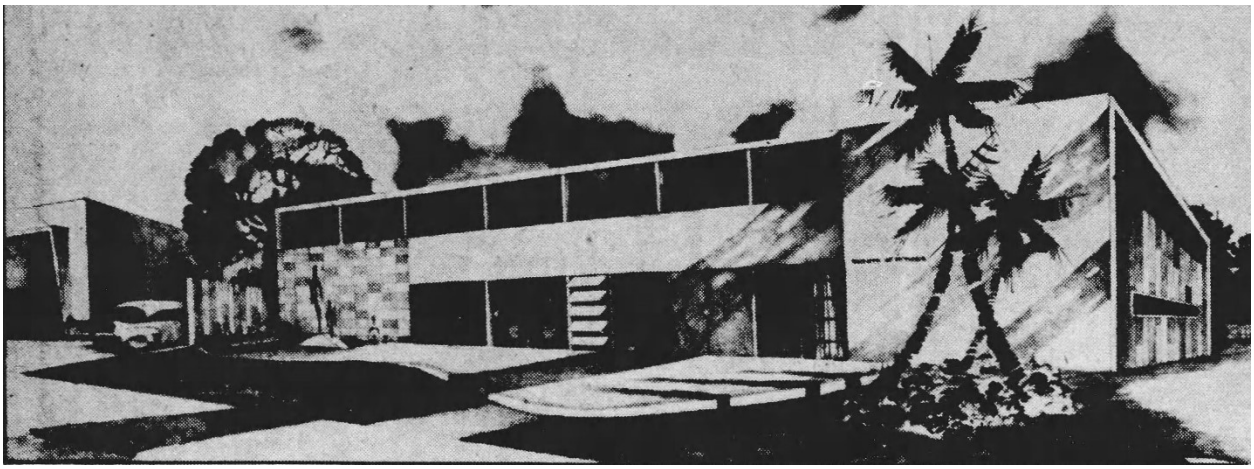


Figure 24. Rendering of Knights of Pythias, Roosevelt Lodge SW First Avenue and 18th Street, Miami, 1952.
(Miami Herald, 6/22/1952, p. 81)

In 1953, Glasser designed the South Shore Recreation Center at 910 Biscayne Street, the North Dade Jewish Center (Figure 25) and Azen's Fashions on Lincoln Road. (Figure 26)

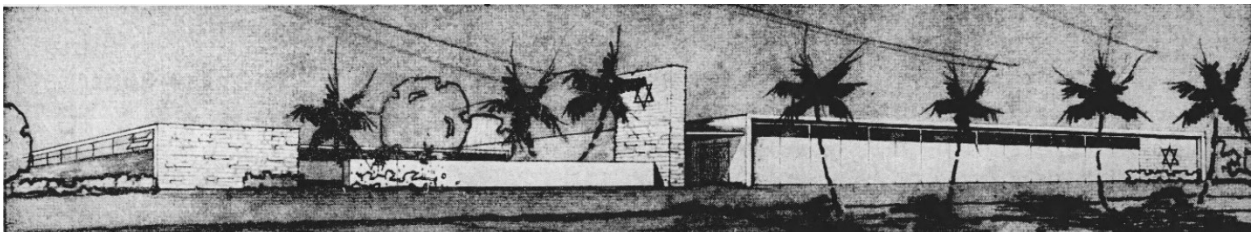


Figure 25. Rendering of North Dade Jewish Center, Dixie Highway & NE 136th Street, Miami, 1953 (Miami Herald, 1/18/1953, p. 90)

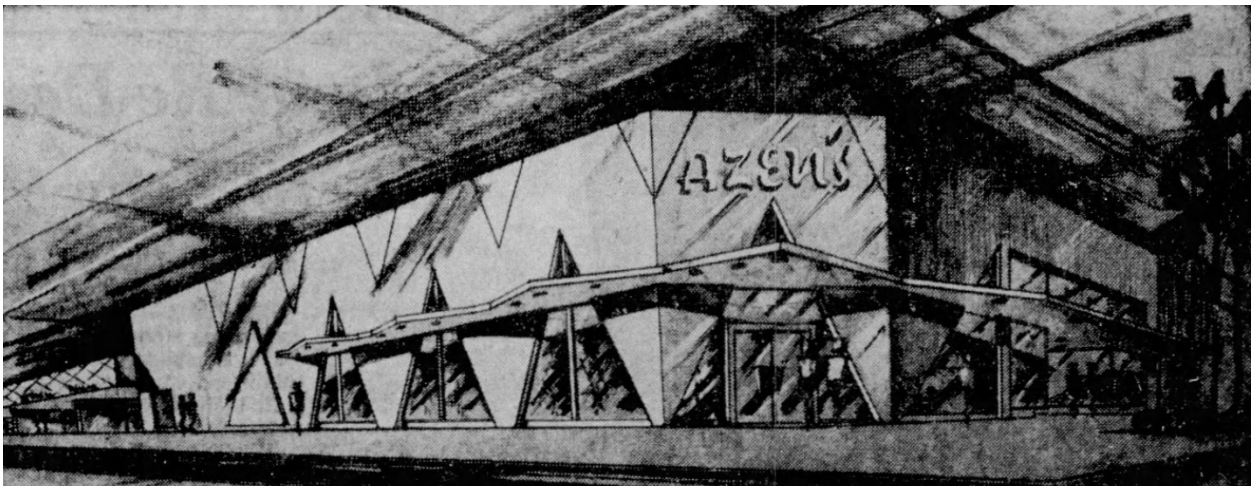


Figure 26. Rendering of Azen's Fashions, 900 Lincoln Road, Miami Beach, 1953. (Miami Herald, 11/8/1953, p. 101)

Robert Glasser joined his brother's firm in 1954. Mid-decade projects included the 990 Insurance Building in Miami and the Fun Fair Drive-in on 79th Street Causeway. The Ocean Front Auditorium in Lummus Park was featured in a Westinghouse advertisement in the August 1955 edition of Architectural Forum. (Figure 27) Additionally, the brothers designed groups of homes in Marathon, Vero Beach and Fort Lauderdale.

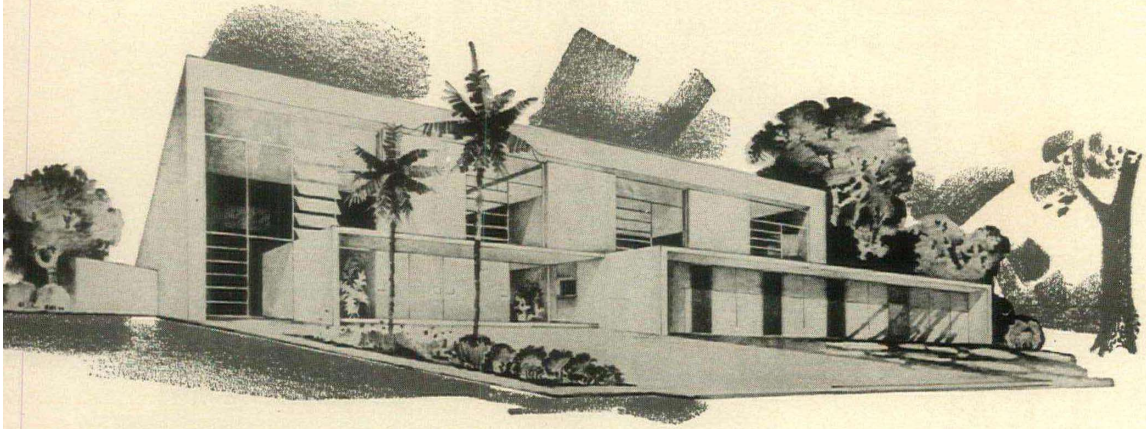
In the late 1950s, the firm completed designs for the Coral Gables Post Office, the Tau Epsilon Phi fraternity house at the University of Miami, several apartment buildings and a number of single family residences. In 1958, the firm designed a double-deck parking area for Miami Beach's new Exhibition Hall. It was touted as the first of its kind in Florida and believed to be the only one in the country[2].

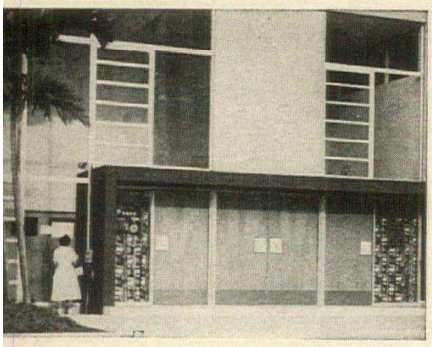
[2] "Motorists Treated to 2-Deck Parking", Miami News, October 26, 1968, p. 54.

An Architectural Achievement

New Ocean Front Auditorium,

Miami Beach





OORWAY TO FUNCTIONAL BEAUTY
his exterior view of the inviting doorway
the new auditorium shows the careful
lanning and imagination of the architect.
ach detail contributes to the modern feel
this architectural achievement.

Congratulations to architect

Leonard H. Glasser

Keyed to modern needs, this handsome structure was designed by Architect Glasser to accommodate the growing number of conventions attracted to Miami Beach each year. The building is advanced in style, modern in its facilities. In addition to the main auditorium, it houses spacious lounges and offices; it's immediately adjacent to the beach, with a large patio for outside dances. Besides being completely air conditioned, it is equipped with Westinghouse Water Coolers. The architect knows that Westinghouse gives his clients more cold water per dollar of investment.



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Figure 27. Westinghouse advertisement featuring Ocean Front Auditorium, 1955. (Architectural Forum, August 1955, p. 208)

In 1961, the Glassers relocated to Puerto Rico to work on projects in Latin America. They collaborated with SACMAG-Puerto Rico on the design of Miami's famed Bacardi Building. (Figure 28)

In 1969, the brothers moved back to Florida and formed a partnership with SACMAG, Glasser-SACMAG, Inc. Leonard Glasser left the partnership to become the chief building inspector for the City of Hallandale in 1980 and served in that position until his death in 1982, at the age of 60.



Figure 28. View of Bacardi Building, Miami, 2018.
(Wikimedia Commons, Phillip Pessar, https://creativecommons.org/licenses/by-sa/4.0/deed.en)

ARCHITECTURAL DESCRIPTION

Site

The site is a rectangular 8,000 square foot lot located on the east side of Lenox Avenue between 15th and 16th Streets. (Figure 7) The building has a moderate setback from the pedestrian sidewalk. The front yard is paved with a variety of paving materials. A small planting bed is located north of the entrance door, which is accessed a small tile-paved stoop. (Figure 29, Figure 30) The front of the site is surrounded by temporary chain link fencing.



Figure 29. View of front of site, looking south, February 2024.



Figure 30. View of front of site, looking north, February 2024.

