



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
MAMster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

May 21, 2024

Deborah Tackett
Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **Request for After-the-Fact Certificate of Appropriateness for Demolition** - Letter of Intent for After-the-fact Certificate of Appropriateness for Demolition regarding 1525 Lenox Avenue, Miami Beach

Dear Ms. Tackett:

This law firm represents M&E 3731/1622 Capital LLC (the "Applicant") relating to the property located at 1525 Lenox Avenue (the "Property") in the City of Miami Beach (the "City"). This letter serves as the required letter of intent supporting a request to the Historic Preservation Board (HPB) for after-the-fact Certificate of Appropriateness ("COA") for demolition of the Property.

Description of the Property. The Property consists of one (1) lot mid-block on the east side of Lenox Avenue between 15th and 16th Streets, and is identified by Folio No. 02-3234-151-0010. The Property is approximately 8,000 square feet (0.18 acres) in size. The Property contained a two (2)-story, six (6)-unit residential building originally built in 1952. See figure 1, Miami-Dade Property Appraiser Excerpt. It should be noted, the structure on the Property was demolished on May 14, 2024.

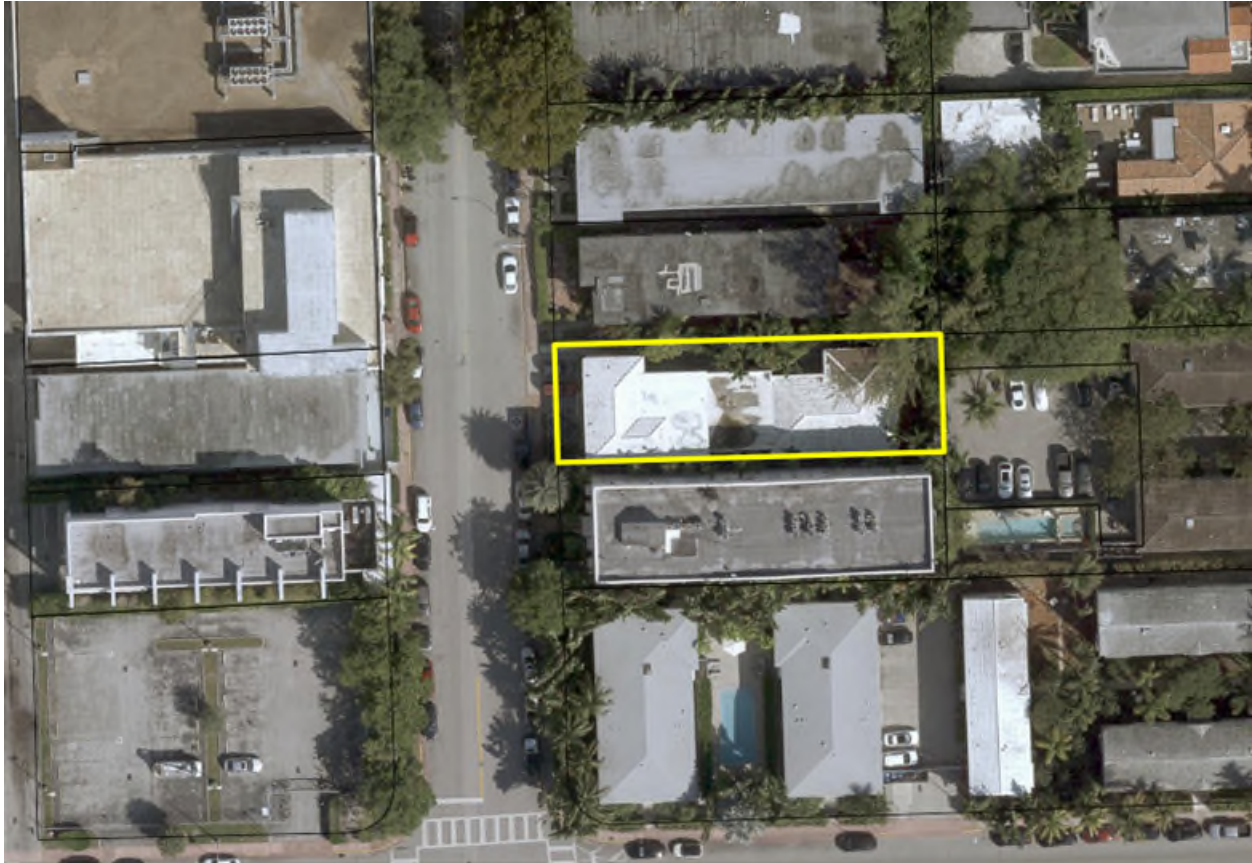


Figure 1.

The Property is zoned RM-1, Residential Multifamily, Low Intensity ("RM-1" Zoning District). It is located in the Flamingo Park Local Historic District and the Miami Beach National Register Architectural District. The demolished structure was classified as a contributing structure within the Flamingo Park Local Historic District.

Flamingo Park Local Historic District. As stated above, the Property is located within the Flamingo Park Local Historic District. The Flamingo Park Local Historic District represents the expansion of the City's growth as the City recovered from the land bust of 1926. The architectural design shifted from traditional to 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 the City. During this time, 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 the City. This is the primary reason for the consistency of buildings in the Flamingo Park Local Historic District.

A majority of the buildings were constructed between 1930 and 1949. A small group of architects designed most of the historic buildings remaining within the Flamingo Park Local Historic District. The majority of historic buildings fall into either, Art Deco, Mediterranean Revival and Combination or Transitional Styles.

The structure on the Property was designed by Leonard H. Glasser. Leonard Glasser was born in New York City on February 11, 1922. A permit was granted for construction of a two (2) story, ten (10) unit apartment building in 1950. In 1951, it was noted on the building permit card that the building was to contain six (6) units, with two (2) efficiencies, two (2) two (2) bedrooms, and two (2) one (1) bedrooms. A certificate of Occupancy was issued on October 17, 1951. The building had a partial second floor at the front, and the rest was one (1) story in height. The building was constructed of concrete block covered with stucco and displays Miami Modern Styling. The building's most notable distinctive feature was a two (2) story bank of awning windows that returned to the north elevation and was surrounded by a continuous concrete eyebrow.

Unsafe Structure Violations History. The Property had a long history of unsafe structure violations. Chapter 14, Section 14-500 of the Miami Beach Code of Ordinances (the "City Code"), "Unsafe Structures Panel" includes the following descriptions of properties that would fall within the Unsafe Structures section jurisdiction: (a) properties that are a danger to the health, safety, and welfare of the citizens in the community; (b) buildings that become unsafe, unsanitary, or deficient with inadequate means of egress, windstorm hazard, or otherwise dangerous to human life or public welfare, or have been damaged by acts of God, fire, explosion or otherwise; (c) buildings where work has commenced without a permit (which shall be presumed unsafe until a permit is obtained); (d) buildings that are ordered to be repaired by the Building Official; (e) swimming pools with stagnant water; and (f) buildings or structures subject to the recertification requirements in subsection 8-11(f) of the Miami-Dade County code, otherwise known as 40-year recertification.

Analysis. The Property was within the jurisdiction of the Unsafe Structures Section as a result of multiple unsafe structure violations dating back to 2012. The Property's roof system was compromised with an unpermitted terrace not in compliance with the Florida Building Code high velocity hurricane zone. Each unit in the Property had been affected by significant water intrusion. In 2016, pursuant to Case Number: US2016-00717, the Property was deemed unsafe and immediate vacation was requested due to an opening to connect the first and second floor which compromised the structural joists and broke the fire rate envelope. Furthermore, the Property was within the Unsafe Structures Section as a result of outstanding 40-year recertification reports due for the building.

There was a hearing in front of the HPB on March 14, 2023. During the hearing, the board discussed the unsafe structure violation history, and requested the Applicant to document the building prior to demolition. Specifically, the board requested photographs and as-builts for the demolished structure. See Exhibit "A", Historical Resources Report, 1525 Lenox Avenue, prepared by Heritage Architectural Associates, dated February 7, 2024. Notably, the board confirmed the dire state of the Property and discussed the need to demolish the structure.

Request. The Applicant requests an after-the-fact COA for Demolition as it relates to the Property, pursuant to Section 2.13.1(d)(2)(A) of the Miami Beach Resiliency Code ("City Code"). The City Code states in the event any demolition should take place prior to historic preservation board review, the demolition order shall be conditioned to require the property owner to file an after-the-fact application for COA for demolition to the HPB, within fifteen (15) days of the demolition order. An emergency demolition order was issued on April 17, 2024, therefore, the Applicant requests to file an after-the-fact application for a COA for demolition in compliance with Section 2.13.1 of the City Code.

Additionally, pursuant to Section 2.13.1(d)(2)(B) of the City Code, the HPB shall determine, on a case-by-case basis, whether the replication¹ of an original, contributing structure is warranted. The HPB shall have full discretion as to the exact level of demolition and reconstruction required. As mentioned above, the Property had multiple unsafe structure code violations that affect the integrity of the building, including a compromised roof structure and original walls and floor slabs that did not comply with the Florida Building Code. This presumption may be rebutted, and the HPB may allow for a new design if it is established to the satisfaction of the HPB that any of the following criteria are satisfied:

- I. a full replication or contemporary depictions is not required to understand and interpret a property's historic value (including re-creation of missing components in a historic district or site);
- II. other properties with the same associative value have survived; or

¹ Replication shall be defined as the physical reconstruction, including all dimensions in the original location, of a structure in totality, inclusive of the reproduction of primary façade dimension and public area dimensions with appropriate historic materials whenever possible, original walls, window and door openings, exterior features and finishes, floor slab, floor plates, roofs and public interior spaces.

- III. sufficient historical documentation does not exist to ensure an accurate reproduction.

The Property was unique in that the structure was found to be dangerous because of the unpermitted roof terrace that compromised the roof structure, and consequently found to be an unsafe structure and required demolition. The City has very limited records on the existing structure due to the unpermitted work. Replication of the demolished building would be extremely difficult and would not be warranted for viable development of this Property. As described above, the contributing building had a number of structural issues dating back to 2012. This type of construction does not warrant replication. Furthermore, there are three (3) architecturally similar buildings located in the North Shore Local Historic District. The three (3) similar buildings are 8300, 8440 and 8500 Bryon Avenue and incorporate similar massings and architectural details; including a double height window. Therefore, the HPB's authority to determine that replication of the original structure does not warrant imitation.

Further, pursuant to Section 2.13.1(d)(2)(C) of the City Code, it is the City's general policy that a contributing building demolished without obtaining a COA from the HPB shall only be replaced with a new structure that incorporates the same height, massing, and square footage of the previous structure on site, not to exceed the maximum floor area ratio ("FAR") and height permitted under the City Code, with no additional square footage added. This policy is also applicable to a request for an After-the-fact COA. However, the policy may be rebutted, and the HPB may allow for the addition of more square footage, where appropriate, not to exceed the maximum permitted under the City Code, if it is established to the satisfaction of the HPB that the following criteria have been satisfied:

- I. The proposed new structure is consistent with the context and character of the immediate neighborhood; and
- II. The property owner made a reasonable effort to regularly inspect and maintain the structure free of structural deficiencies and in compliance with the minimum maintenance standards of the City Code.

The Applicant will seek approval to develop a resilient and well-designed six (6)-unit residential project in a two (2) story building with an understory (the "Project"). Notably, this is the same density as the prior demolished building. The understory

consists mainly of parking and a lobby for access, thereby substantially elevating the habitable units on the upper levels to be resilient for decades to come. The Project embraces the defining double height window element at the northwest corner side of the demolished structures front facade by providing a similar window system on the principal and incorporates elements of the demolished structures façade and feel of the contributing commercial structures on Lenox Avenue to maintain the context and character of the Flamingo Park Historic District. The Applicant's goal is for the Project to be consistent and compatible with the RM-1 Zoning District and Flamingo Park neighborhood. Any future development will be more consistent with the context and character of the area.

The Applicant acquired the building in 2022. As a result of the numerous unsafe structure violations dating back to 2012, the Applicant retained a structural engineer to conduct inspections of the demolished structure and prepared the necessary report. The report was prepared by Youssef Hachem Consulting Engineering and is dated April 4, 2024, attached hereto as Exhibit "B". The report identifies substantial damage throughout and concluded the building was beyond feasible to repair and recommended the structure to be demolished. Furthermore, the report concluded the roof of the structure had failed in multiple locations, and the moisture had caused severe and extensive damage to all the wood members of the building. As a result of the water intrusion, there was stud deterioration and loss of capacity up to one hundred percent (100%) to the loadbearing walls throughout the building.

Conclusion. Approval of the COA for the after-the-fact demolition is necessary for any future development of the Property. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Larkin', with a stylized, wavy line.

Michael Larkin

cc: Michael Yanopoulos, Esq.

Exhibit A

HISTORIC RESOURCES REPORT

1525 Lenox Avenue

Miami Beach, Florida



Prepared For:

Eli Dadon

Adar Investments & Management LLC

17070 Collins Ave, Suite 256

Sunny Isles, Florida 33160

Compiled By:

Heritage Architectural Associates

4300 Biscayne Boulevard, Suite 203

Miami, Florida 33137

www.heritagearchitectural.com

February 7, 2024

TABLE OF CONTENTS

INTRODUCTION	1
1525 LENOX AVENUE	2
HISTORIC DISTRICT	3
NEIGHBORHOOD CONTEXT.....	5
Neighborhood Description.....	9
HISTORY OF 1525 LENOX AVENUE.....	12
LEONARD H. GLASSER, ARCHITECT	13
ARCHITECTURAL DESCRIPTION	19
BIBLIOGRAPHY	30

APPENDICES

A – Original Permit Card

B – Site Survey and Architectural Drawings, 2003

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.

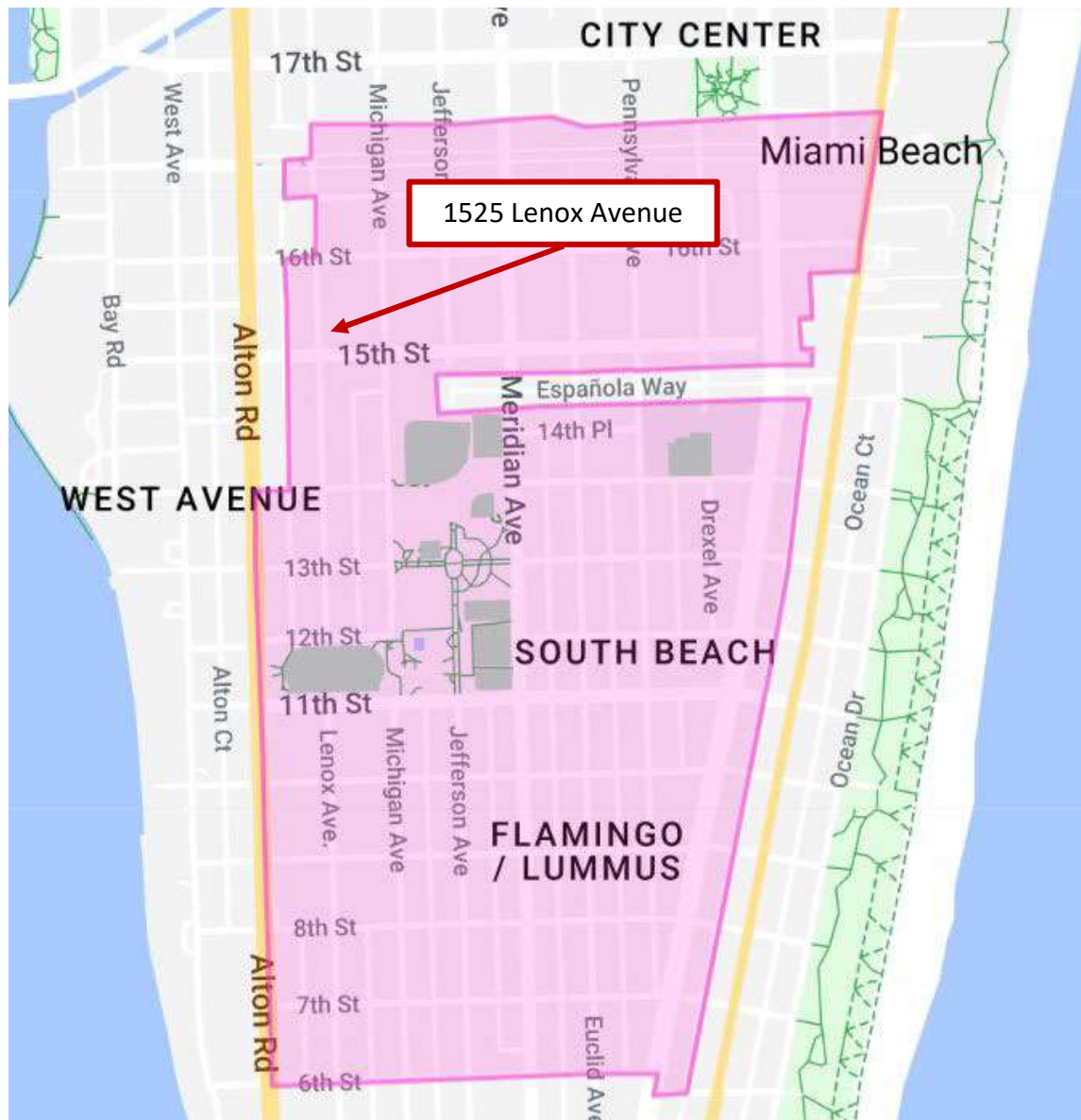


Figure 2. Location of subject property within the boundary of the Flamingo Park Historic District.
(Flamingo Park Historic District (Local))

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.

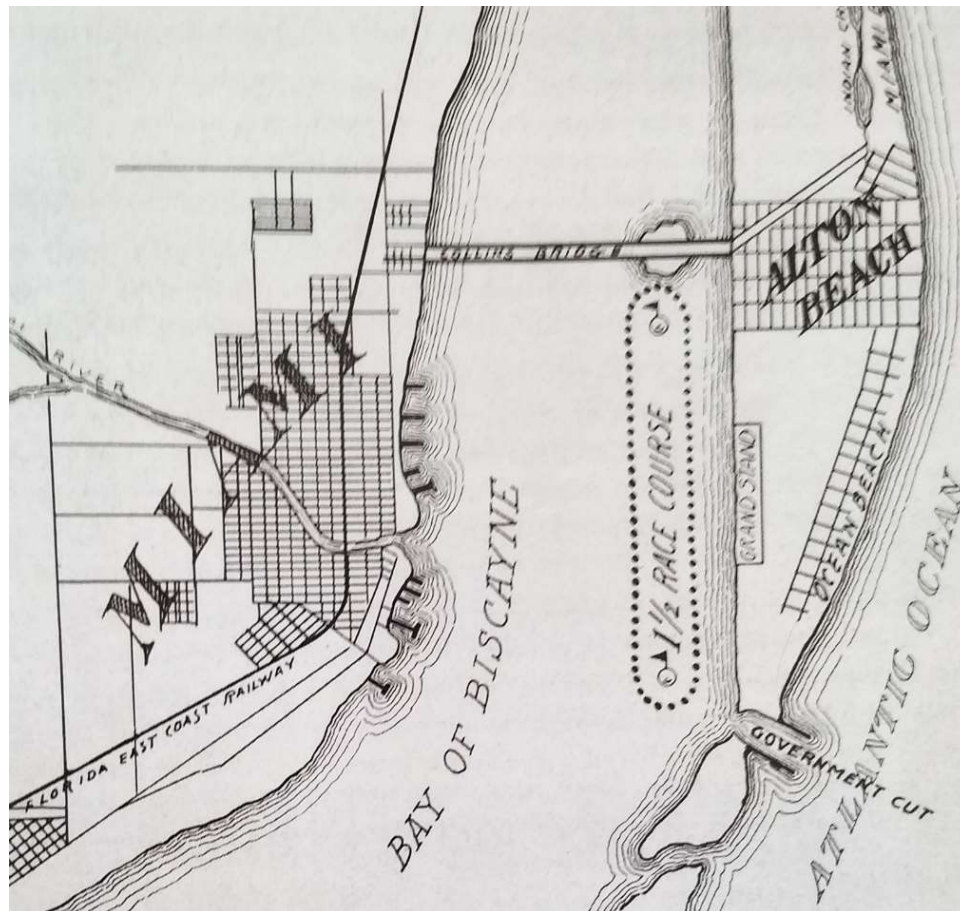
The majority of the buildings within the nominated district were constructed after the land bust of 1926 and the depression of 1929. This second major period of construction lasted from 1930 through World War II up to 1948-49. During this period, as Miami Beach recovered from the bust, architectural 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, Hohaus, 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 acres 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.

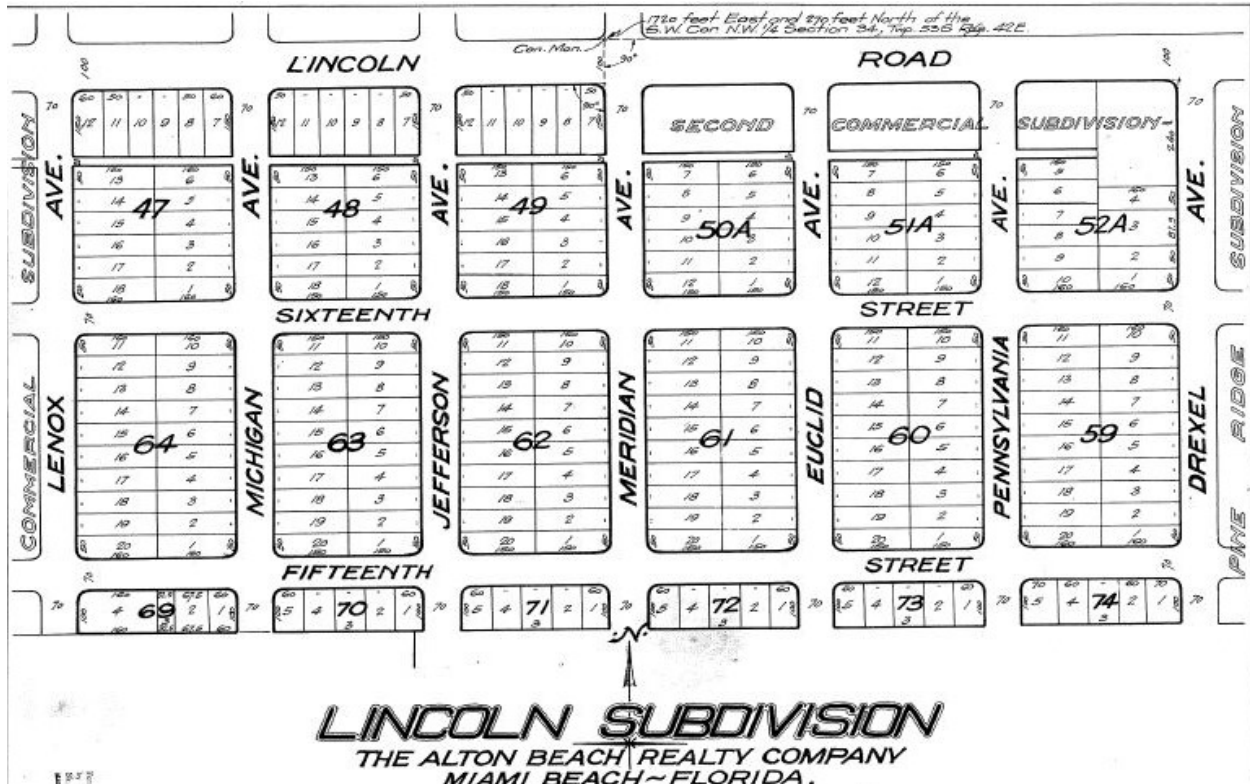


Figure 4. Plat of the Lincoln Subdivision of the Alton Beach Realty Company, 1923.
(Miami-Dade County Plat Book 9, Page 69)

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.

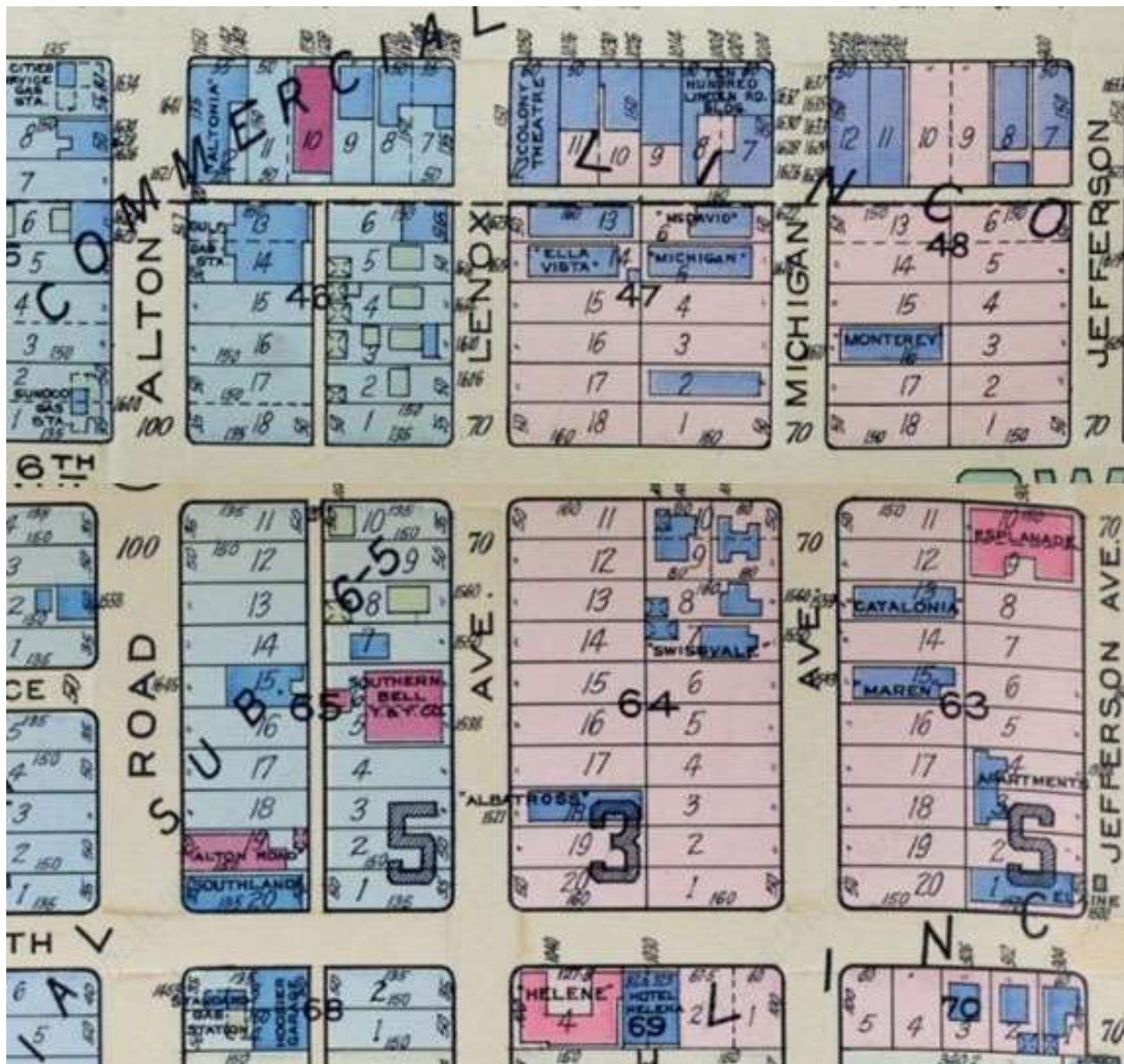


Figure 5. Map showing the area surrounding 1525 Lenox Avenue, 1935 (revised 1940).
(Real Estate Plat Book of the City of Miami Beach, Florida)

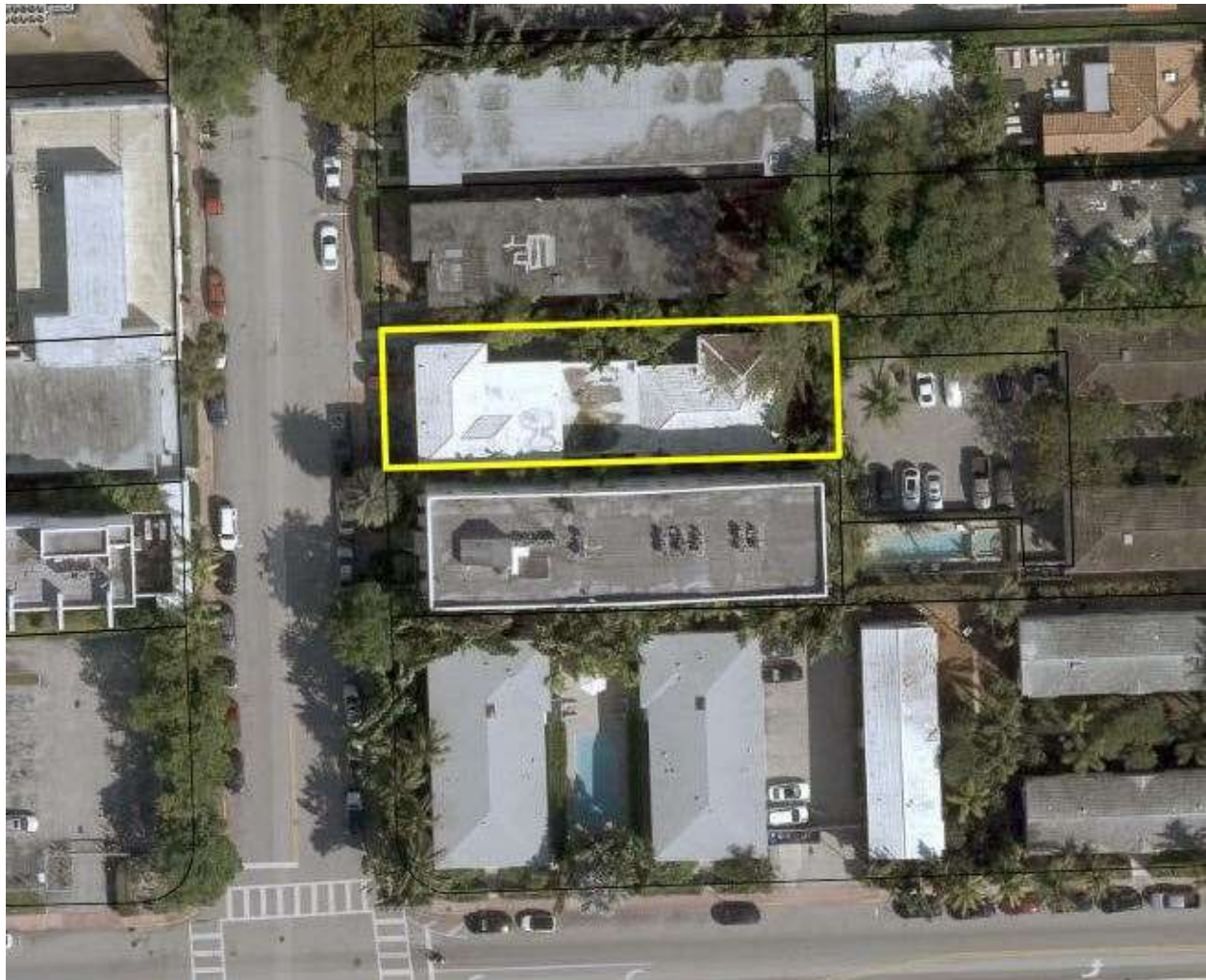
By 1951, the area was mostly built out, with just a few vacant lots. (Figure 6) Although the subject property at 1525 Lenox Avenue was completed in late 1951, it does not show on the 1921-Nov 1951 Sanborn map. The east side of Lenox Avenue south of Lincoln Road consisted exclusively of two- and three-story 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.