A concrete path runs east from the pedestrian sidewalk to a chain link gate at the northern elevation. (Figure 31) A low concrete block wall and a wooden fence line the northern boundary of the property. (Figure 32, Figure 33) The concrete path continues to the rear of the property, providing access to several entrances. Large gravel and deteriorated paving fill the areas between the path and the building. (Figure 32-Figure 35) The entrances are accessed via small stoops, and some have metal handrails. (Figure 34) Palm trees and other vegetation are situated along the walkway. (Figure 35)



Figure 31. Detail of entrance gate on north side of site, February 2024.



Figure 32. View of concrete path at north side of lot, February 2024.



Figure 33. Detail of entrance stoop at north elevation, February 2024.



Figure 34. Detail of metal handrail at stoop at north elevation, February 2024.



Figure 35. Detail of vegetation at north side of site, February 2024.

The rear of the site is unpaved. It is lined on the south side by a chain link fence (Figure 36) and on the north side by a continuation of the low concrete block wall at the northern boundary line. (Figure 37, Figure 38) A chain link fence lines the rear of the lot. Large palm trees and other vegetation on the neighboring lot to the east overhang the chain link fence. (Figure 39)



Figure 36. View of rear of site, looking south, February 2024.



Figure 37. View of rear of site, looking north, February 2024.



Figure 38. Detail of concrete block wall at north end of site, February 2024.



Figure 39. Detail of vegetation overhanging chain link fence at rear property line, February 2024.

A concrete path runs east from the pedestrian sidewalk to a security gate at the south elevation of the property. (Figure 40) The concrete path continues to the rear of the property, providing access to several entrances. Chain link fencing is located on the south property line. (Figure 41) The entrances are accessed via tile steps, and some of the entrances have metal handrails. (Figure 42) A series of short vinyl fence posts are situated within the concrete path. (Figure 41)



Figure 40. View of concrete path at south side of lot, February 2024.



Figure 41. View of concrete path at south side of lot, February 2024.



Figure 42. Detail of entrance stoop at south side of property, February 2024.

Building

Exterior

The one- and two-story building is constructed of concrete block covered with stucco and displays Miami Modern styling. (Figure 1, Figure 45) The front portion of the building is two stories and has a hipped roof. The one-story central portion has a flat roof, and the one-story rear portion has a hipped roof. Unit #1 is located in the two-story block of the building, and the other five units are located in the one-story block.

The building has several distinctive features. The front elevation features a two-story bank of awning windows that returns to the north elevation and is surrounded by a continuous concrete eyebrow. (Figure 1) A 4' high parapet wall, clad in ashlar masonry, is located at the flat portion of the roof, which makes this portion of the roof available as a sun deck for Unit #1. (Figure 43) The eaves of the hipped roofs have a 3' overhang with an unusual curved soffit. (Figure 44)



Figure 43. Detail of parapet wall at flat portion of roof, February 2024.



Figure 44. Detail of curved soffit at hipped roof, February 2024.



Figure 45. View of 1525 Lenox Avenue , looking southeast, February 2024.

West (Front) Elevation (facing Lenox Avenue)

At the west elevation, the two-story awning windows are covered with plywood, but the north windows are partially visible. (Figure 45) The window system is surrounded by continuous concrete eyebrow. (Figure 46)

The centrally-located entrance door is boarded over and is not visible. It is topped by a flat canopy with a chamfered edge. (Figure 47) The entrance is accessed via a tiled stoop. (Figure 47)

The front elevation features awning windows at both the first and second levels. (Figure 48) A large double window at the first level is covered by a security grate. (Figure 49)



Figure 46. Detail of two-story window surrounded by continuous eyebrow, February 2024.



Figure 47. Detail of canopy over entrance and tiled stoop, February 2024.



Figure 48. View of west elevation, looking northeast, February 2024.

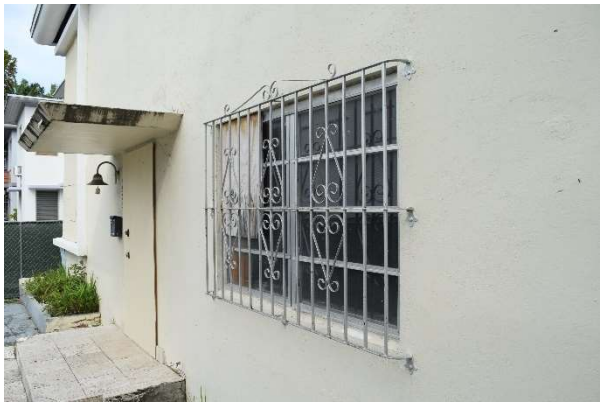


Figure 49. Detail of security grate over double awning window at first level, February 2024.

North Elevation

The north elevation contains the front entrances for all of the units except Unit #1. The windows at the second level in Unit #1 are awning and glass block. (Figure 50) All the other windows on the elevation are covered with plywood.

The entrances are accessed via individual concrete stoops, except for Units 2 and 3, which share a common stoop. (Figure 51) The entrances to Units 2 3 and 4 are covered by flat canopies, as per the front elevation. (Figure 52, Figure 53) The entrances to Units 5 and 6 do not have a canopy, as they are located in the rear portion with the curved soffit. (Figure 54, Figure 55)



Figure 50. Detail of second level windows at Unit #1, February 2024.



Figure 51. Detail of shared entrance stoop at Unit #2 and Unit #3, February 2024.



Figure 52. Detail of shared entrance canopy at Unit #2 and Unit #3, February 2024.



Figure 53. Detail of entrance canopy at Unit #4, February 2024.



Figure 54. Detail of entrance to Unit #5, February 2024.



Figure 55. Detail of entrance to Unit #6, February 2024.

East Elevation

The east elevation is utilitarian, and all of the windows are covered with plywood. (Figure 56, Figure 57



Figure 56. View of east elevation, looking northwest, February 2024.



Figure 57. View of east elevation, looking southwest, February 2024.

South Elevation

The two-story western portion of the south elevation has awning windows (Figure 58, Figure 60) and an entrance door that is accessed by a tile-covered concrete stoop with metal railing. (Figure 59) The one-story middle portion of the building has a flat roof with parapet wall. (Figure 60, Figure 61) The eastern portion of the elevation has a hipped roof. (Figure 63)

The south elevation is the rear of the six units, and back doors for the units are located on this elevation. All of the rear doors are accessed via concrete stoops, some of which have metal railings, and others have no railings. The rear doors to the units vary in style. Some are solid (Figure 59) and others have two lights at the top. (Figure 62) All of the windows on the first level are covered with plywood.



Figure 58. View of south elevation, looking east, February 2024.



Figure 59. Detail of side entrance to Unit #1 at south elevation, February 2024.



Figure 60. View of eastern portion of two-story Unit #1, looking northeast, February 2024.



Figure 61. View of middle portion of south elevation, looking east, February 2024.



Figure 62. View of middle portion of south elevation, looking west, February 2024.



Figure 63. View of eastern portion of south elevation, looking west, February 2024.

Interior

Although none of the interior is public space, the two-story room at the northwest corner of Unit #1 is notable. A two-story wraparound awning window system is located at the corner. (Figure 64-Figure 66)



Figure 64. View of wraparound awning window system at northwest corner of building, February 2024.



Figure 65. Detail of western window of wraparound awning system, February 2024.



Figure 66. Detail of northern window of wraparound awning system, February 2024.

The floor appears to be marble tile (Figure 67) and extends into the one-story living room space. (Figure 68) A stair with decorative metal balustrade (Figure 69) leads to the upper level walkway that overlooks the two-story space below. (Figure 70)



Figure 67. Detail of marble floor at two-story space, February 2024.



Figure 68. View of living room space in Unit #1, February 2024.



Figure 69. Detail of stair to upper level in Unit #1, February 2024.



Figure 70. Detail of upper level walkway overlooking two-story space, February 2024.

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APPENDIX A

PERMIT CARD

Owner MR & MRS WILLIAM KLINE

Permit No. 33185 Cost $ 60,000...

Lot 17 Block 64 Subdivision LINCOLN

Address 1525 & 1527 Lenox Avenue

General Contractor Hyman Koch Transfer to Ben Giller 5/31/1951

Bond No. 4607

3234-02-1680

Architect L. H. Glasser

Engineer

6 UNITS: 2, Efficiences
2, 2-bedrm-1bt
2, 1 " 1 "

Zoning Regulations: Use RE Area 16

Lot Size 50 X 160

Building Size: Front 37' 40' Depth 137' 126'

Height 23' 24'

Stories 2

Certificate of Occupancy No. 1419 Oct. 17, 1951 7266

Use APARTMENT -10 UNITS-4 two bedrm & 2 baths, 6 one bedrm & 1 bath

Type of Construction #3 CBS

Foundation Spread Footing 12 x 27 Roof Flat

Date July 26, 195

PLUMBING Contractor # 31756 Serota Plumbing

Sewer Connection 1

Date June 1, 1951

Temporary Water Closet 1

Water Closets 7
Lavatories 7
Bath Tubs 7
Showers
Urinals
Sinks 6
Dish Washing Machine 1
Laundry Trays
Laundry Washing Machines 1
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL Rothman 6/14/51
FINAL APPROVAL 10-3-1951 Rothman

Down Spouts
Wells
Test out 7/23/51

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

#32373 People's Water & Gas CO: Sept. 27, 1951

GAS Contractor 5 Ranges: 4 Refrigerators: Date

Gas Ranges 6
Gas Water Heaters 6
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL 7-23-51 Rothman
GAS FINAL APPROVAL 10-3-1951 Rothman

Electrical

ELECTRICAL Contractor # 34309 Gray Electric

Date June 18, 1951

OUTLETS
Switches 47
Lights 52
Receptacles 69

Ranges 1
Irons 6
Refrigerators 6
Fans 1
Motors
Appliances 9

HEATERS
Water 6
Space 7

FIXTURES 52

Electrical Contractor

Temporary Service #34223 Gray Electric 6/7/51
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions 17
Service -Equipment 1
Violations

Date

FINAL APPROVAL By Meginniss Date 10-15-1951

2M 11/48 M. B. T.

Alterations or

ALTERATIONS & ADDITIONS

Building Permits:

680 Owner: Construction of concrete block storage space in rear of building 10'x4'x?' according to plan attached to lication. No encroachment into rear setback area - $150 - Oct. 24, 1958
545 Owner: Exterior Painting - $150.00 - July 16, 1959
70901 Giller & Fryd: 12' x 15'8" x 10'6" room addn. at 2nd floor type III constr. - $1200. - 1/13/64 O.K. CB 1/7/65
71106 Mike the Painter: Exterior painting - $400. - 2/19/64
#76164 D.I.C. Construction Co.: Remodel interior - $4500 - 4/21/66 OK Brown 12/6/66
8236 D. I. C. Construction Co.: 33' x 14' second story addition to building - $4,000 - 5/9/68
#80868 Kenndy & Stone, re-roof 6 sqs. $210.00 8/21/68
#81581 Marlin White Roofing Clean & Paint Roof Must Comply With Ord. #1060. $150.00 12/19/68.