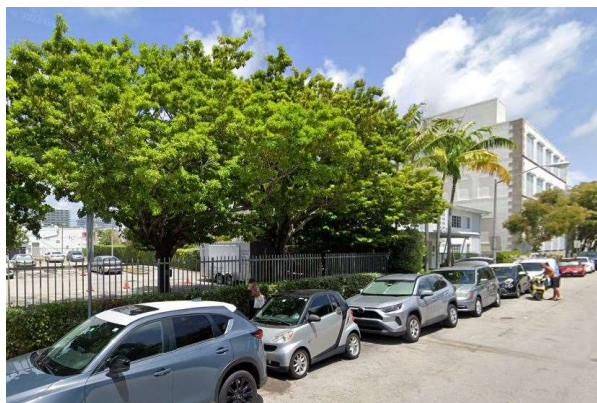


Figure 10. View of west side of Lenox Avenue, looking northwest., July 2022. (Google Street View)



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)

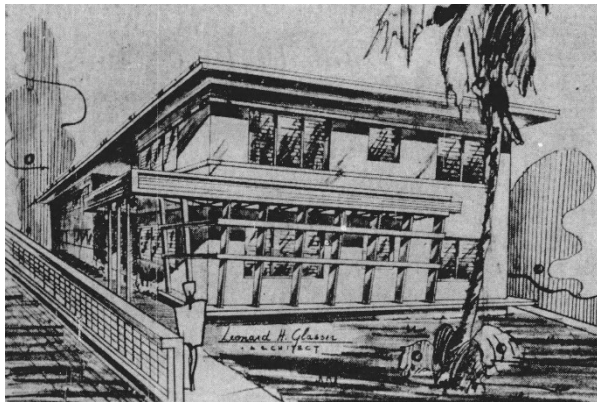


Figure 16. Rendering of apartment building on Abbott Avenue, Surfside, 1950.
(Miami Herald, 7/2/1950, p. 37)

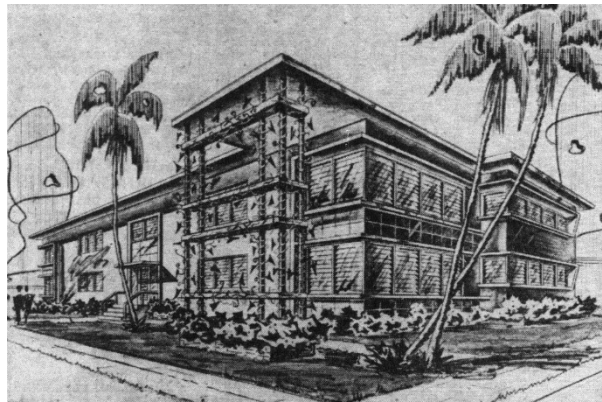


Figure 17. Rendering of apartment building on 40th Street, Miami Beach, 1950.
(Miami News, 7/23/1950, p. 34)

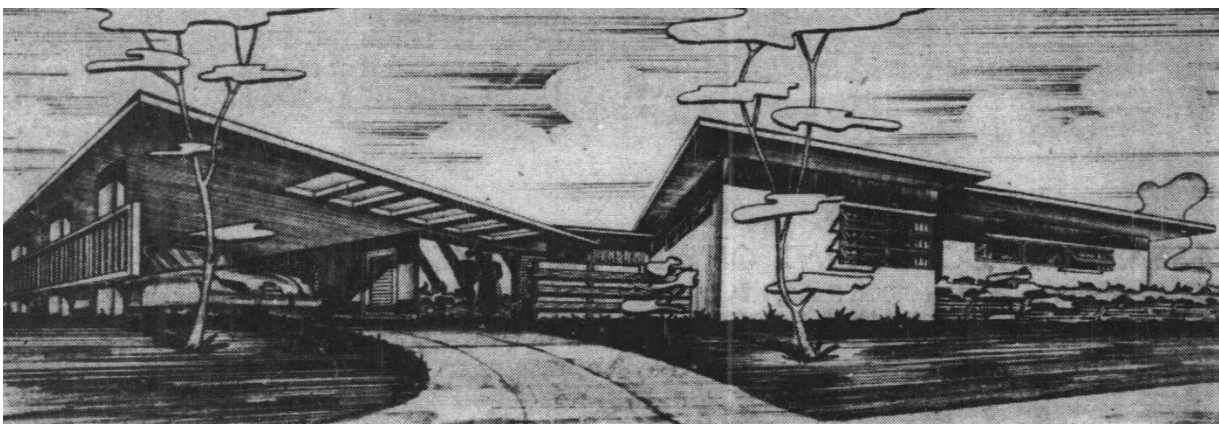


Figure 18. Rendering of residence at Adams and 46th Streets, Miami Beach, 1950.
(Miami News, 12/31/1950, p. 35)

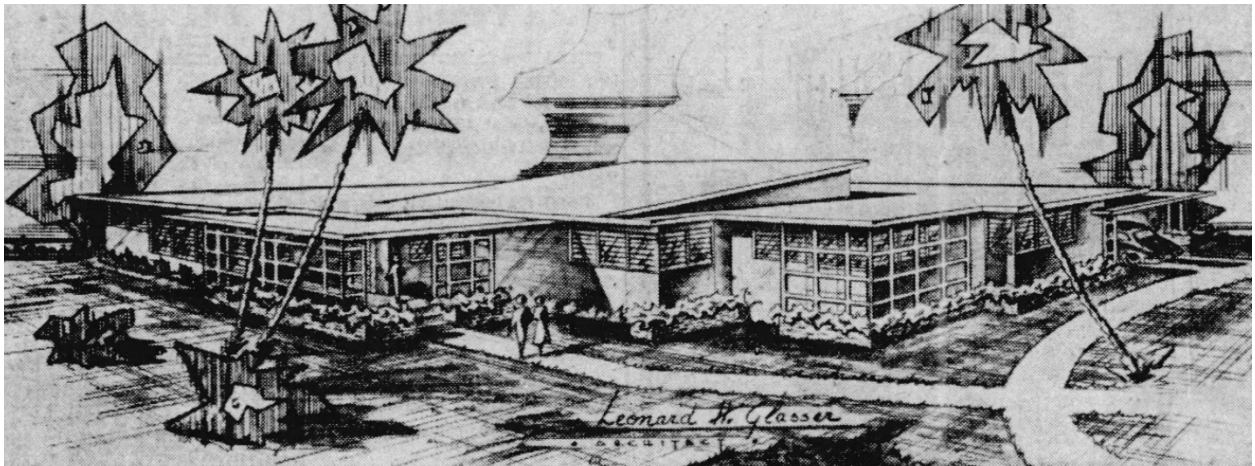


Figure 19. Rendering of residence on Adams Avenue, Miami Beach, 1950.
(Miami Herald, 11/5/1950, p. 71)

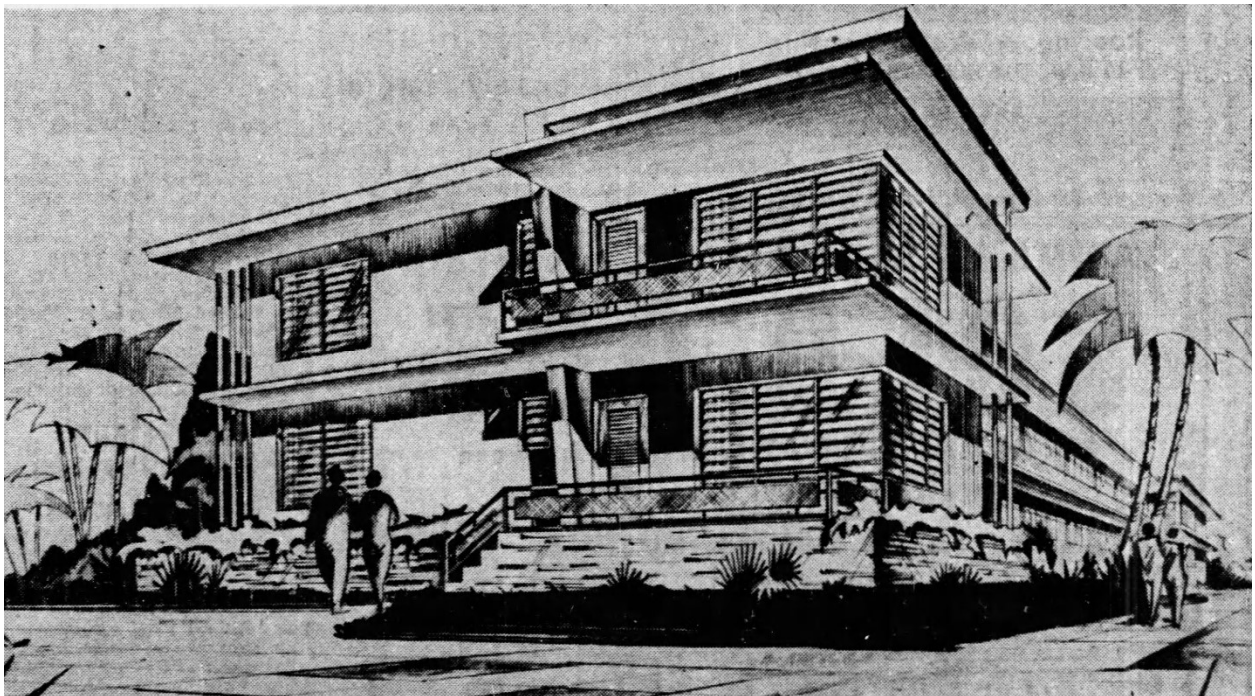


Figure 20. Rendering of apartment building on James Avenue, Miami Beach, 1951.
(Miami News, 7/15/1951, p. 40)

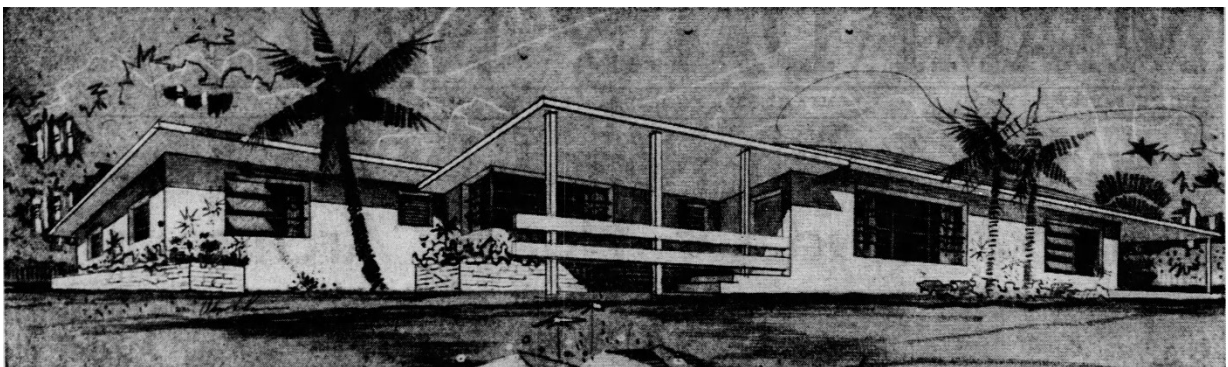
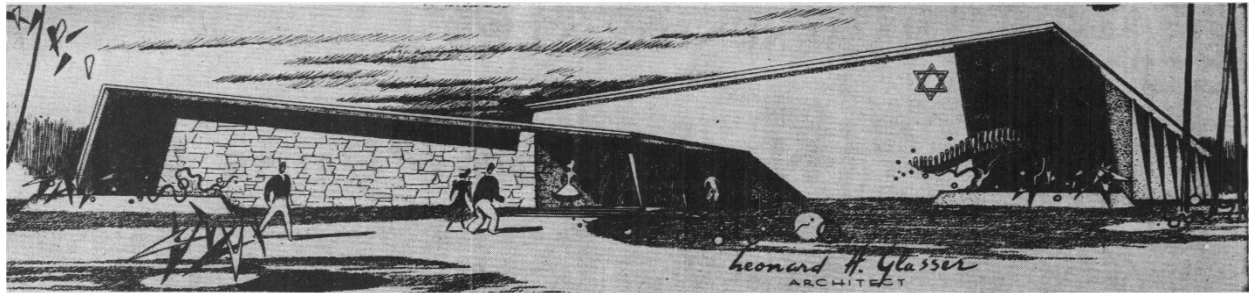


Figure 21. Rendering of a residence on 29th Street, Miami Beach, 1952.
(Miami News, 6/16/1952, p.44)

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.

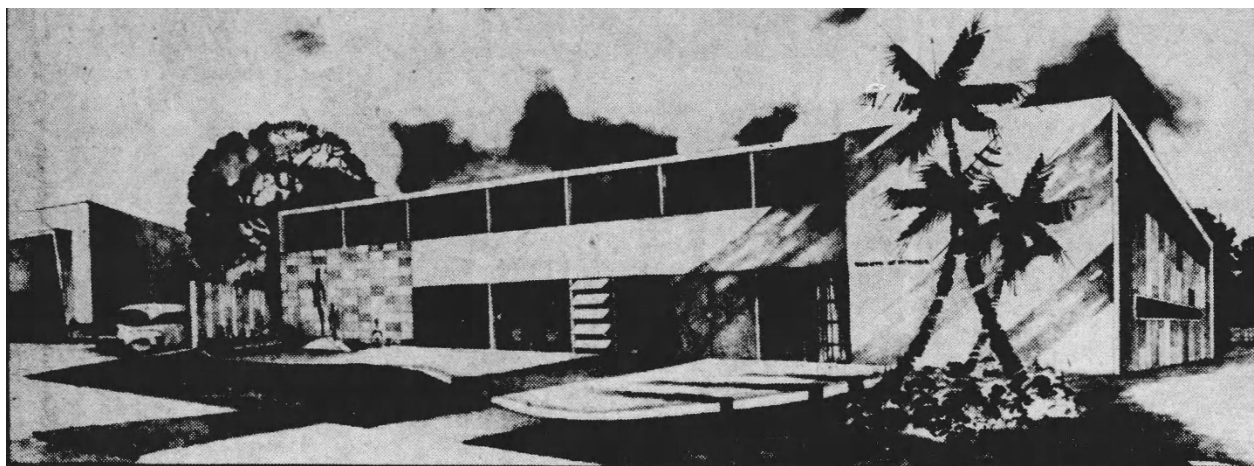
Non-residential designs included the Israelite Center in 1949 (Figure 22), Kahn-Salomon Motors in 1950. (Figure 23) and the, Knights of Pythias in 1952 (Figure 24)



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

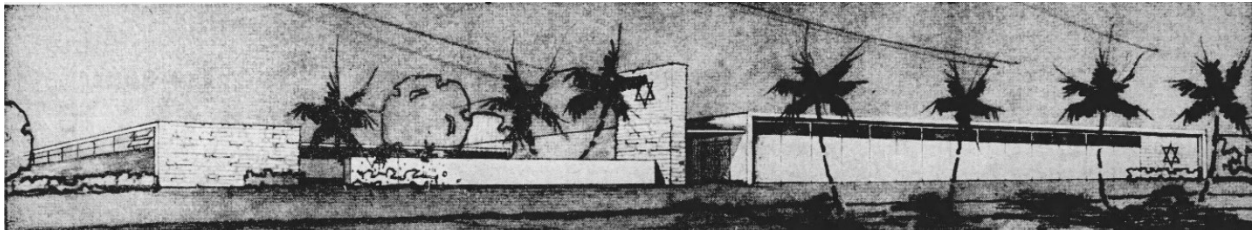


*Figure 23. Rendering of Kahn-Salomon Motors, Miami Beach, 1950.
(Miami News, 6/7/1950, p. 20)*

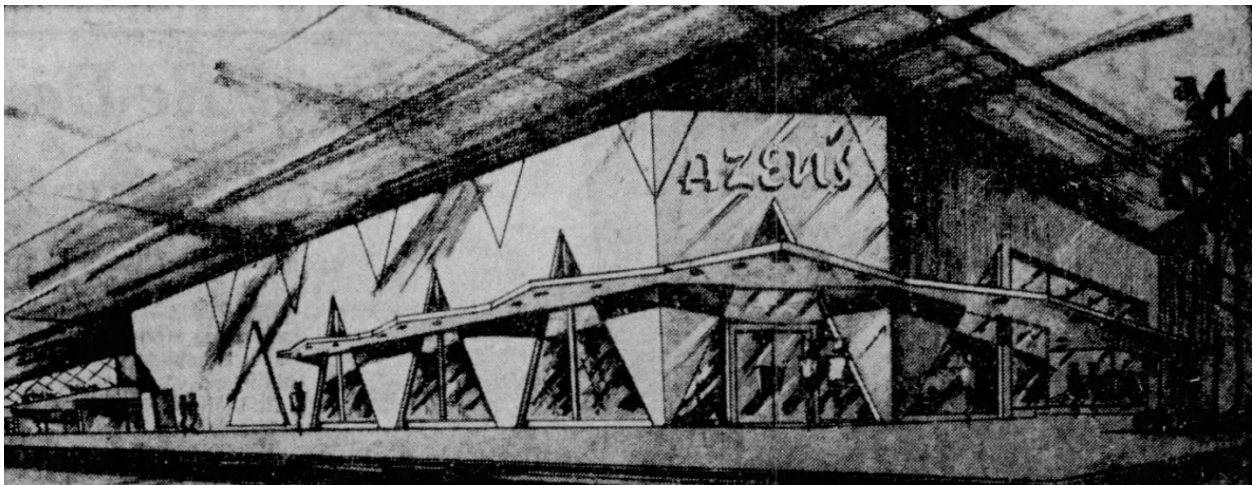


*Figure 24. Rendering of Knights of Pythias, Roosevelt Lodge SW First Avenue and 18th Street, Miami, 1952.
(Miami Herald, 6/22/1952, p. 81)*

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.

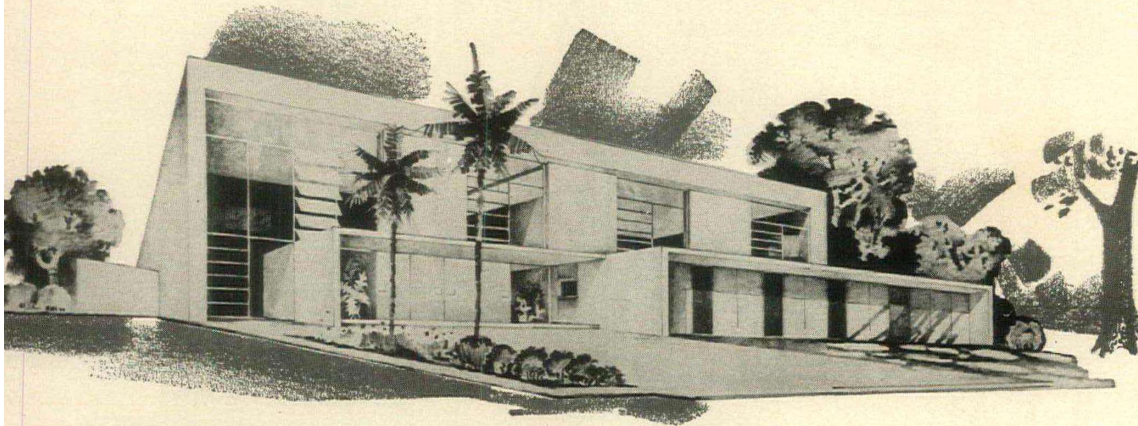
In the late 1950s, the firm completed designs for the Coral Gables Post Office, the Tau Epsilon Phi fraternity house at the University of Miami, several apartment buildings and a number of single family residences. In 1958, the firm designed a double-deck parking area for Miami Beach's new Exhibition Hall. It was touted as the first of its kind in Florida and believed to be the only one in the country².

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

An Architectural Achievement

New Ocean Front Auditorium,

Miami Beach



DOORWAY TO FUNCTIONAL BEAUTY
This exterior view of the inviting doorway
of the new auditorium shows the careful
planning and imagination of the architect.
Each detail contributes to the modern feel
of 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.



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.

BIBLIOGRAPHY

- "1525 Lenox Avnue." Permit Card, n.d.
- "1930 United States Federal Census [database on-line]." *Ancestry.com*. 2002.
www.ancestry.com.
- "1940 United States Federal Census [database on-line]." *Ancestry.com*. 2012.
www.ancestry.com.
- Ancestry.com. "Florida, U.S., State Census, 1867-1945 (database on-line)." *Ancestry*. 2008.
www.ancestry.com.
- "Architect Biographies." *MiMo On the Beach*. n.d.
<http://ionicstudios.com/preview/mimo/pdfs/Architect%20Biographies.pdf>.
- Architectural Forum*. "An Architectural Achievement." August 1955: 208.
- City of Miami Beach Planning and Zoning Department . "Flamingo Park Historic District."
Designation Report, 1990.
- "County Recorder's Official Record Search - Plat Book 9, Page 69." *Miami-Dade County Clerk of the Courts*. 1923. <https://onlineservices.miamidadeclerk.com/officialrecords/StandardSearch.aspx>.
- "Flamingo Park Historic District (local)." *Miami Beach Historic Districts*. n.d.
<https://www.ruskinarc.com/mdpl/FlamingoPark>.
- Fort Lauderdale News*. "Leonard Glasser, building inspector for Hallandale." March 28, 1982: 40.
- "Images 49A & 54A of Sanborn Fire Insurance Map, Miami Beach, Dade Co., Florida." *Library of Congress*. 1921-Nov 1951. <https://www.loc.gov/>.
- Klepser, Carolyn. *Lost Miami Beach*. Charleston, SC: The History Press, 2014.
- "Miami Beach Historic Property Viewer." *City of Miami Beach*. n.d.
<https://www.miamibeachfl.gov/city-hall/planning/forms/historic-property-viewer/>.
- Miami Herald*. "2 Firms Join Forces." June 22, 1969: 134.
- Miami Herald*. "Architectural Excellence? We Have It Here." October 19, 1969: 181.
- Miami Herald*. "Imposing is the word..." November 5, 1950: 71.
- Miami Herald*. "Leonard H. Glasser, 60, prominent architect." March 27, 1982: 146.
- Miami Herald*. "Lincoln Road Landmark Razed for New Store." November 8, 1953: 101.
- Miami Herald*. "Plans Are Being Prepared." June 22, 1952: 81.

Miami Herald. "Plans Are Complete..." July 2, 1950: 37.

Miami Herald. "The North Dade Jewish Center." January 18, 1953: 90.

Miami News. "18-Unit Apartment Building Rising On James Avenue." July 15, 1951: 40.

Miami News. "Bacardi Office Contract Let." January 30, 1963: 23.

Miami News. "Four Unit Apartment Project For Beach." July 23, 1950: 34.

Miami News. "Glasser Bros. Add Project Department." June 27, 1954: 22.

Miami News. "Glasser Designs Twenty Buildings." August 6, 1950: 43.

Miami News. "Glasser Gets State's Okeh To Practice." July 3, 1949: 24.

Miami News. "Kahn-Salomon, Inc. Will Open DeSoto-Plymouth Agency At Beach Thursday." June 7, 1950: 20.

Miami News. "Modern Residence Nears Completion in Miami Beach." June 15, 1952: 44.

Miami News. "Motorists Treated To 2-Deck Parking." October 26, 1958: 54.

Miami News. "Plans Are In Progress..." October 16, 1949: 34.

Miami News. "Ranch Type Home For Louis Gidneys Under Construction." December 31, 1950: 35.

Miami-Dade County Recorder. *County Recorder's Official Record Search*. n.d.
<https://onlineservices.miamidadeclerk.gov/OfficialRecords/StandardSearch.aspx>.

"Obituary - Robert L. Glasser." *Heritage Florida Jewish News*. April 14, 2017.
<https://www.heritagefl.com/story/2017/04/14/life-cycles/obituary-robert-l-glasser/7825.html>.

Pessar, Philip. "Bacardi Building, Miami, Florida." *Wikimedia Commons*. 2018.
<https://creativecommons.org/licenses/by-sa/4.0/deed.en>).

"Property Search, 1525 Lenox Avenue." *Miami-Dade Property Appraiser*. n.d.
<https://www.miamidade.gov/Apps/PA/propertysearch/#/>.

Real Estate Plat Book of the City of Miami Beach, Florida. G. M. Hopkins Co., 1935, rev. 1940.

"Street View." *Google*. July 2022. www.google.com.

"U. S. City Directories - Miami Beach, Florida." *Ancestry.com*. 1956-1960. www.ancestry.com.

"U. S. City Directories - Miami, Florida." *Ancestry.com*. 1921-1960. www.ancestry.com.

APPENDIX A

PERMIT CARD

Owner MR & MRS WILLIAM KLINE

Permit No. 33185

Cost \$ 60,000...

Lot 17 Block 64 Subdivision LINCOLN

Address 1525 Lenox Avenue

General Contractor Hyman Koch Transfer to Ben Giller
Architect L. H. Glasser 5/31/1951

Bond No. 4607

Engineer

3234-02-1680
2, Efficiencies
6 UNITS: 2, 2-bedrm-lbt
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

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

Type of Construction #3 CBS

Foundation Spread Footing 12 x 27 Roof Flat

Date July 26, 1951

PLUMBING Contractor # 31756 Serota Plumbing

Sewer Connection 1

Date June 1, 1951

Temporary Water Closet 1

Water Closets 7

Swimming Pool Traps

Down Spouts

Lavatories 7

Steam or Hot Water Boilers

Wells

Bath Tubs 7

ROUGH APPROVAL Rothman 6/14/51

Top out 7/23/51

Showers

FINAL APPROVAL 10-3-1951 Rothman

Urinals

Sinks 6

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

Dish Washing Machine 1

GAS Contractor 5 Ranges: 4 Refrigerators: Date

Laundry Trays

Gas Ranges 6

Gas Frylators

Laundry Washing Machines 1

Electric Gas Water Heaters 6

Gas Pressing Machine

Drinking Fountains

Gas Space Heaters

Gas Vents for Stove

Floor Drains

Gas Refrigerators

Grease Traps

Gas Steam Tables

Safe Wastes

Gas Broilers

GAS Rough APPROVAL

7-23-51 Rothman

GAS FINAL APPROVAL

10-3-1951 Rothman

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor # 34309 Gray Electric

Date June 18, 1951

OUTLETS Switches 47

Ranges 1

Temporary Service #34223 Gray Electric 6/7/51

Lights 52

Irons 6

Neon Transformers

Receptacles 69

Refrigerators 6

Sign Outlets

Fans 1

Meter Change

HEATERS Water 6

Motors

Centers of Distributions 17

Space 7

Appliances 9

Service -Equipment 1

FIXTURES 52

Electrical Contractor

Date

FINAL APPROVAL

By Meginniss

Date 10-15-1951

ALTERATIONS & ADDITIONS

Building Permits:

#680 Owner: Construction of concrete block storage space in rear of building 10'x4'x7' according to plan attached to application. No encroachment into rear setback area - \$150 - Oct. 24, 1958
 #545 Owner: Exterior Painting - \$150.00 - July 16, 1959
 #0901 Giller & Fryd: 12' x 15'8" x 10'6" room addn. at 2nd floor type III constr. - \$1200. - 1/13/64 OK CB 1/7/65
 #1106 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
 #236 D. I. C. Construction Co.: 33' E 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.
 7414-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

35256 Gray & Company: 6 fan outlets - Oct. 17, 1951

Electrical Permits:# 36642 Astor Electric Service, Inc.: 2 switch outlets, 1 motor - May 29, 1952 - OK, Al Plaag, Feb 23, 1953

43441 Astor Electric..one switch outlet, 1 motor..Nov. 16, 1954 OK, Plaag 11/18/54

#47122 E. J. Evans: one television antenna April 6, 1956

#579 S & S Elec: 2 switch outlets, 5 receptacles, 2 light outlets, 2 fixtures, 1 space heater--1/22/64

#861 Kling Electric: 1 switch outlet; 1 light outlet; 3 receptacles - 8/23/66

#897 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

#156 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

#2615--P & L Roofing--New fiberglass, shingles and 4 ply asbestos--\$3,200.00--8/12/82

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]

APPENDIX B

SITE SURVEY AND ARCHITECTURAL DRAWINGS, 2003

Excerpt from DECLARATION OF CONDOMINIUM

Lincoln Mews Condominium

September 16, 2003

Miami-Dade County Official Record Book 21772, Pages 2818-2894

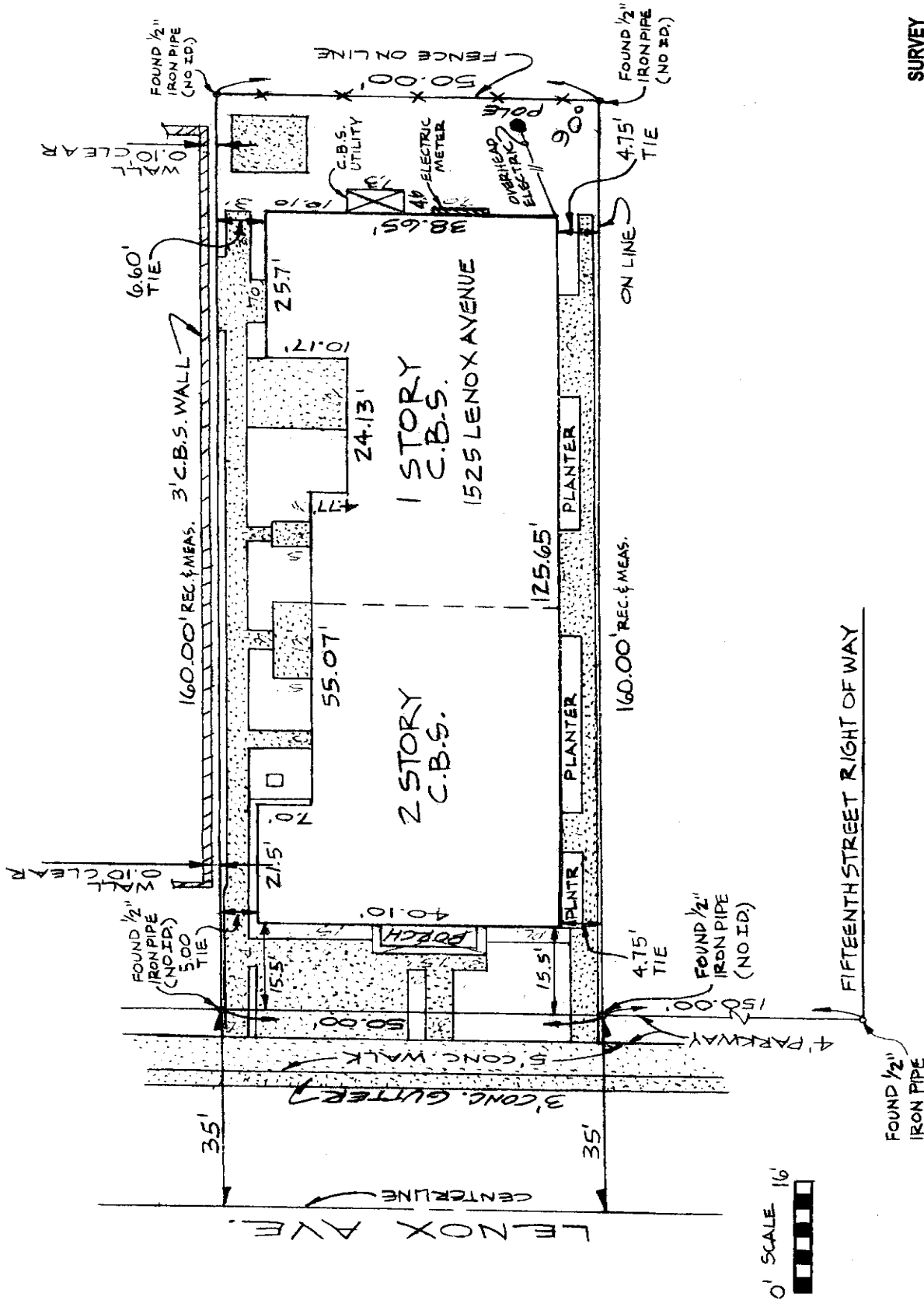
SURVEY

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



0' SCALE 16'



NATIONAL FLOOD INSURANCE DATUM			
COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM
120651	0184	J	3-2-94
			FIRM ZONE
			AE
			BASE FLOOD EL.
			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; Ctr.= Clear; N.= North; S.= South; E.= East; W.= West;