~~07414-Owner-Exterior painting-$500-6-9-75~~

Plumbing Permits: # 33398 Kiser Wells Drilling: 1 drainage well - May 26, 1952
#44127 Morgen Plumbing Co.: 1 water closet; 1 lavatory; 1 shower - 1/27/64 OK Jenks 2/12/64
#45462 Jack & Son: 1 sink; 1 laundry washing machine; 1 dish washing machine - 8/19/66 OK Jenks 10/6/66
#46709 Coleman Plbg. Inc. 1 San. Sewer, 1 Water Closet, 1 Lavatory, 1 Bath Tub, 8/14/68

Electrical Permits: # 35256 Gray & Company: 6 fan outlets - Oct. 17, 1951
36642 Astor Electric Service, Inc.: 2 switch outlets, 1 motor - May 29, 1952 - OK, Al Plaag, Feb 23, 195
43441 Astor Electric..one switch outlet, 1 motor..Nov. 16, 1954 OK, Plaag 11/18/54
47122 F. J. Evans: one television antenna April 6, 1956
0579 S & S Elec: 2 switch outlets, 5 receptacles, 2 light outlets, 2 fixtures, 1 space heater--1/22/64
8861 Kling Electric: 1 switch outlet; 1 light outlet; 3 receptacles - 8/23/66
8897 Eugene Kling Elec.: 4 switch outlets; 4 light outlets; 6 receptacles; 4 fixtures; 2 range outlets; 1 refrig. outlet; 2 appliance outlets - 9/7/66
6156 Holbert Electric 6 Switch Outlets, 6 Light Outlets, 7 Receptacles, 1 Motor 2-5 H.P. 9/6/68

BUILDING PERMITS CONTINUED: #17643 - Juan J. Ameneiro - reroof 85 sqs 800. 3/6/80
22615--P & L Roofing--New fiberglass,shingles and 4 ply asbestos--$3,200.00--8/12/82

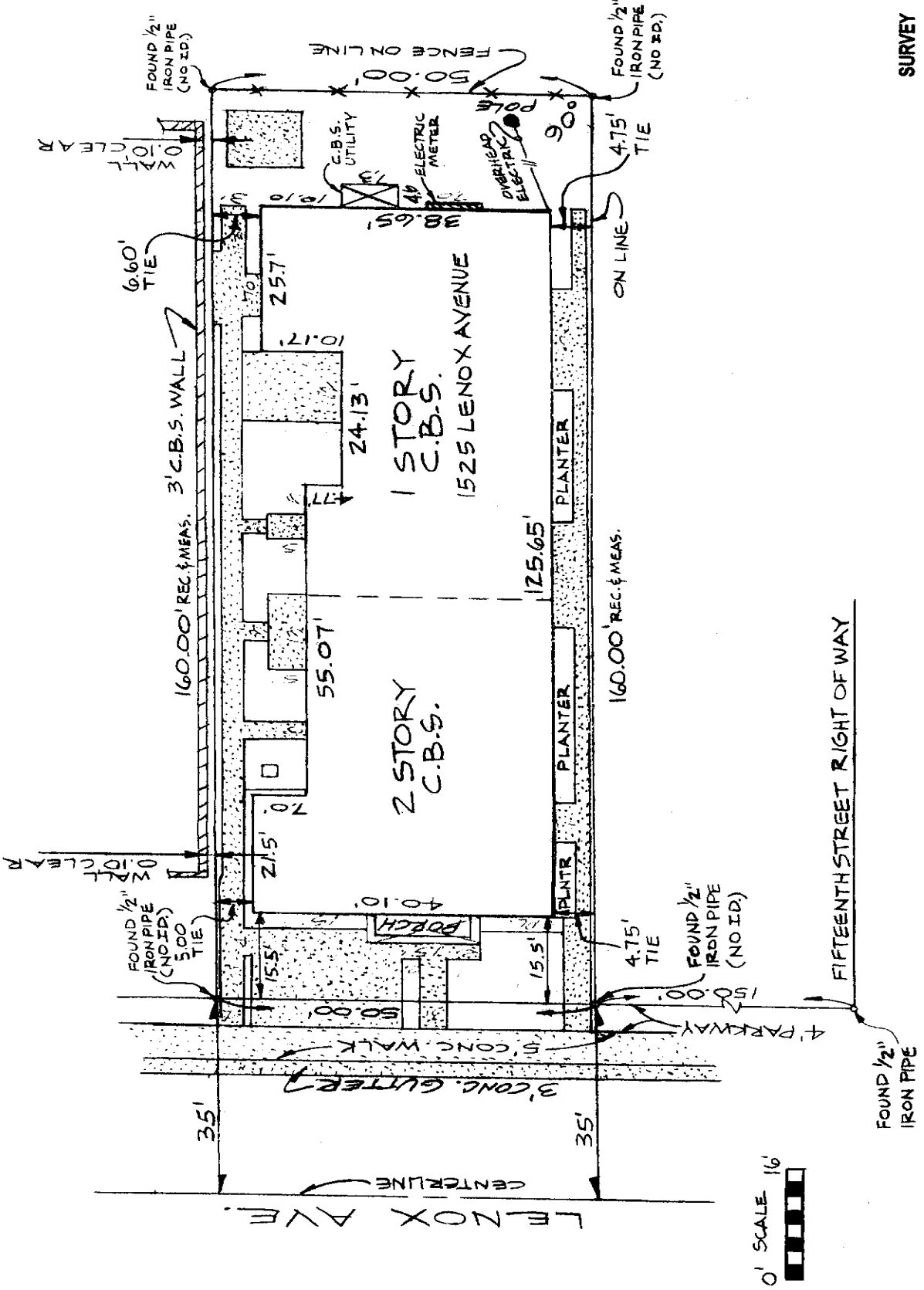
COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.

APPENDIX B

SITE SURVEY AND ARCHITECTURAL DRAWINGS, 2003



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

NATIONAL FLOOD INSURANCE DATUM					
COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD EL.
120651	0184	J	3-2-94	AE	8.00'

THIS IS A MAP OF A LAND SURVEY OF:

Lot 17, Block 64, LINCOLN SUBDIVISION, according to the plat thereof, a subdivision recorded in Plat Book 9 at page 69 of the public records of Miami-Dade County, Florida.

Property contains 8,000 square feet, more or less, or 0.184 acres, more or less.

To the benefit of: 1) Stephanie Harris, 2) Lincoln Mews, A Condominium

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY : that the "Map of Survey" of the above described property is true and correct to the best of our knowledge and belief, as recently surveyed under our direction; also that there are no visible encroachments, unless shown hereon. Examination of the "Abstract of Title" will have to be made to determine recorded instruments, if any, which may affect this property. Ownership of this property is subject to an "Opinion of Title". This survey meets the minimum technical standards for Land Surveys in the State of Florida, pursuant to Section 472.027, Florida Statutes and to Chapter 61G17 of the Florida Administrative Code as adopted by the Department of Professional Regulation, Board of Land Surveyors. This "Map of Survey" is not valid unless the embossed raised seal of the undersigned is affixed hereon.

Order No. 81873-00

Zurwelle-Whittaker, Inc.

By:

Scott J. Perkins, Vice-President
P.S.M. No. LS 5686, Florida

NOTES:

1- The North Arrow is referenced to the one shown on the Record Plat.
2- The survey corners are evidenced as shown hereon. There have been no improvements located above or below ground in connection with this survey except for the ones shown hereon.
3- The Elevation (El.) information is referenced to 0.00 feet, National Geodetic Vertical Datum, (N.G.V.D.)., 1929.
4- This survey has been prepared for the exclusive use of the entity (entities) named hereon. The certification does not apply to any unnamed party.
5- Legal Description was furnished by Client.
6- This survey represent a mathematically closed figure.
7- The Elevations shown hereon are for the purpose of indicating the ground elevations only at the position shown and in no way should indicate elevations at any other point than shown hereon and in no way reflect the soil conditions or subsurface.
8- Foundations of adjoining buildings were not excavated for determination of encroachments.
9- The lands shown hereon were not abstracted by the undersigned for rights of way easements, reservations, and other similar matters or record. Such information should be obtained and verified by others through appropriate title verification.
10-This survey drawing is property of Zurwelle-Whittaker, Inc. and shall not be used or reproduced in whole or part without written permission.
11- This Survey is Valid through 7-5-2000

LEGEND: C.B.S.= Concrete Block Stucco; Rec.= Record; Meas.= Measured; Conc.= Concrete: No I.D.= No Identification; Encr.= Encroachment; R/W.= Right of Way; Bldg.= Building; Clr.= Clear; N.= North; S.= South; E.= East; W.= West;

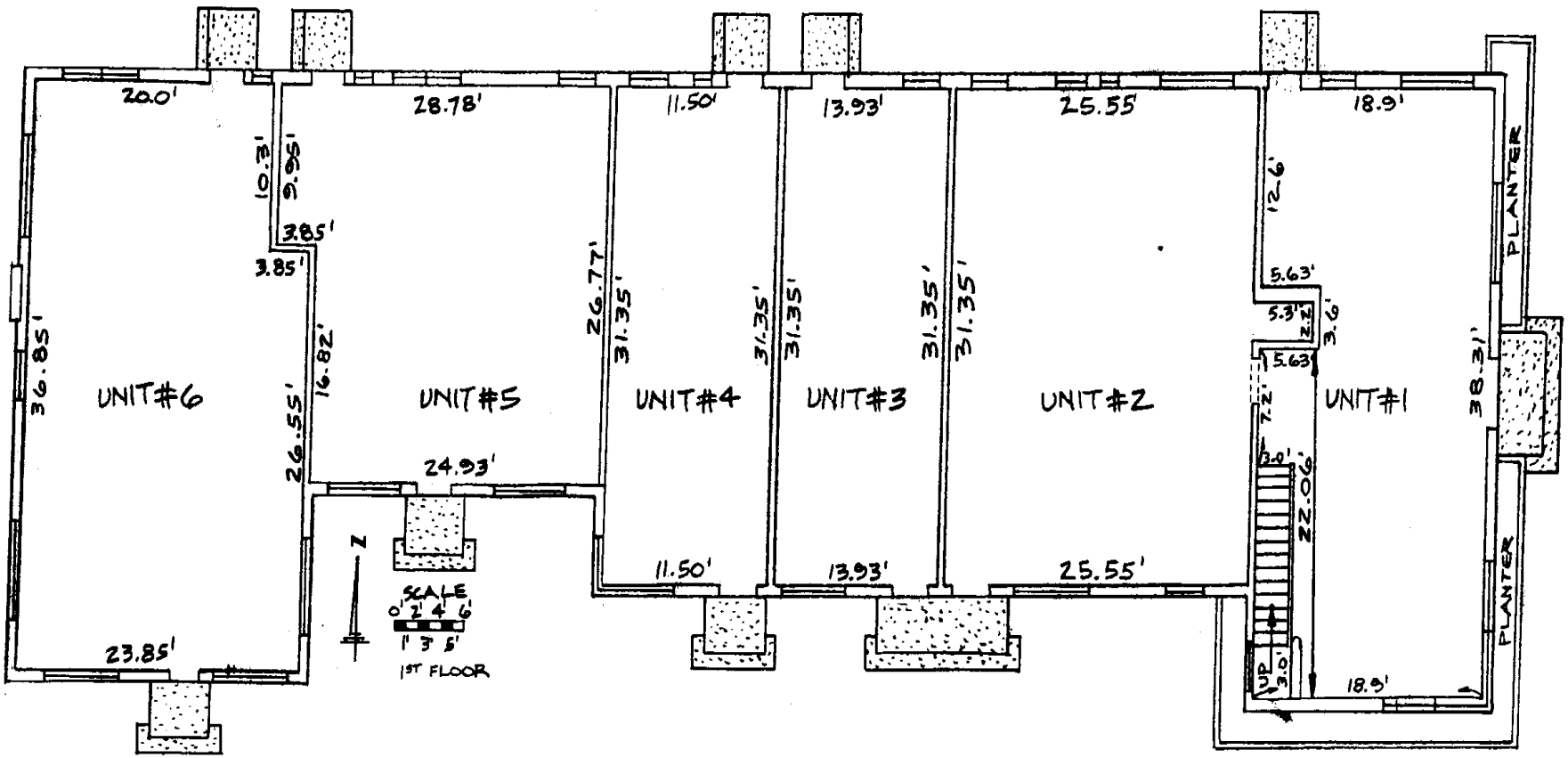
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LINCOLN MEWS, A CONDOMINIUM

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

Sheet 3 of 8 **7-5-2000**
REV. 07-11-2003

Book21772/Page2856



1ST FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

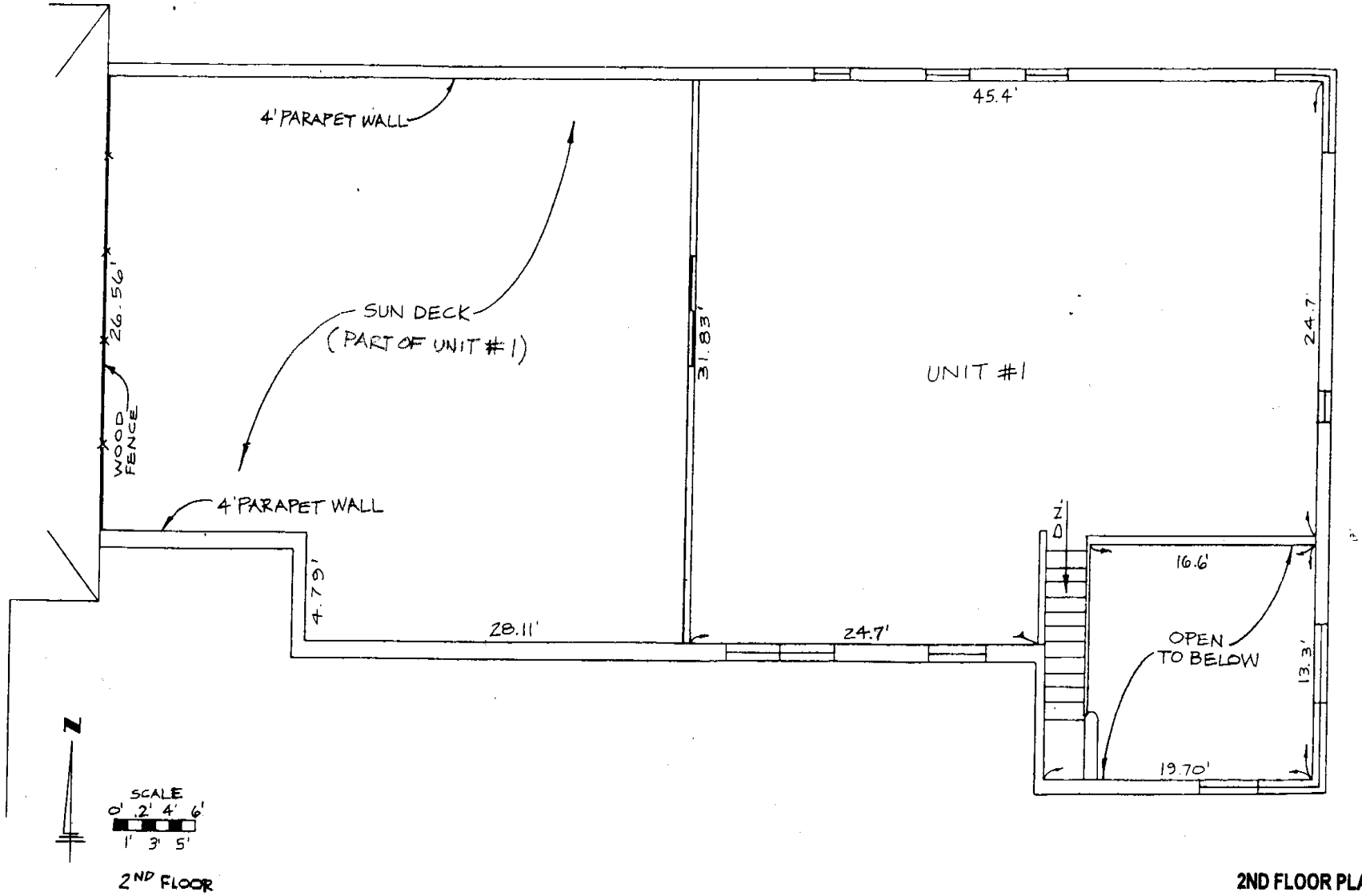
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
4051 Royal Palm Avenue
Miami Beach, Florida 33140

Sheet 4 of 8 **7-5-2000**

REV. 07-11-2003

Book21772/Page2857

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2ND FLOOR

2ND FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

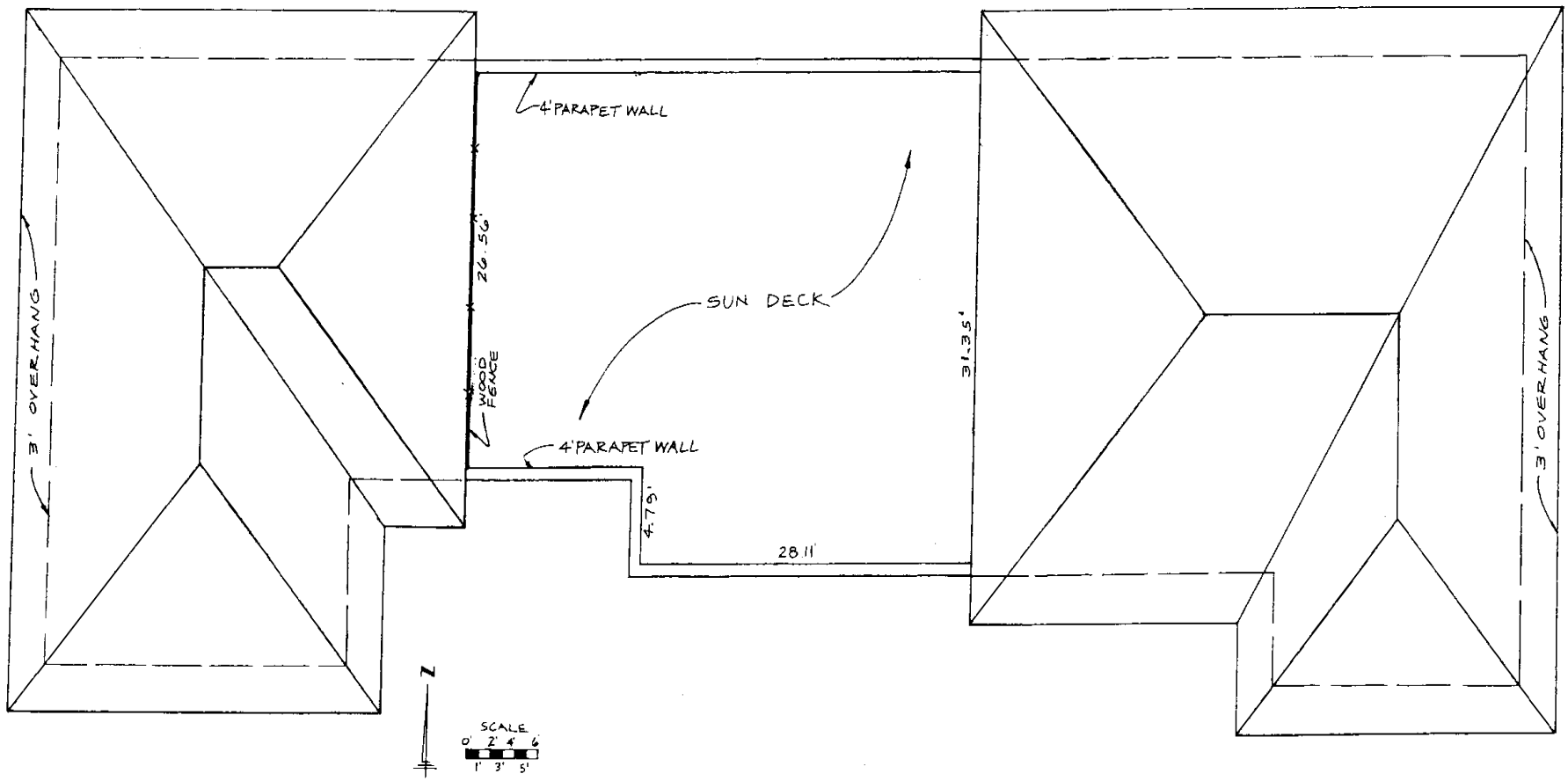
Zurwelle-Whittaker, Inc.
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4051 Royal Palm Avenue
Miami Beach, Florida 33140