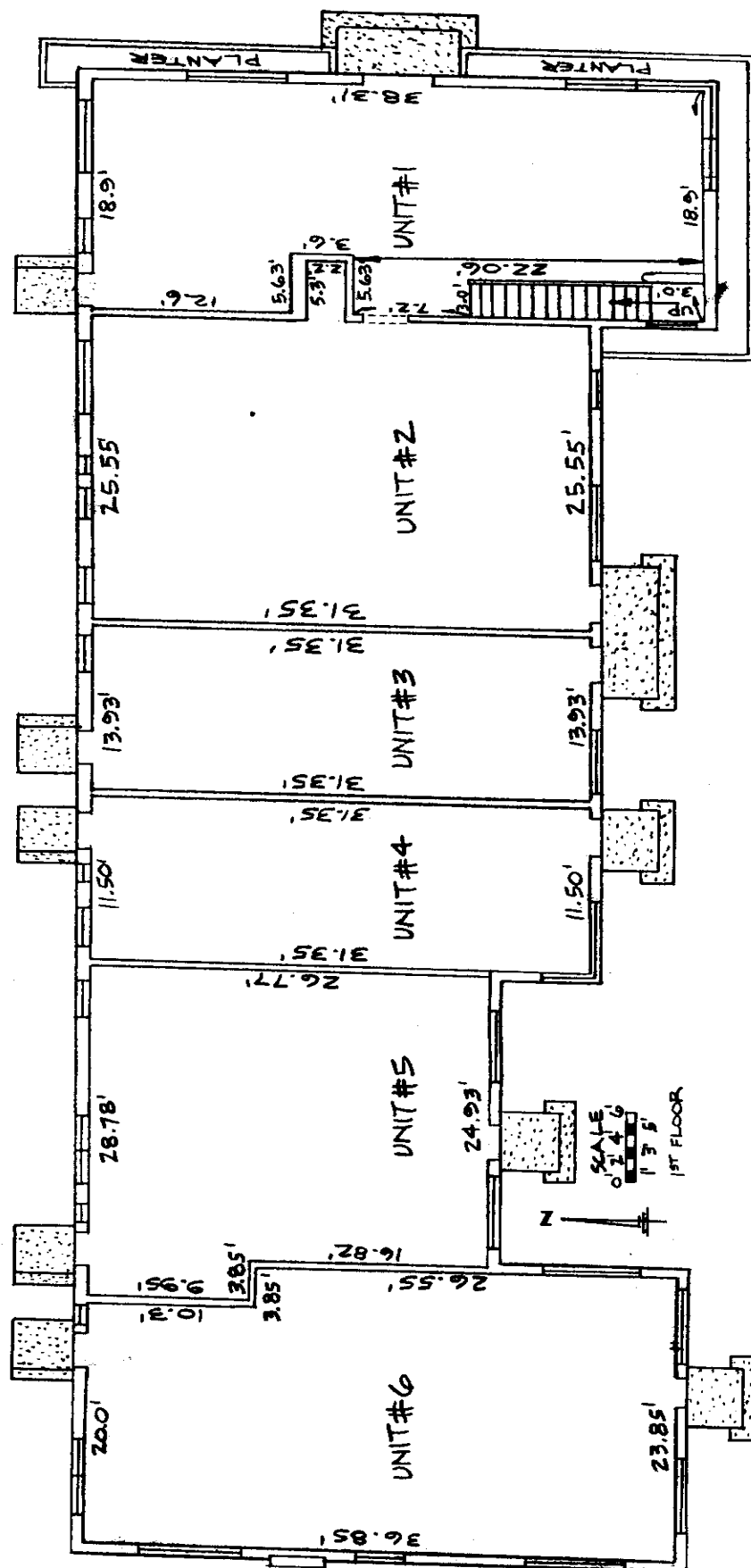
LEGAL DESCRIPTION

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 3 of 8 7-5-2000

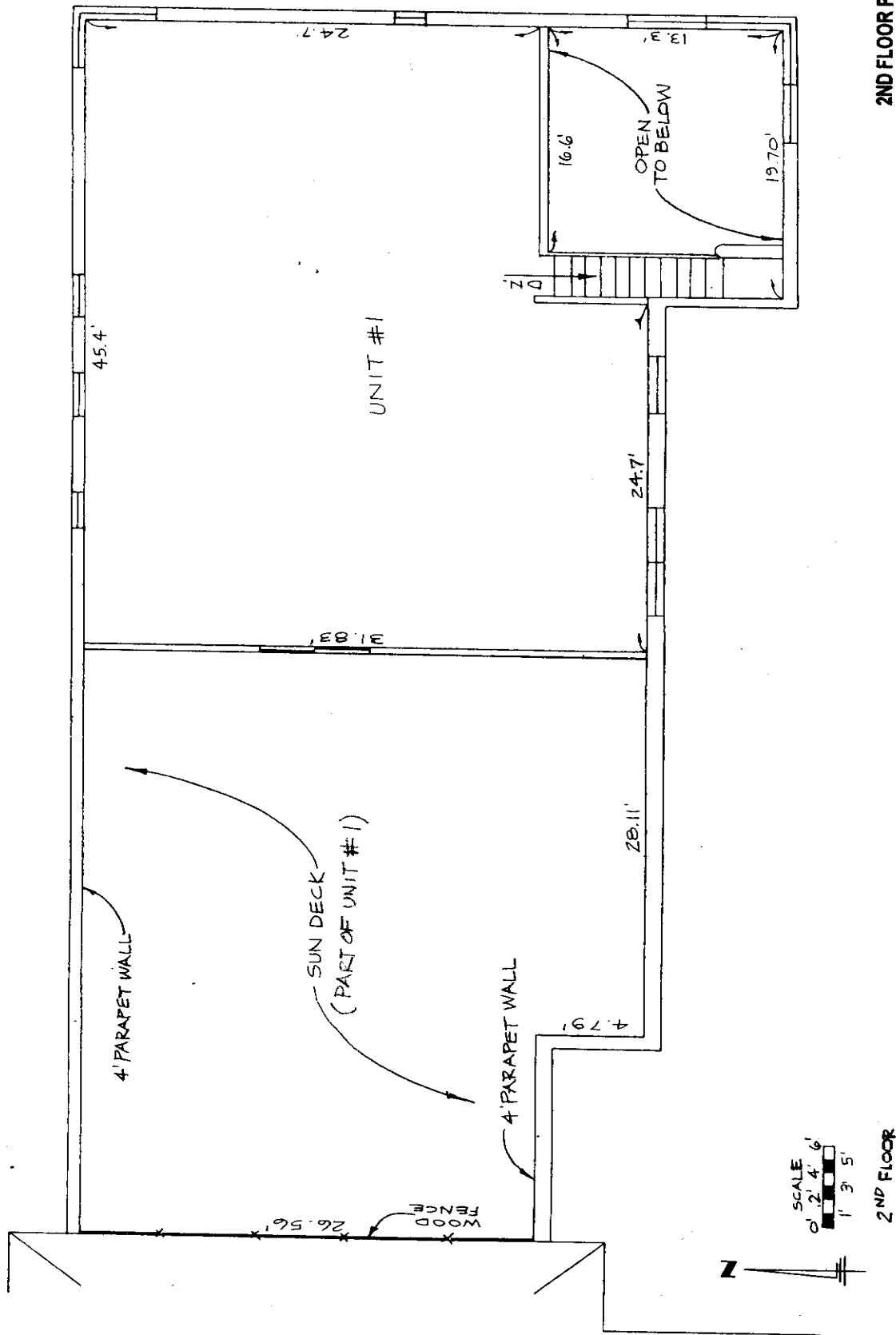
REV. 07-11-2003



1ST FLOOR PLAN

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

REV. 07-11-2003



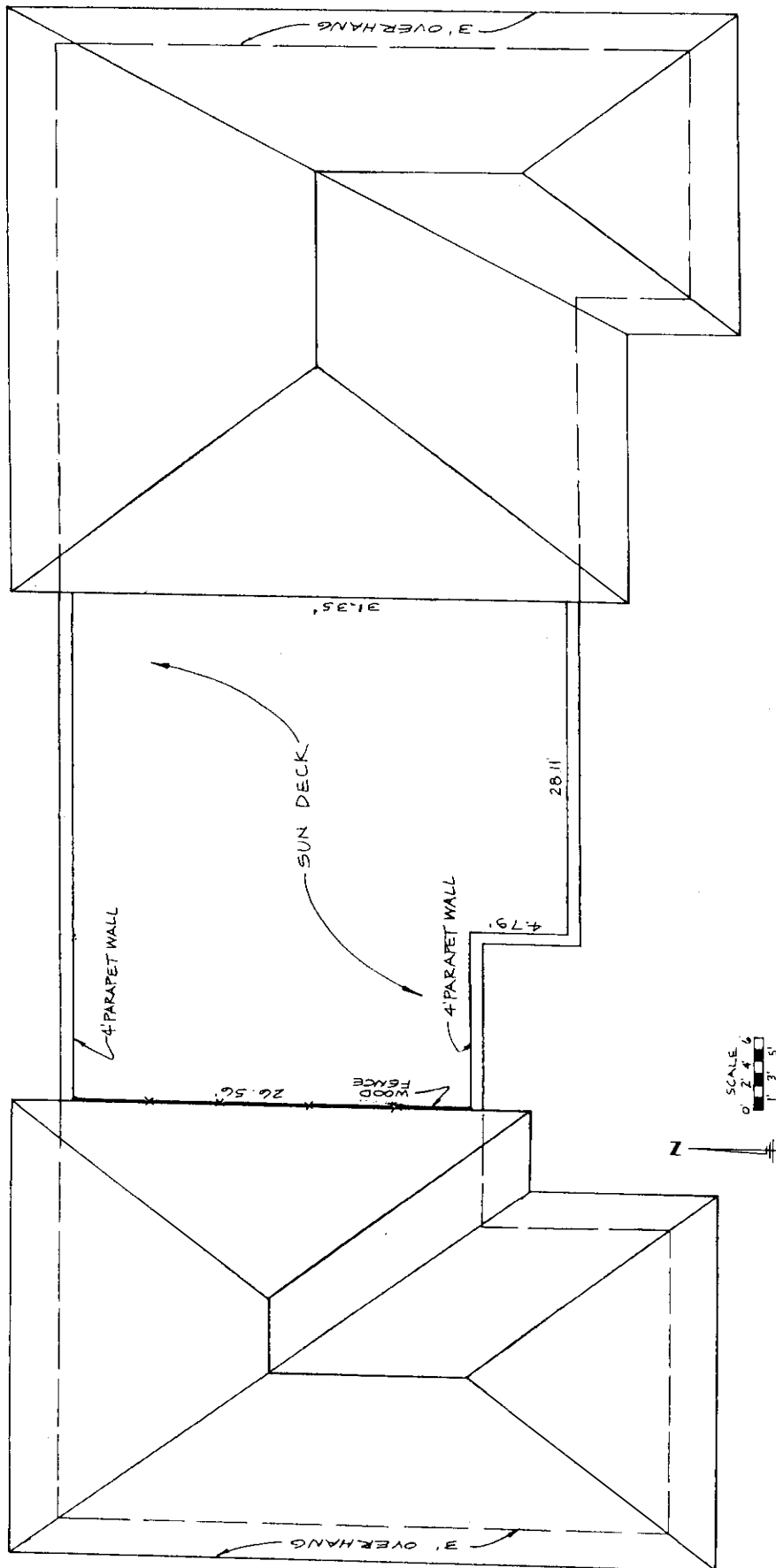
2ND FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 5 of 8 7-5-2000