Sheet 5 of 8 **7-5-2000**

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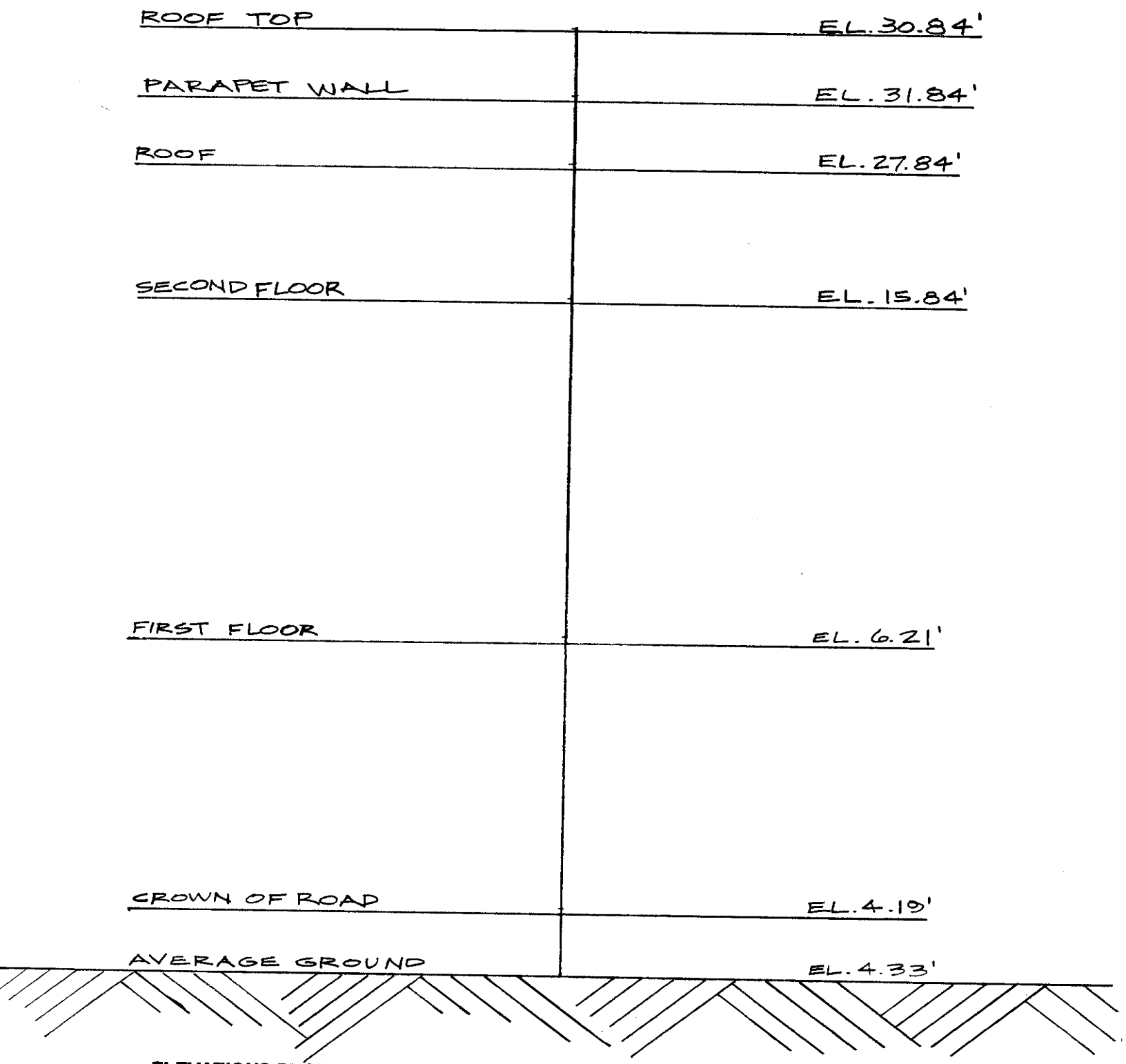
ROOF FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 6 of 8 **7-5-2000**

REV. 07-11-2003

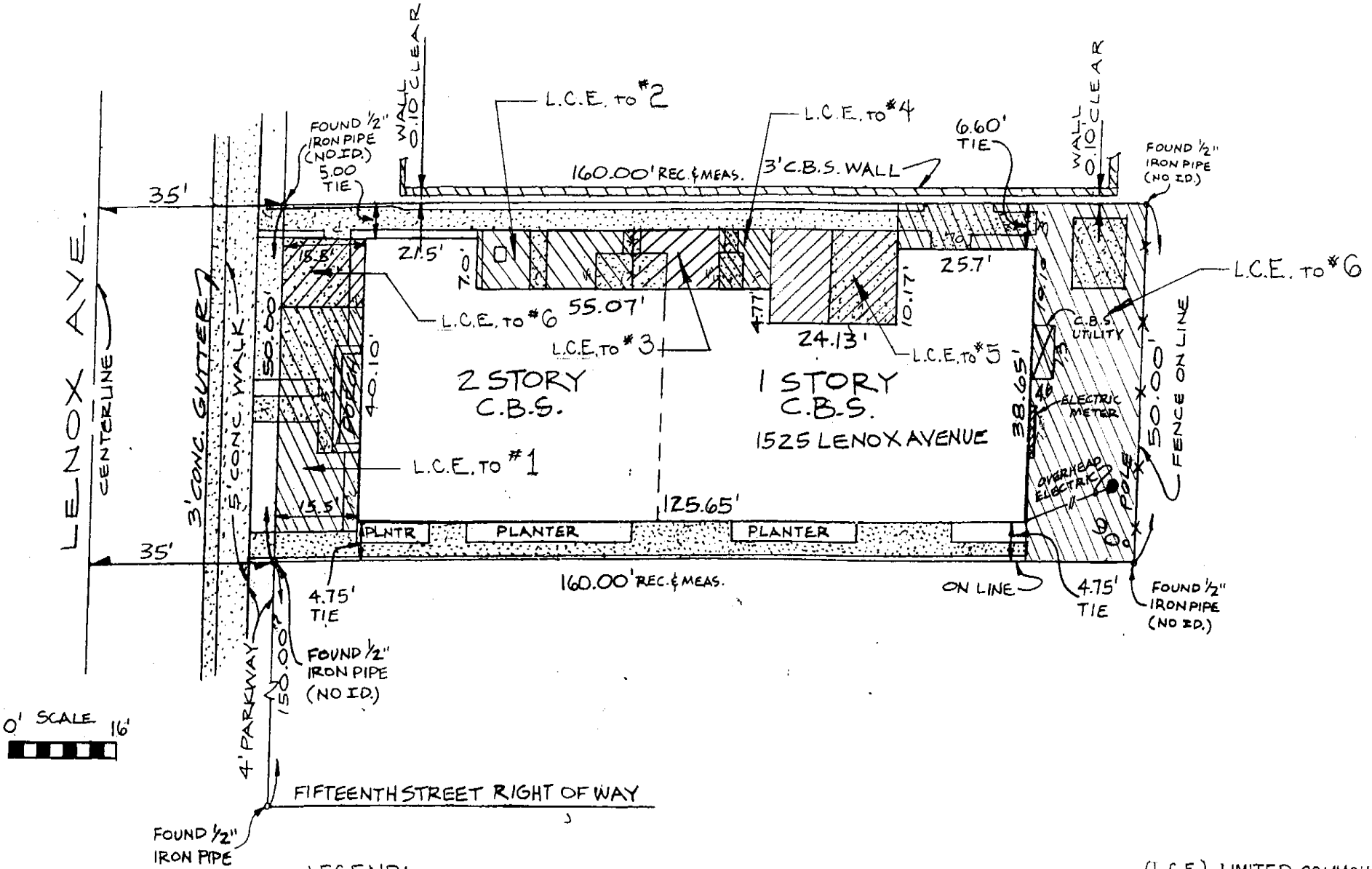


ELEVATIONS SHOWN HEREON ARE REFERENCED TO 0.00' N.G.V.D., 1929

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 7 of 8 **7-5-2000**
REV. 07-11-2003



LEGEND:

▨ = L.C.E.

(L.C.E.) LIMITED COMMON ELEMENTS

LINCOLN MEWS, A CONDOMINIUM

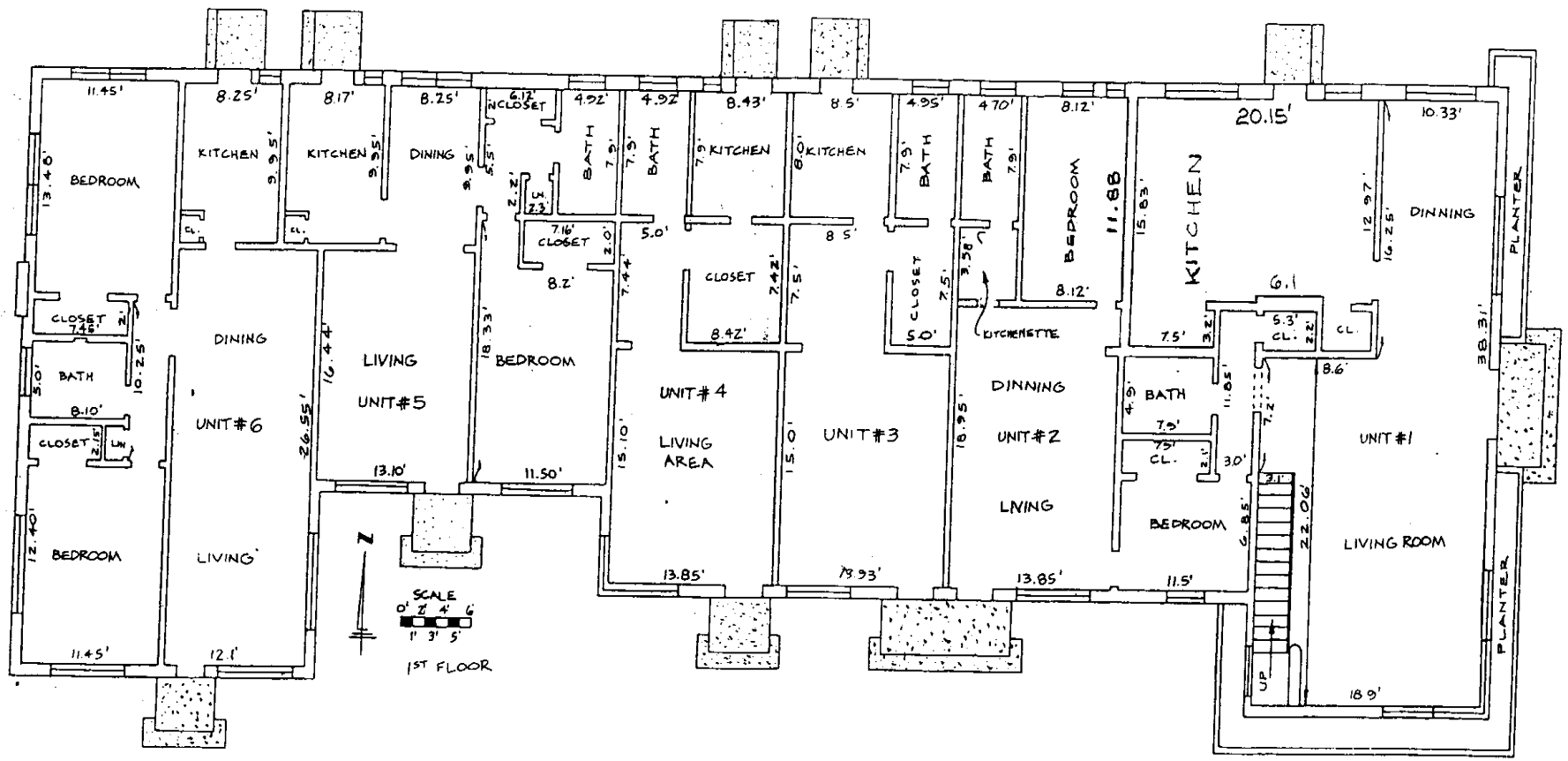
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
4051 Royal Palm Avenue
Miami Beach, Florida 33140

Sheet 8 of 8 7-5-2000

REV. 07-11-2003

ATIONAL FLOOD INSURANCE DATUM

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20651	0184	J	3-2-94	AE	8.00'



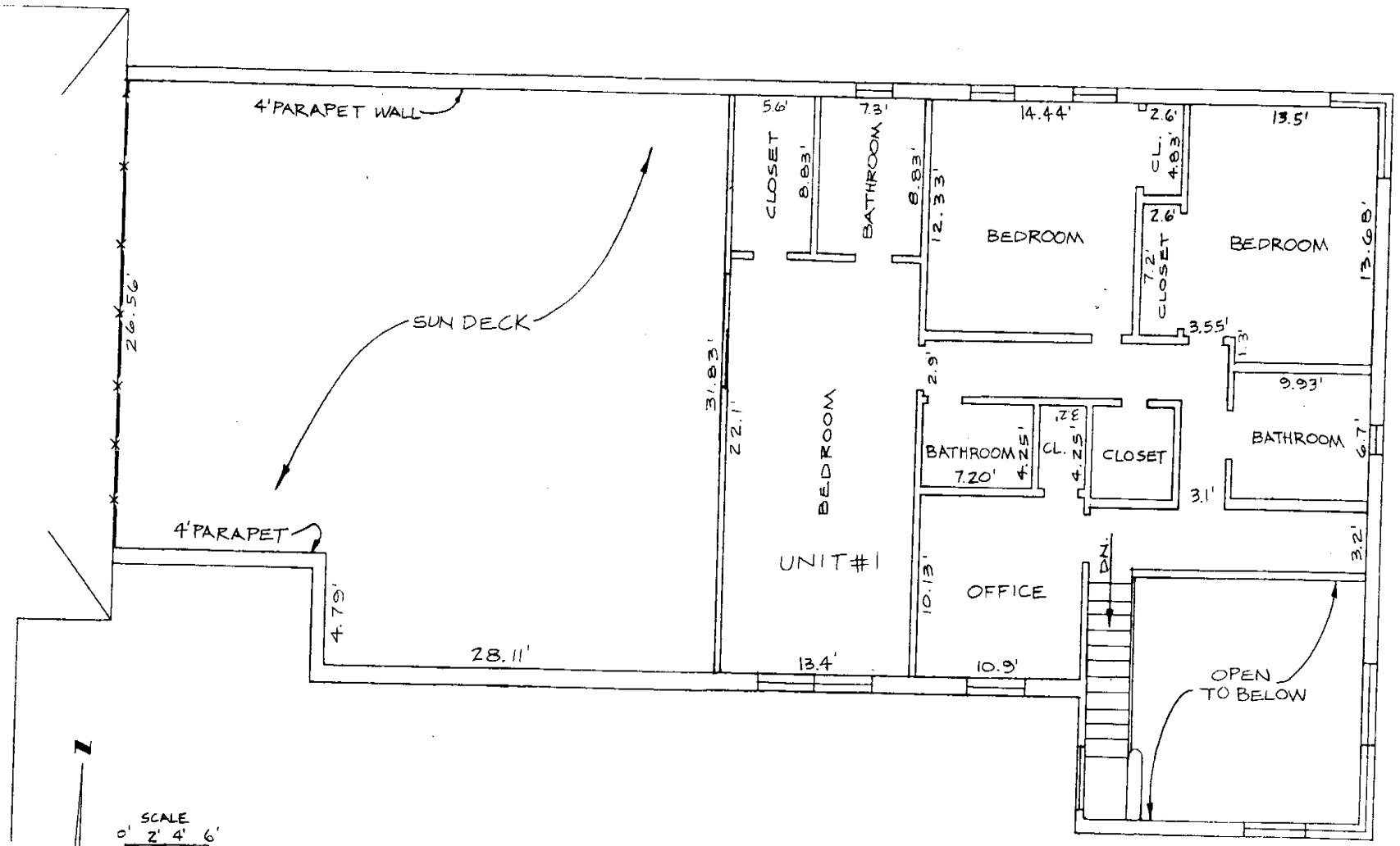
1ST FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 1 of 2 **7-5-2000**

REV. 07-11-2003



2ND FLOOR

2ND FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 2 of 2 **7-5-2000**

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LINCOLN MEWS , A CONDOMINIUM
PERCENTAGE OF THE ASSIGNED SHARES OF THE COMMON ELEMENTS TO EACH CONDOMINIUM UNIT

UNIT NUMBER	SQUARE FEET PER UNIT	% PER UNIT
1	2000	38.78976
2	813	15.76804
3	437	8.47556
4	361	7.00155
5	706	13.69279
6	839	16.2230
		100.0000

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 1 of 1 **7-5-2000**

REV. 07 11-2003

EXISTING CONDITIONS DOCUMENTATION

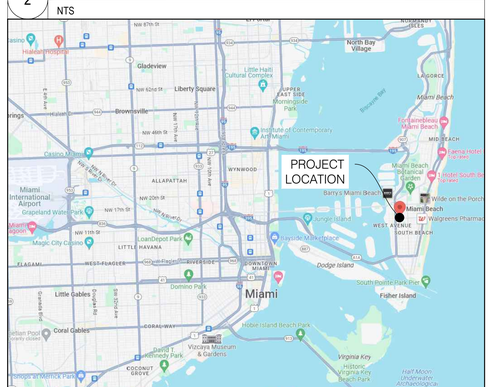
1525 Lenox Avenue
Miami Beach, FL 33139
February, 2024

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

1 PROJECT TEAM
NTS

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 DRAWINGS
NTS



3 LOCATION MAP
NTS



4 EXISTING STREET-VIEW PHOTOGRAPH
N.T.S.



5 EXISTING SITE PLAN
1/32" = 1'-0"

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

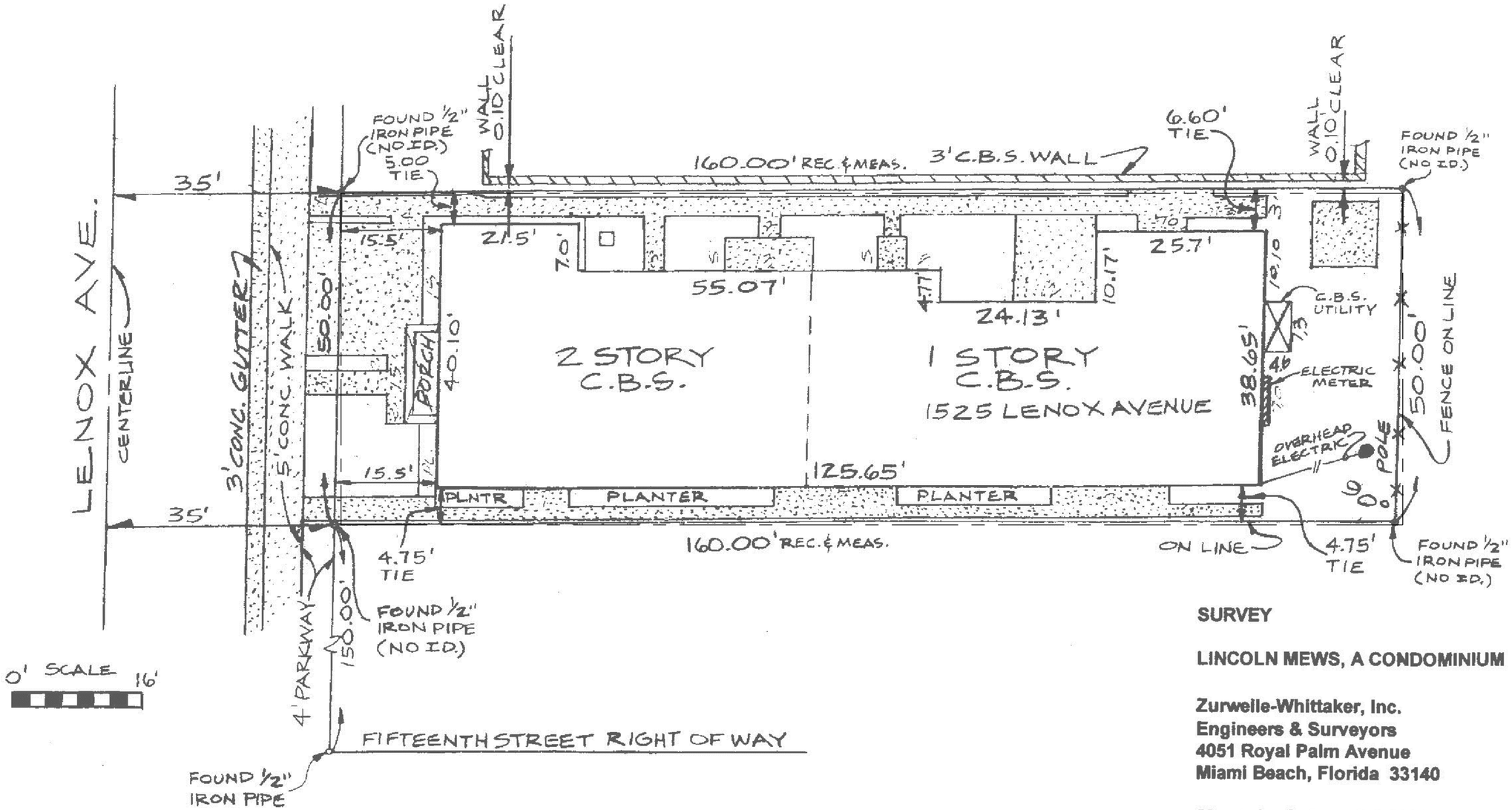
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