REV. 07-11-2003

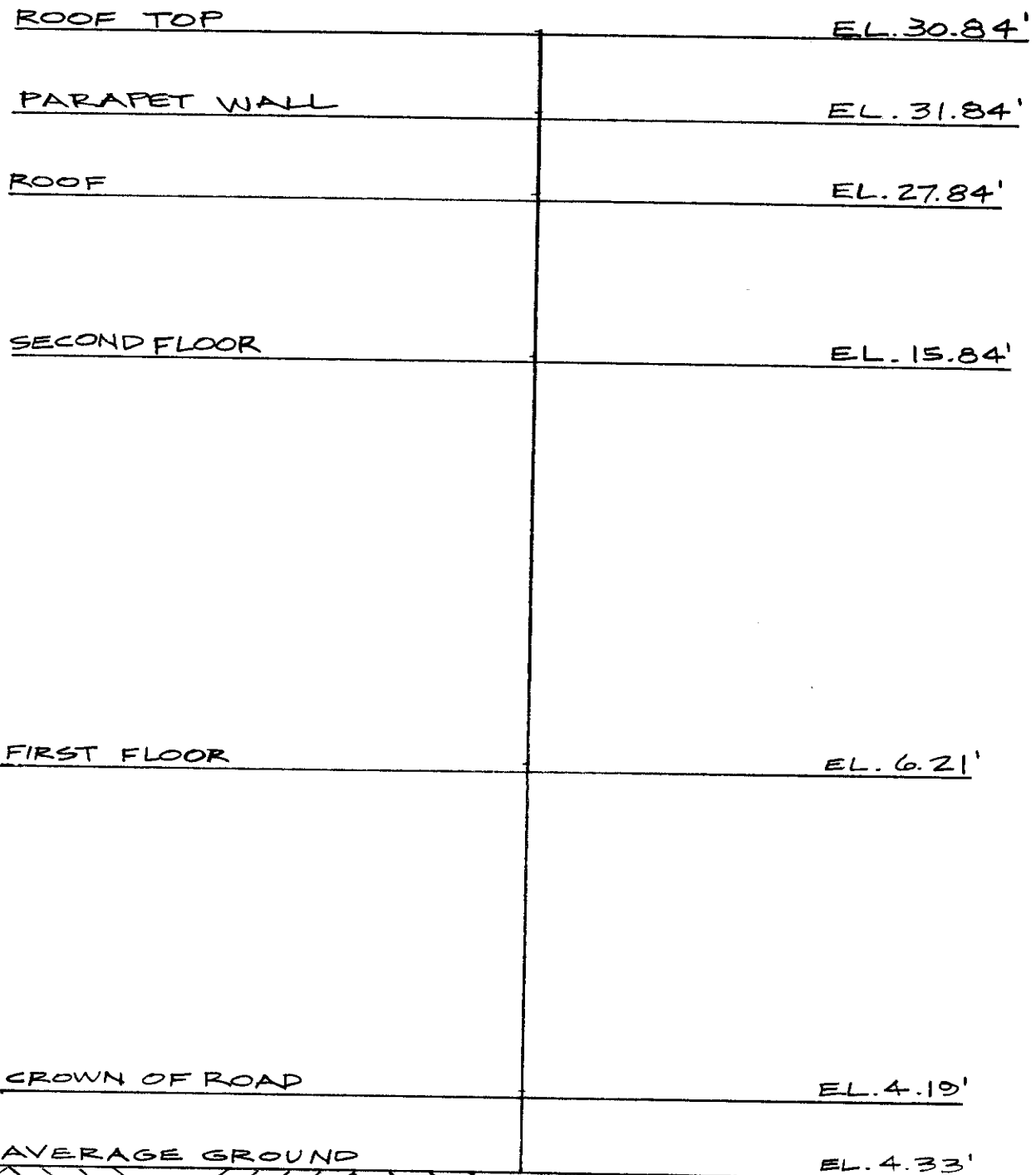


ROOF FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

Zurvelle-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

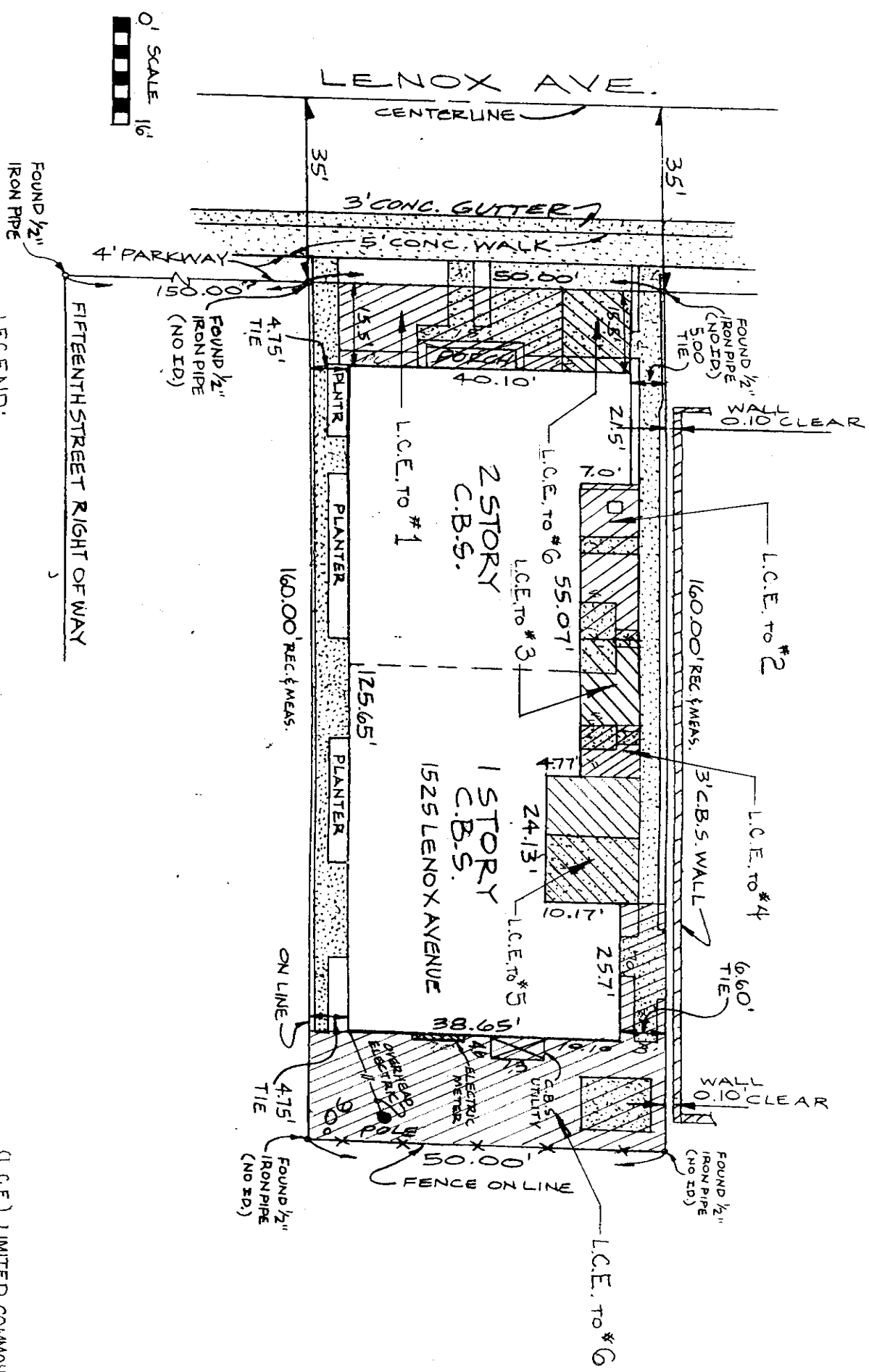
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
4051 Royal Palm Avenue
Miami Beach, Florida 33140

Sheet 7 of 8 7-5-2000

REV. 07-11-2003

ATYPICAL FLOOD INSURANCE DATUM				
COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE
20651	0184	J	3-2-94	AE
			BASE FLOOD EL.	
			8.00'	

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

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

**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	381	7.00155
5	706	13.69279
6	839	<u>16.2230</u>
		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

HERITAGE
ARCHITECTURAL ASSOCIATES

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

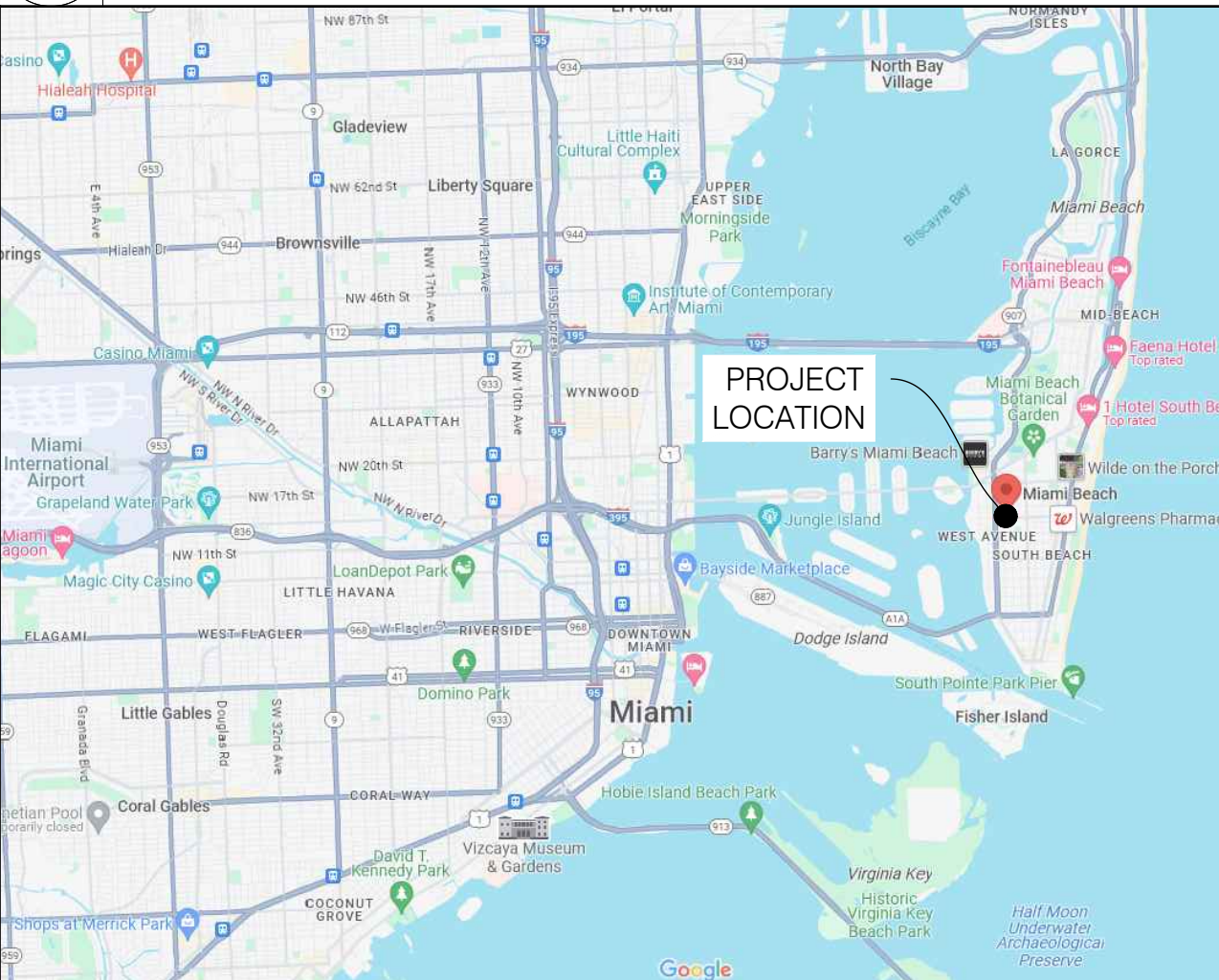
1

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"

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

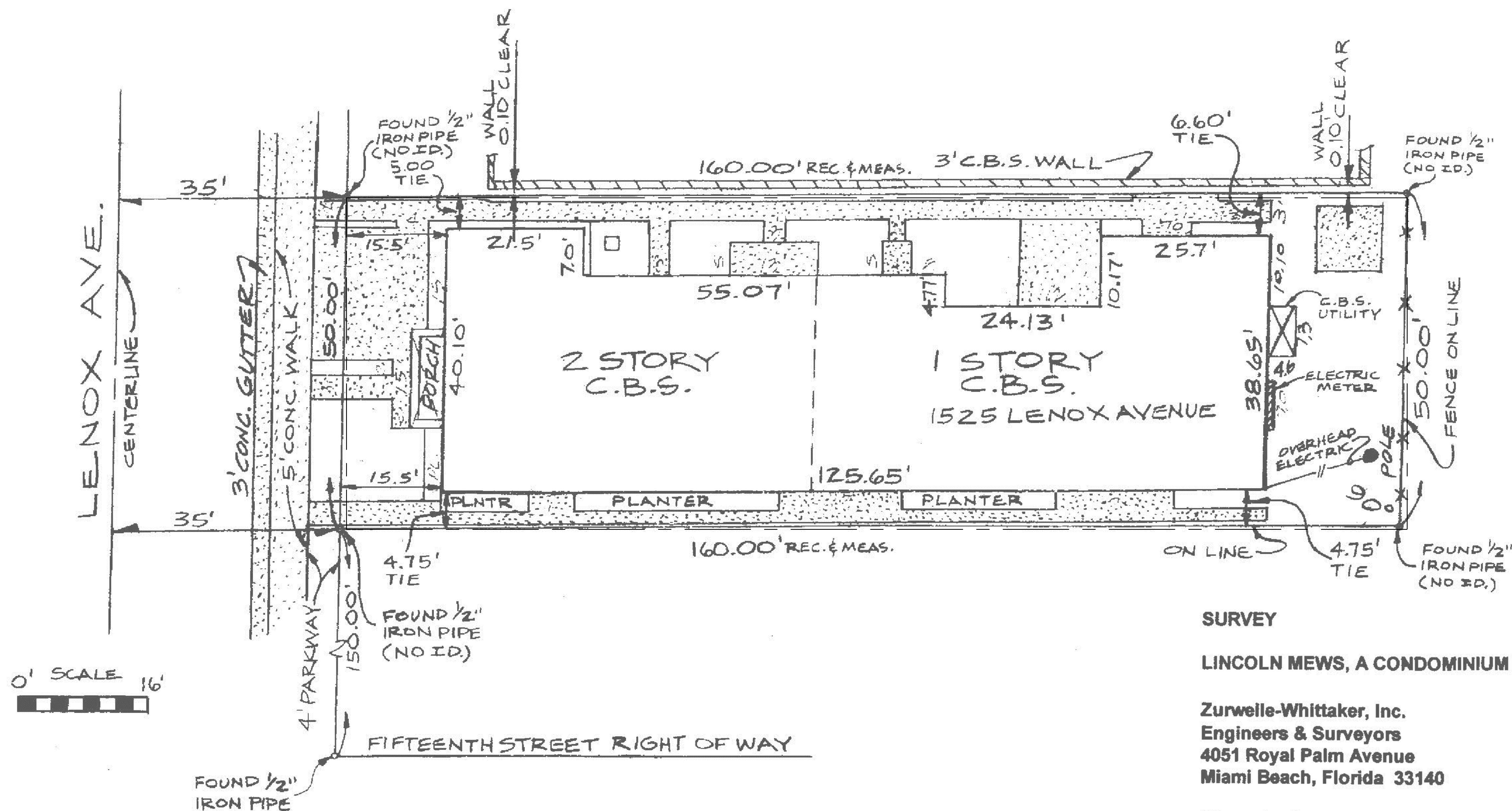
CLIENT

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

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

Sheet 2 of 8 7-5-2000

REV. 07-11-2003

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

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

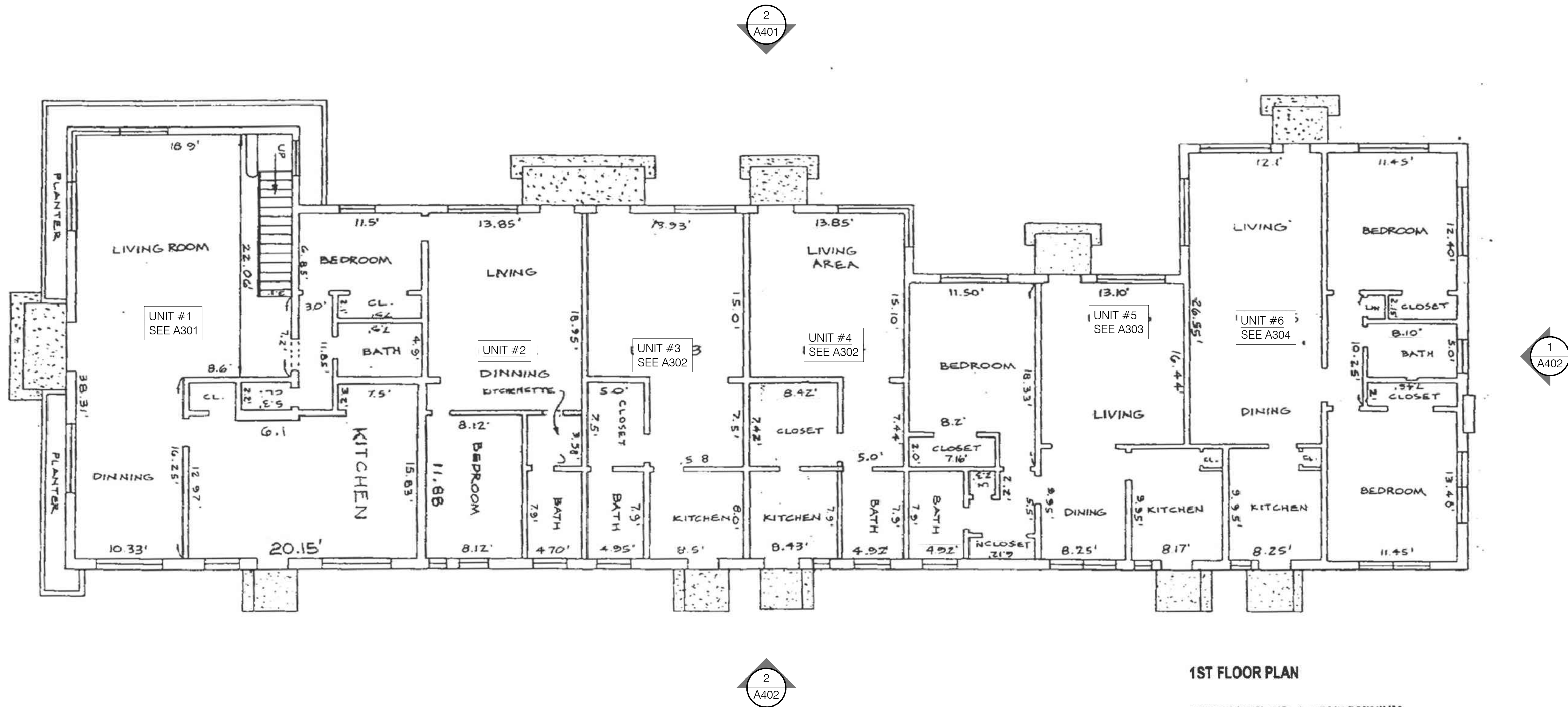
CLIENT

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, 2025
	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

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

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

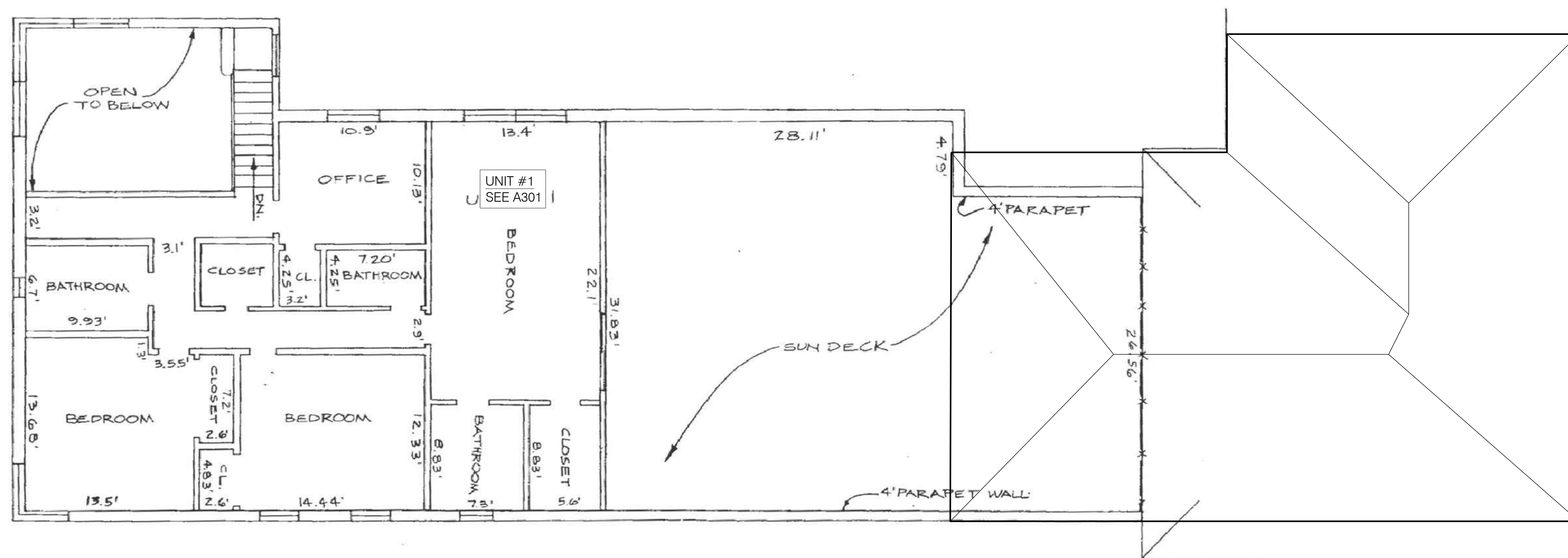
CLIENT

ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collins 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