DRAWING INDEX, LOCATION MAP, AND SITE PLAN

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	T-001



SURVEY

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 2 of 8 **7-5-2000**

REV. 07-11-2003

1 ARCHIVAL SITE PLAN
1/8" = 1'-0"

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

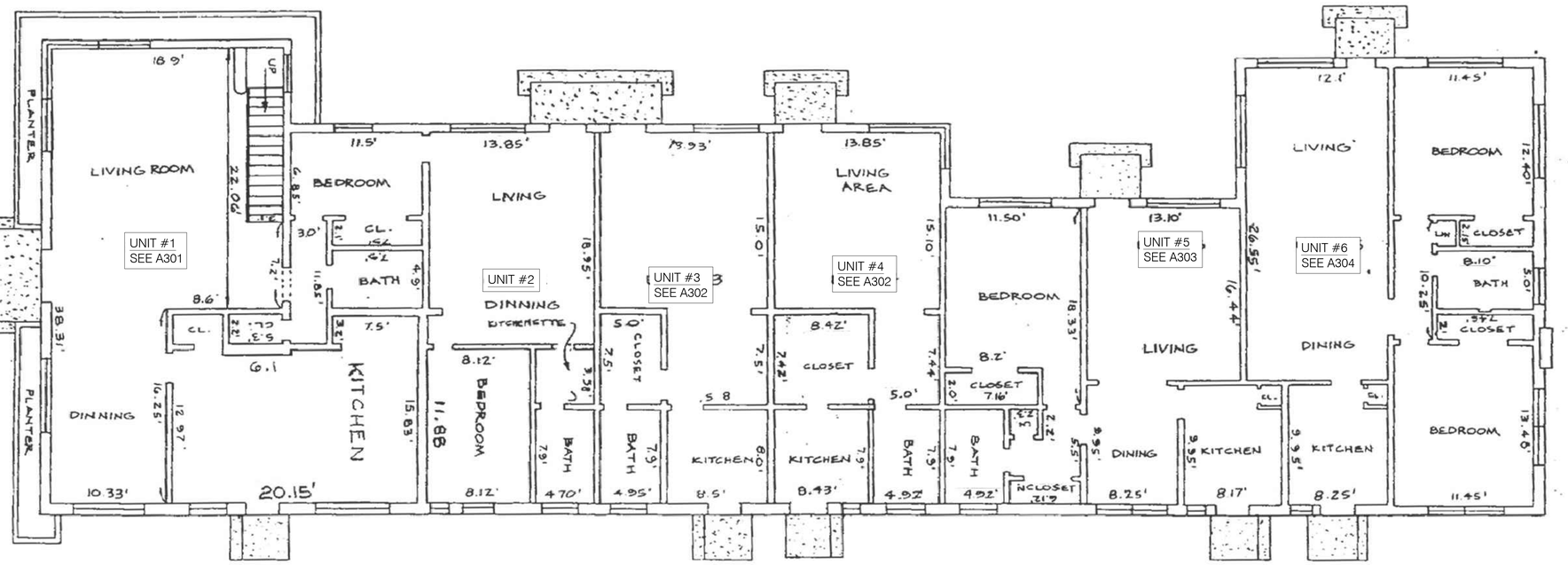
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

ARCHIVAL SITE PLAN

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-001



1ST FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 1 of 2 7-5-2000

REV. 07-11-2003

1 ARCHIVAL FIRST FLOOR PLAN
3/16" = 1'-0"

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

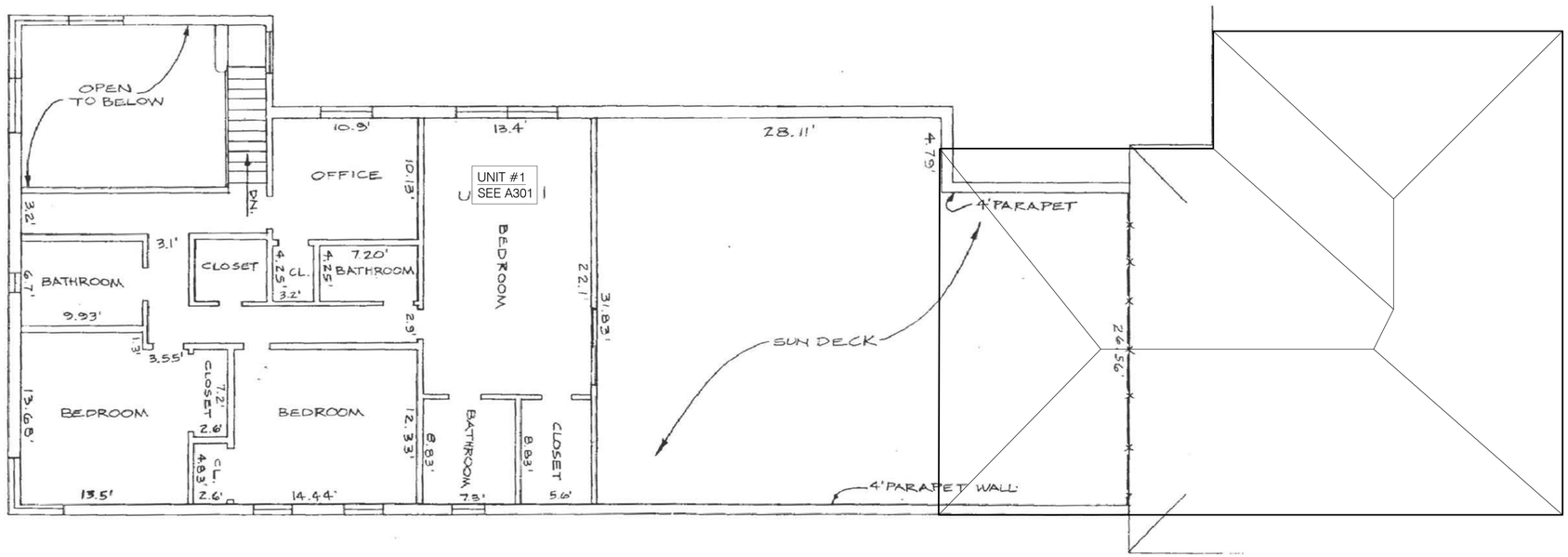
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

ARCHIVAL FIRST FLOOR PLAN

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-101



2ND FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 2 of 2 7-5-2000

REV. 07-11-2003

1 ARCHIVAL SECOND FLOOR PLAN
3/16" = 1'-0"

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

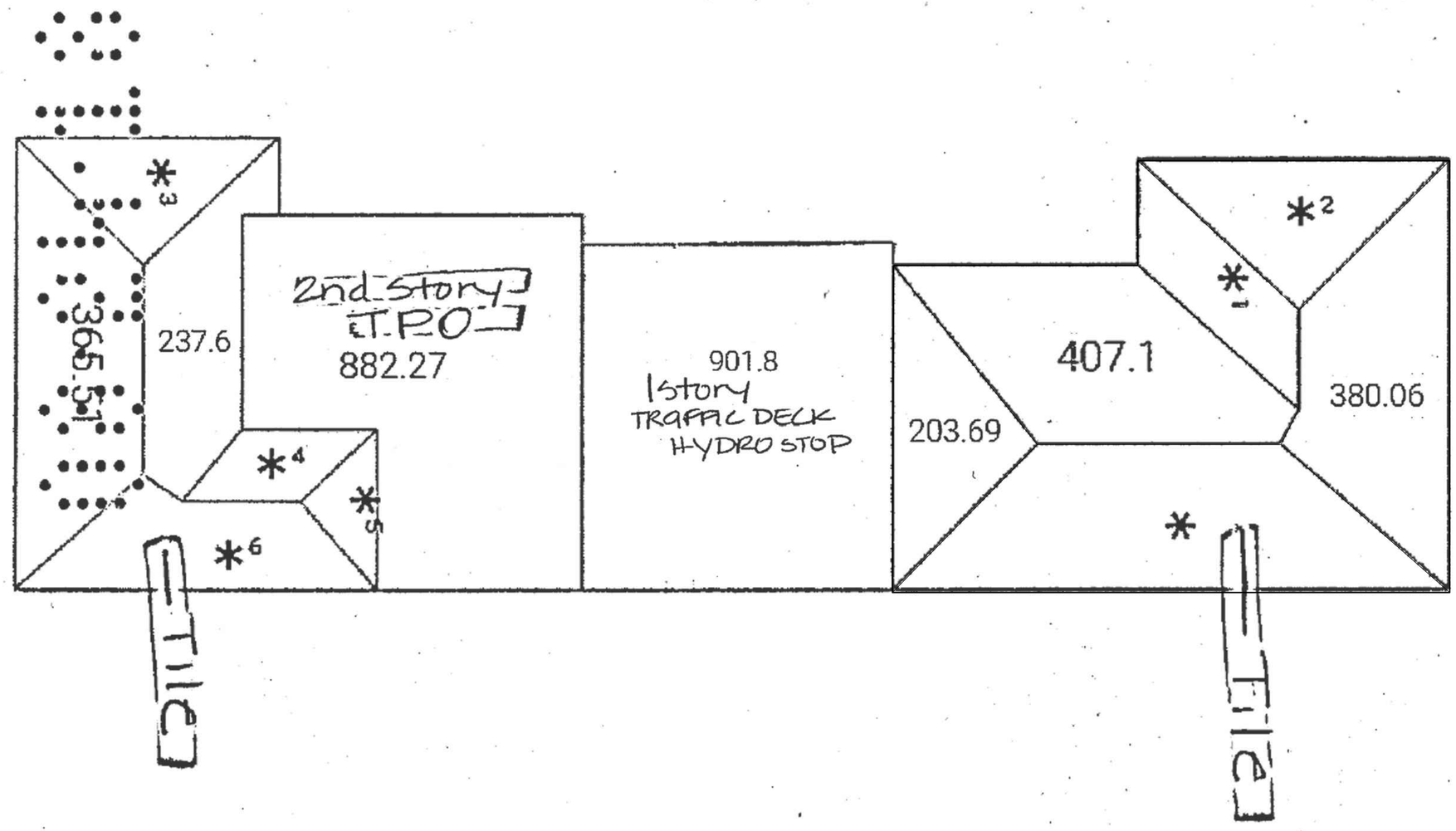
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

ARCHIVAL SECOND FLOOR PLAN

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-102



1 ARCHIVAL ROOF PLAN
3/16" = 1'-0"

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

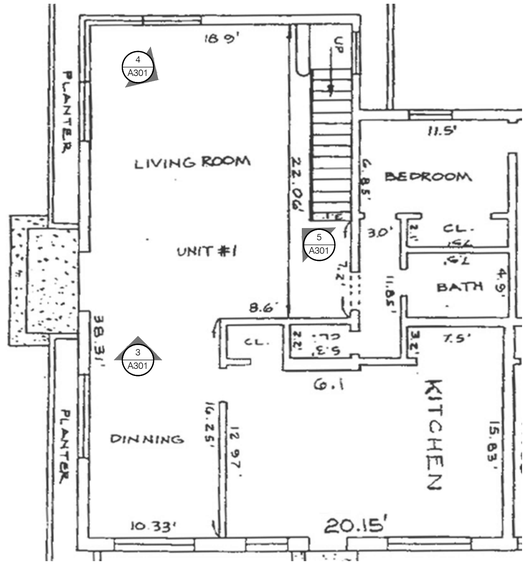
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

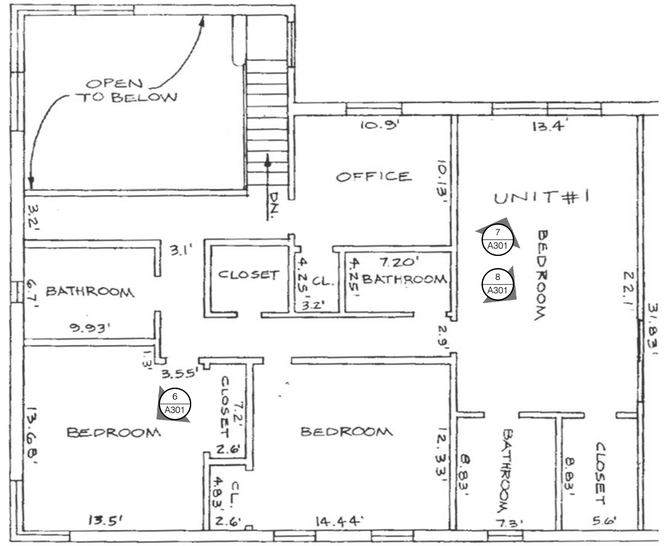
ARCHIVAL ROOF PLAN

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-111



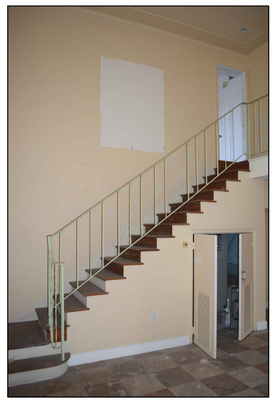
1 UNIT 1 - GROUND FLOOR LEVEL PHOTO KEY PLAN
NOT TO SCALE



2 UNIT 1 - SECOND FLOOR LEVEL PHOTO KEY PLAN
NOT TO SCALE



3 UNIT 1 - GROUND FLOOR LEVEL
INTERIOR PHOTOS



4 UNIT 1 - GROUND FLOOR LEVEL
INTERIOR PHOTOS



5 UNIT 1 - GROUND FLOOR LEVEL
INTERIOR PHOTOS



6 UNIT 1 - SECOND FLOOR LEVEL
INTERIOR PHOTOS



7 UNIT 1 - SECOND FLOOR LEVEL
INTERIOR PHOTOS



8 UNIT 1 - SECOND FLOOR LEVEL
INTERIOR PHOTOS

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

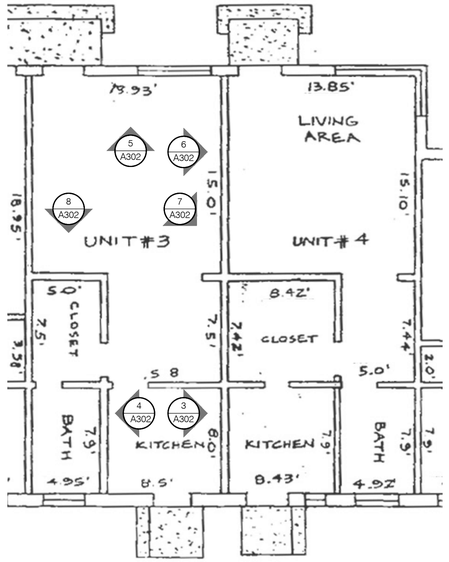
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

UNIT 1- EXISTING CONDITIONS INTERIOR PHOTOGRAPHS

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-301



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

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

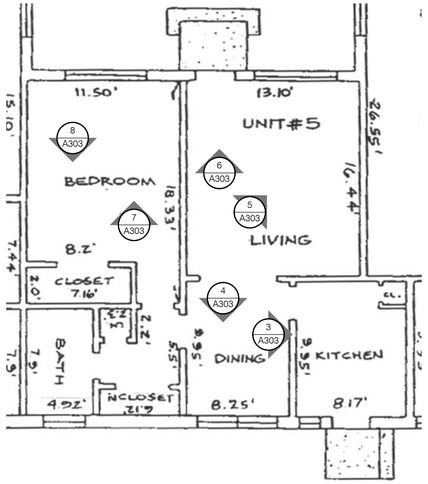
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

UNIT 3 & 4 - EXISTING CONDITIONS INTERIOR PHOTOGRAPHS

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-302



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



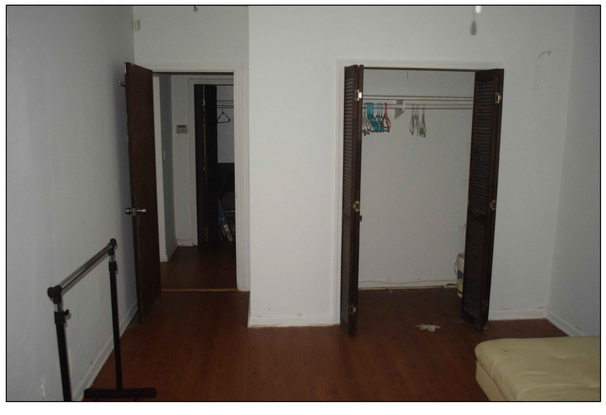
5 | UNIT 5
INTERIOR PHOTOS



6 | UNIT 5
INTERIOR PHOTOS



7 | UNIT 5
INTERIOR PHOTOS



8 | UNIT 5
INTERIOR PHOTOS

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

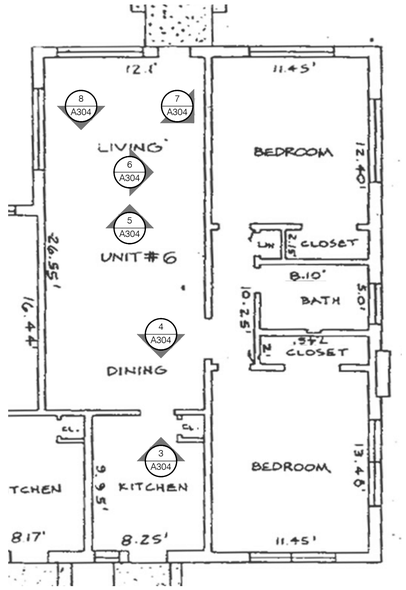
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

UNIT 5 - EXISTING CONDITIONS INTERIOR PHOTOGRAPHS

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-303



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



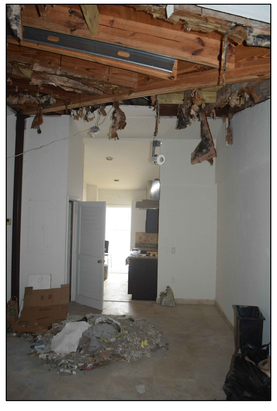
5 UNIT 6
INTERIOR PHOTOS



6 UNIT 6
INTERIOR PHOTOS



7 UNIT 6
INTERIOR PHOTOS



8 UNIT 6
INTERIOR PHOTOS

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

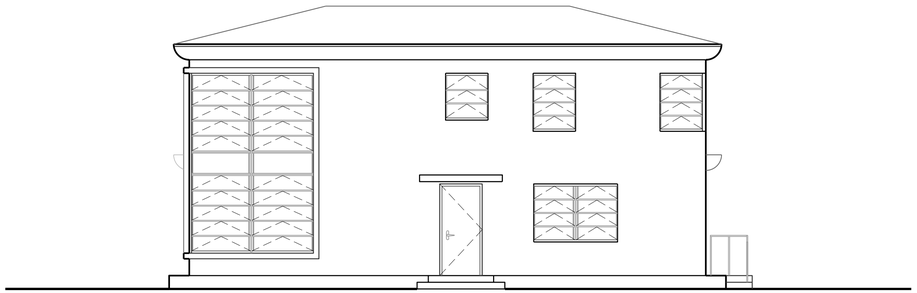
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

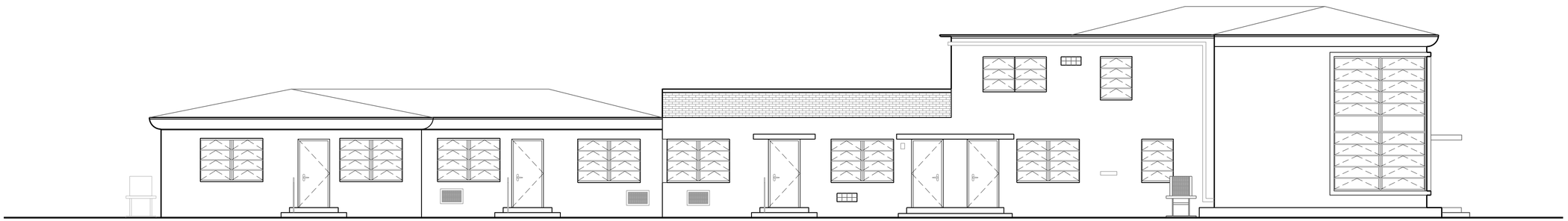
UNIT 6 - EXISTING CONDITIONS INTERIOR PHOTOGRAPHS

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-304



1 WEST FACADE
3/16" = 1'-0"



2 NORTH FACADE
3/16" = 1'-0"

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

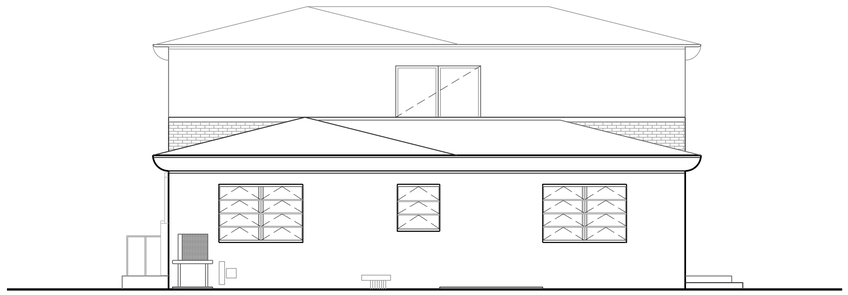
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

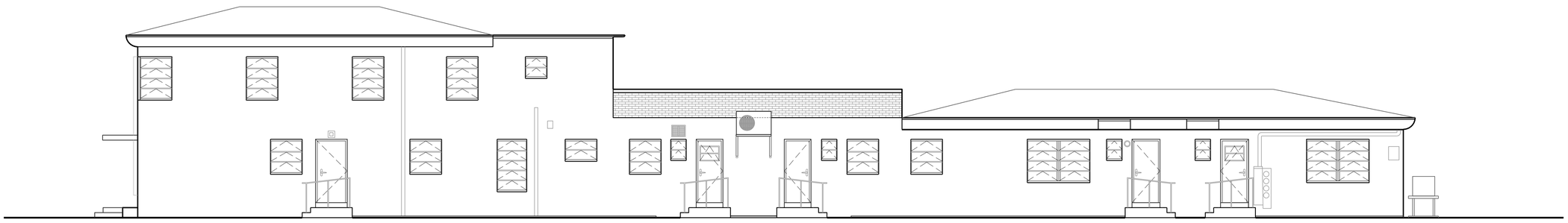
WEST AND NORTH ELEVATIONS

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-401



1 EAST FACADE
3/16" = 1'-0"



2 SOUTH FACADE
3/16" = 1'-0"

HERITAGE
ARCHITECTURAL ASSOCIATES

No.	REVISIONS/SUBMISSIONS	DATE
	Existing Conditions Drawings	02/09/24

1525 Lenox Avenue

1525 LENOX AVENUE
MIAMI BEACH, FL 33139

EXISTING CONDITIONS DOCUMENTATION

PROJECT TEAM

PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

EAST AND SOUTH ELEVATIONS

Seal

Scale	As Noted
Project No.	24-3001
Date	February 9, 2024
Drawing No.	A-402