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

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

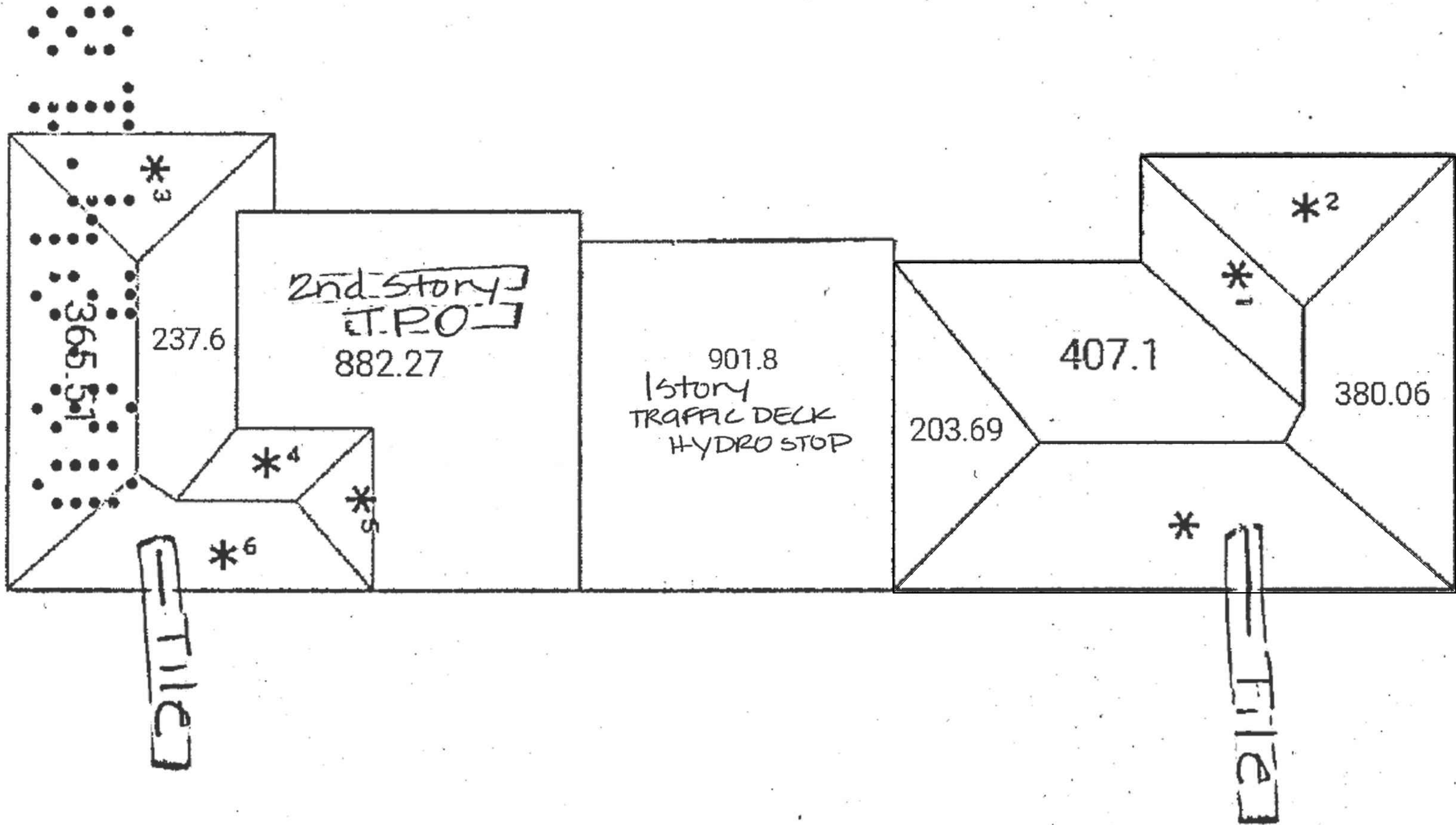
CLIENT

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, 2021
	Drawing No.	

A-102



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

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

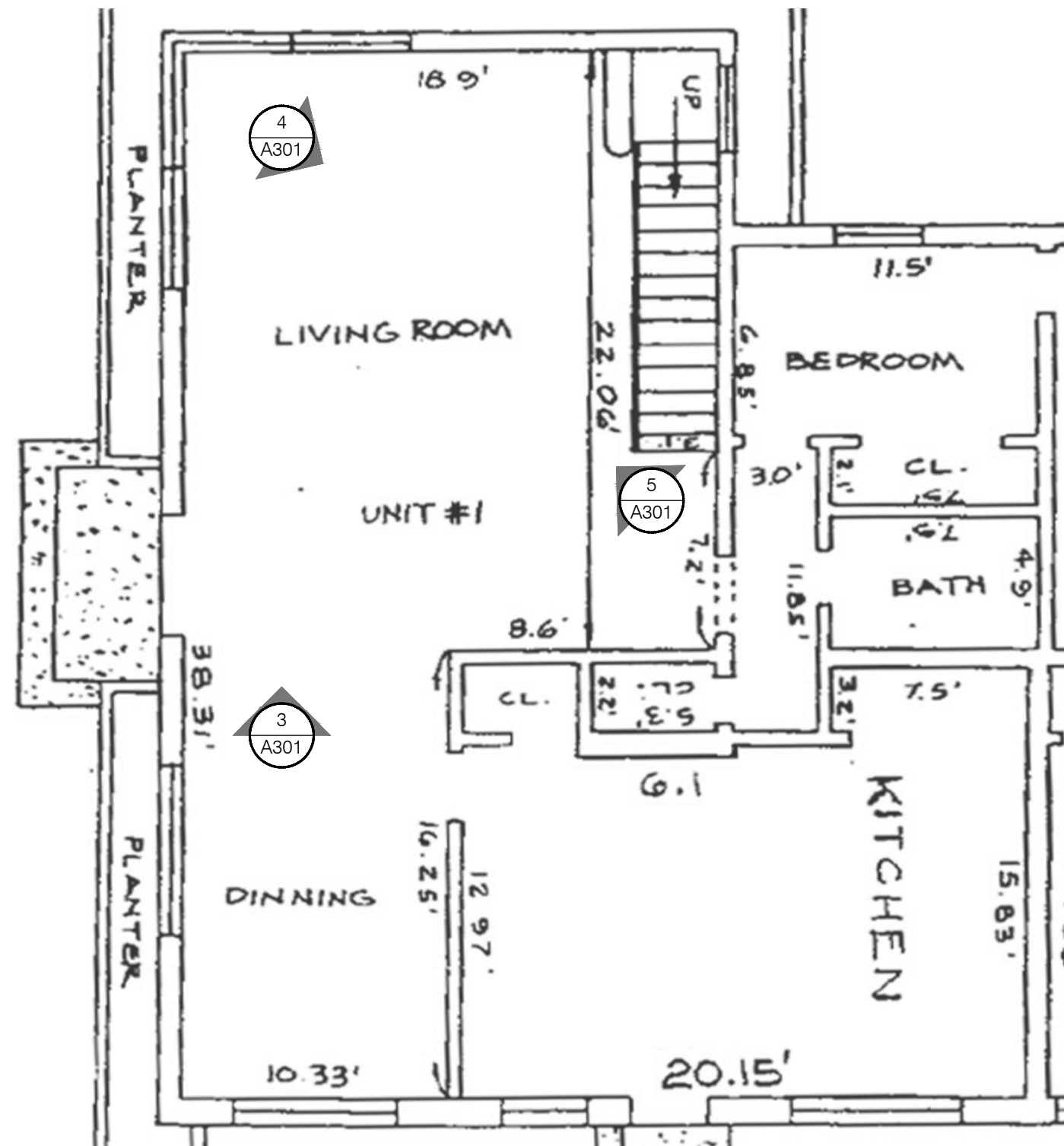
CLIENT

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

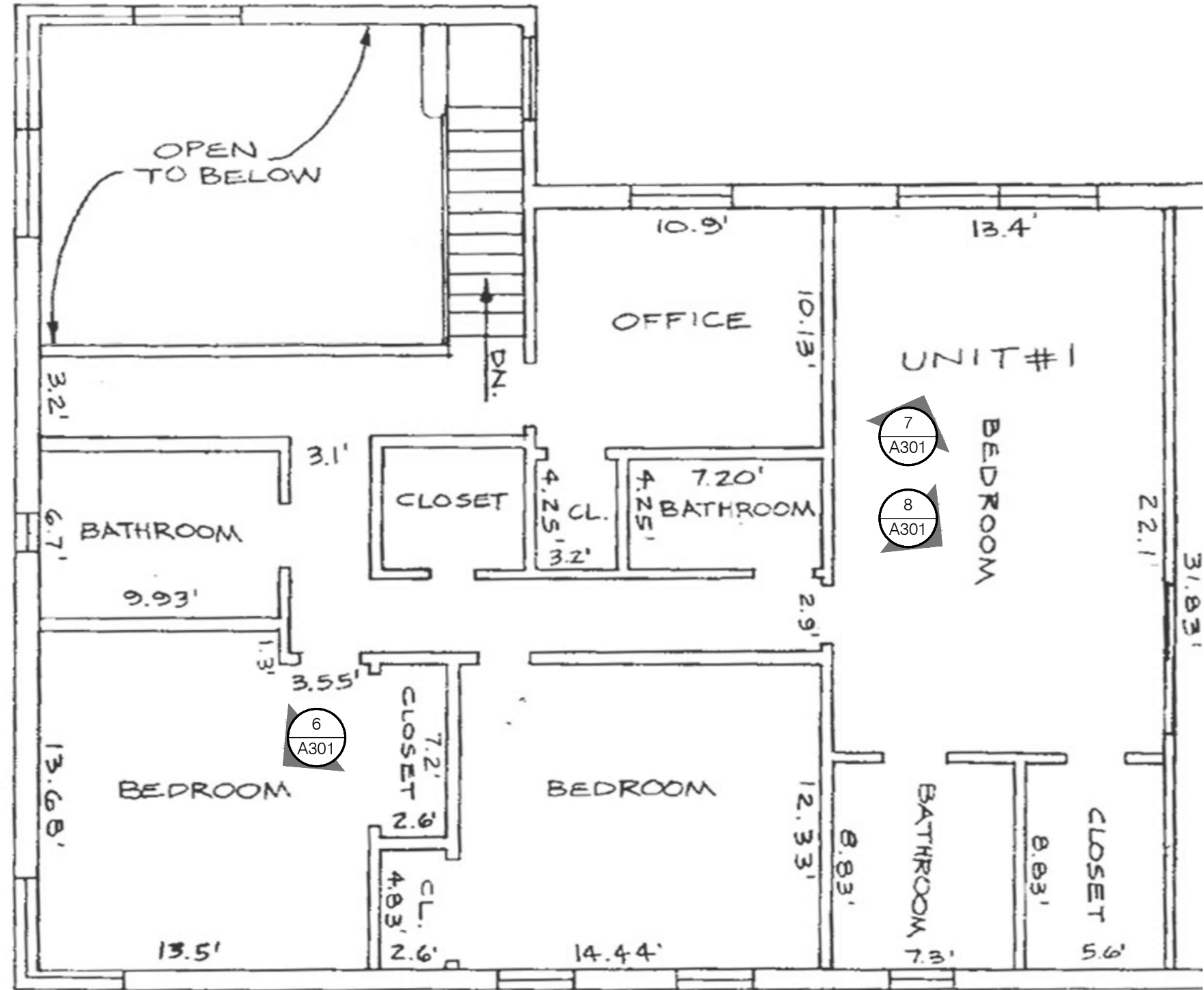
ARCHIVAL ROOF PLAN

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

A-111



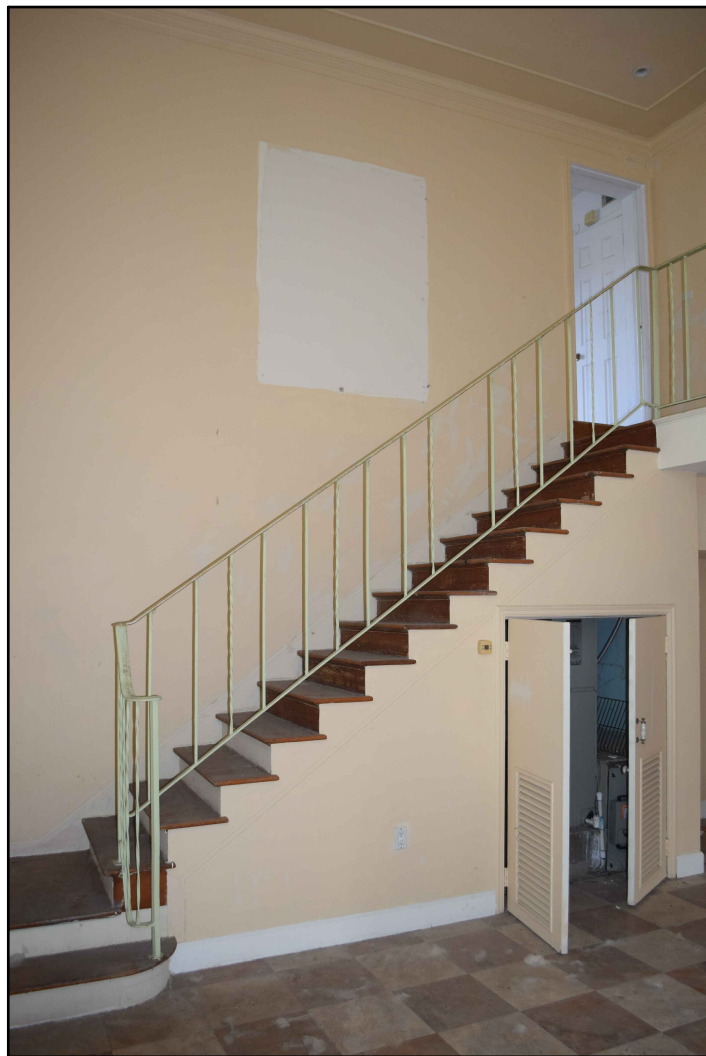
1 UNIT 1 - GROUND FLOOR LEVEL PHOTO KEY PLAN
NOT TO SCALE



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

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

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

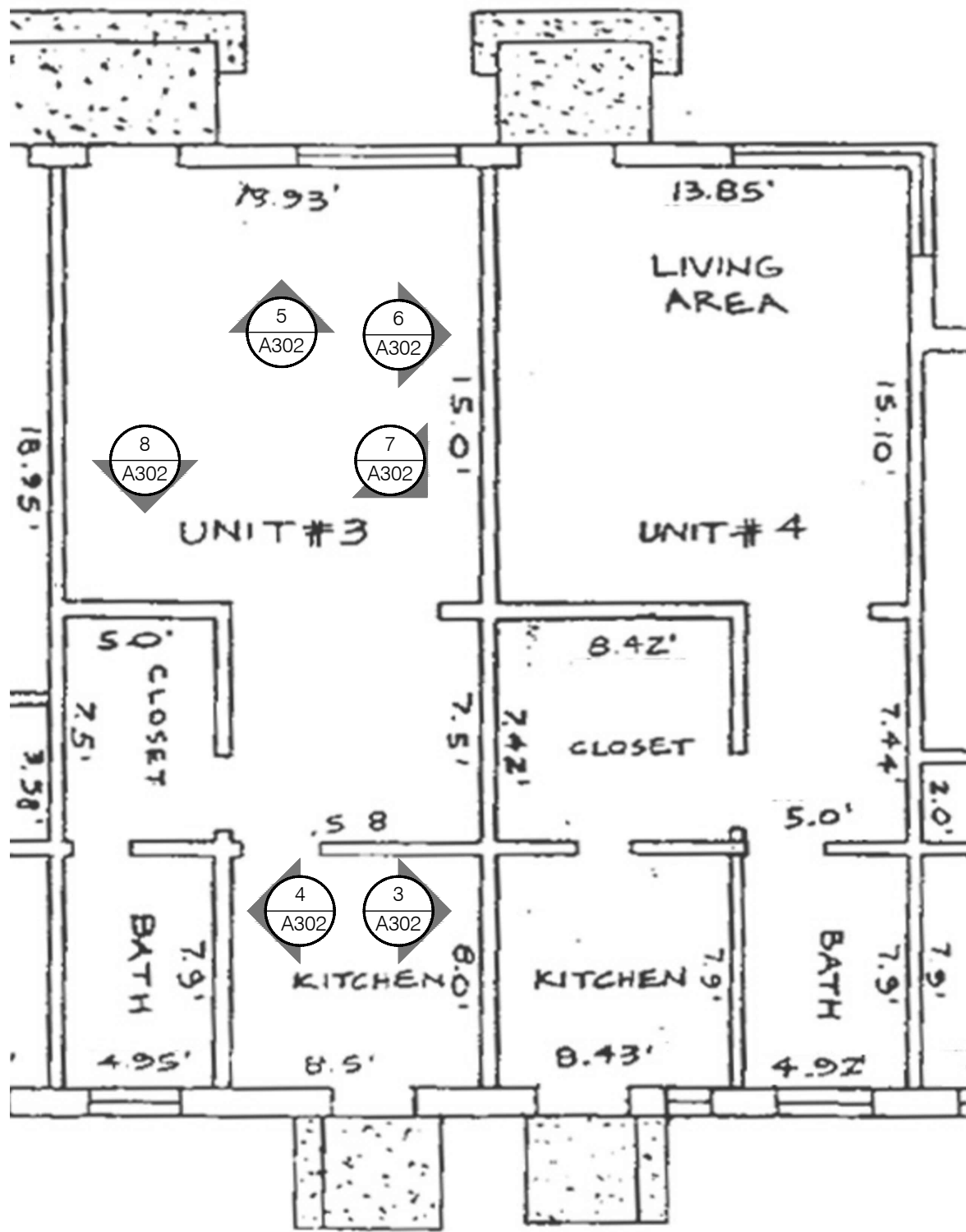
CLIENT

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

UNIT 1- EXISTING CONDITIONS INTERIOR PHOTOGRAPHS

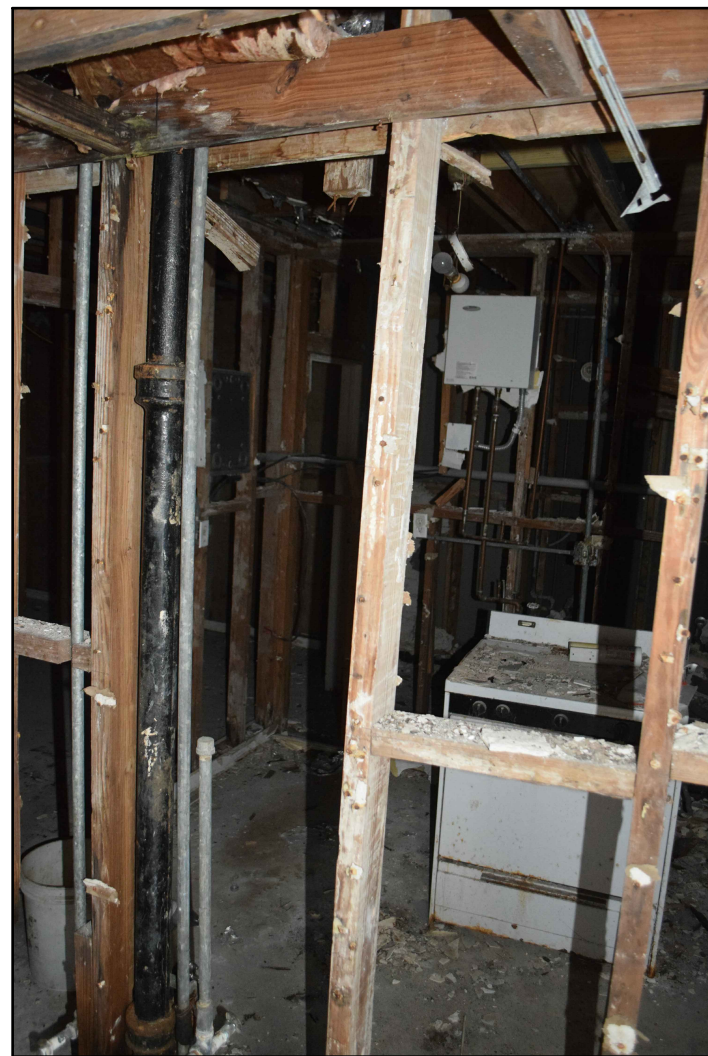
Seal	Scale As Noted
	Project No. 24-3001
	Date February 9, 2024
	Drawing No.

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

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

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

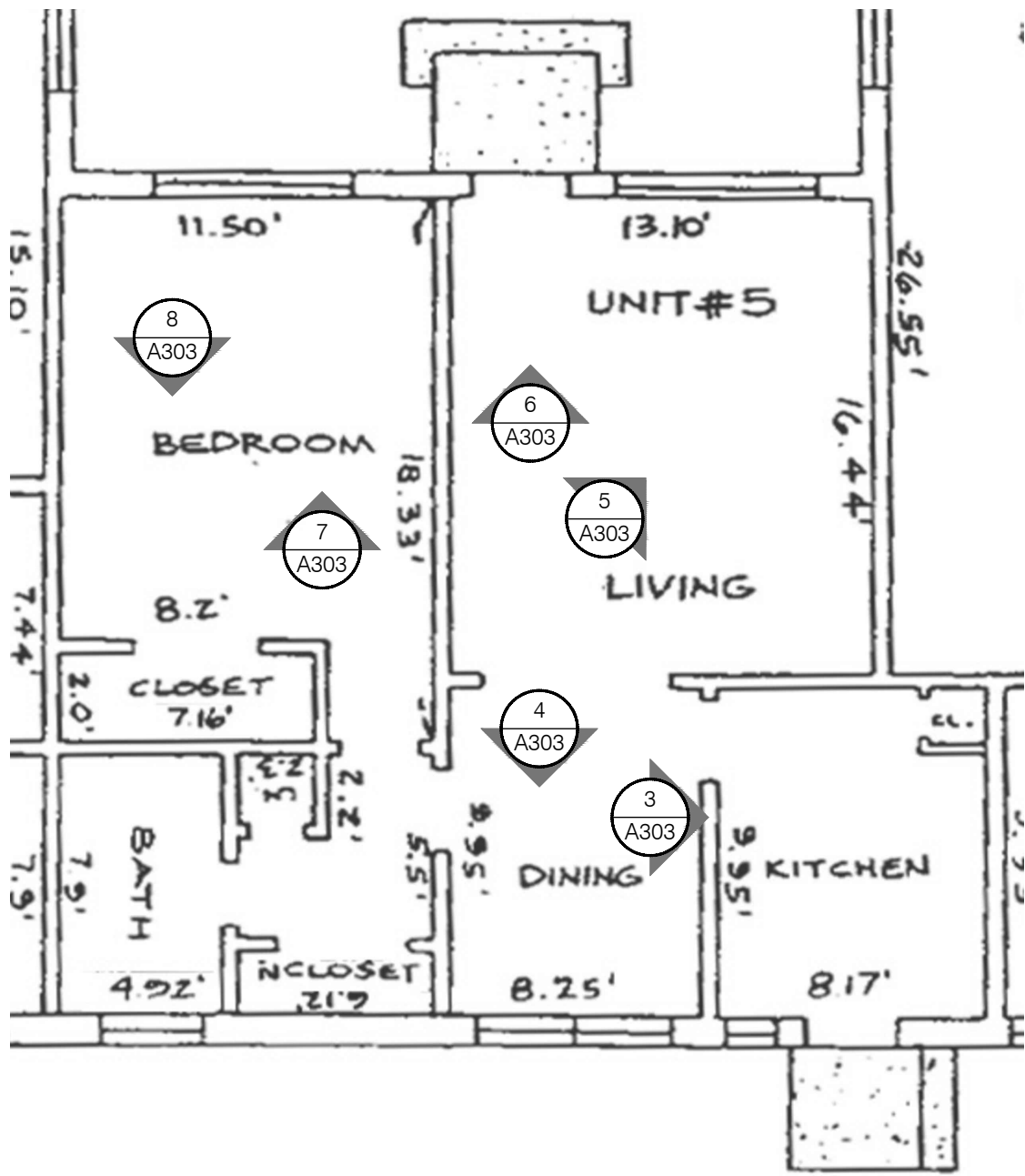
CLIENT

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

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

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

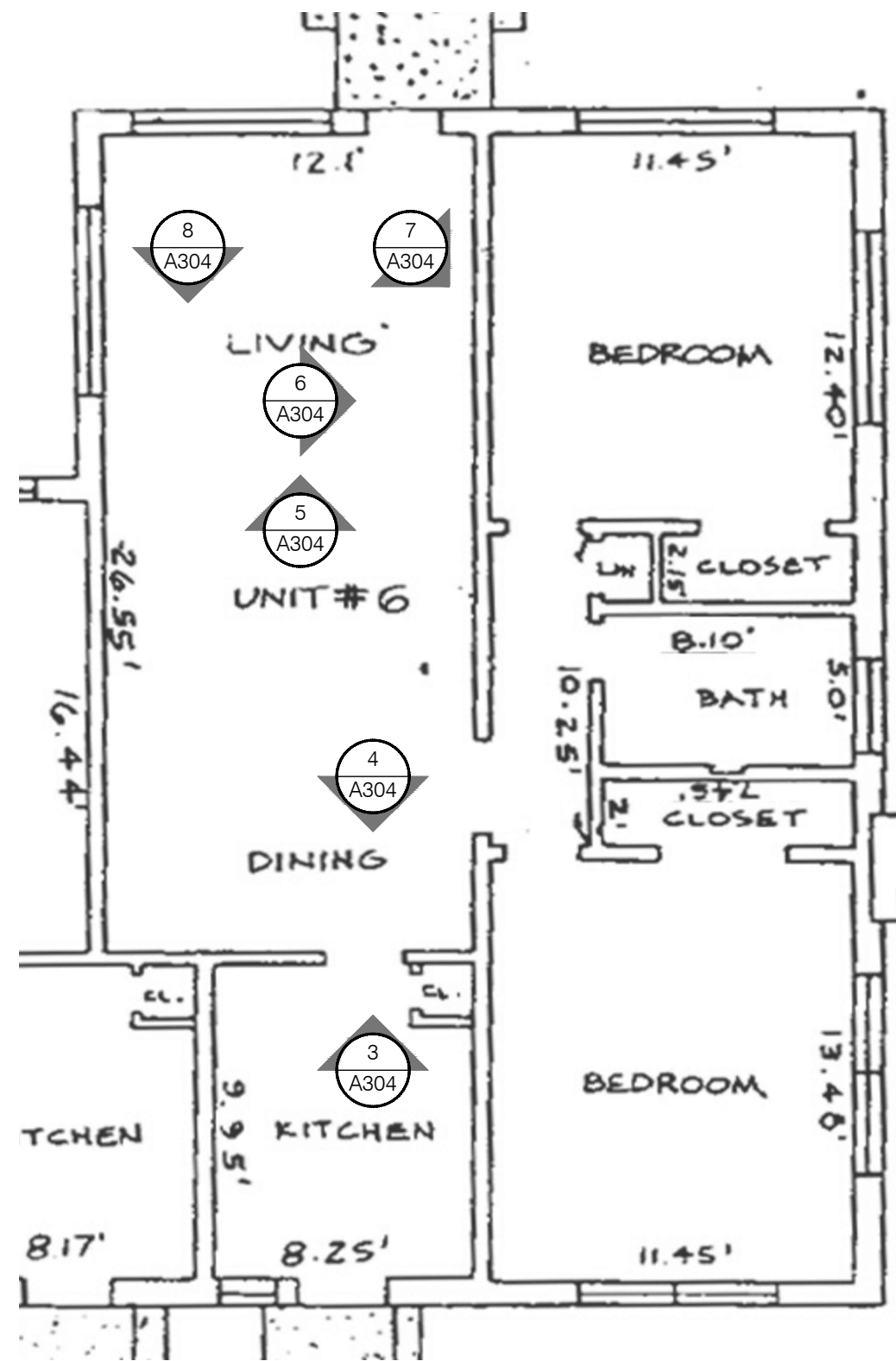
CLIENT

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



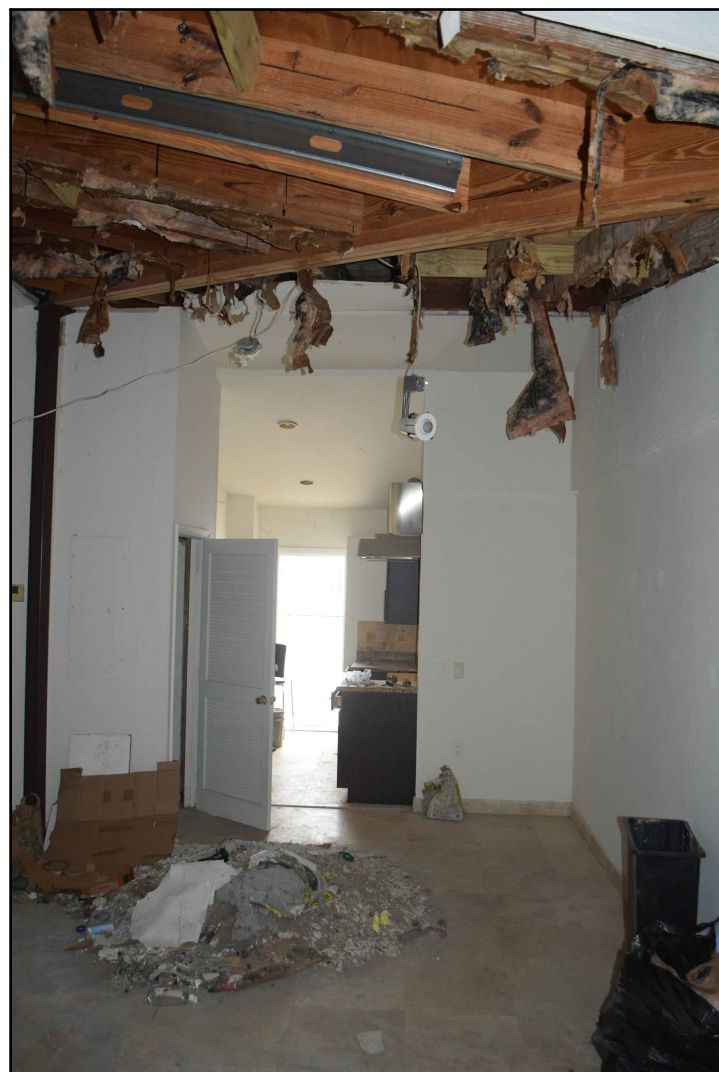
5 UNIT 6
INTERIOR PHOTOS



6 UNIT 6
INTERIOR PHOTOS



7 UNIT 6
INTERIOR PHOTOS



8 UNIT 6
INTERIOR PHOTOS

HERITAGE

ARCHITECTURAL ASSOCIATES

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

1525 Lenox Avenue
1525 LENOX AVENUE
MIAMI BEACH, FL 33139
EXISTING CONDITIONS
DOCUMENTATION

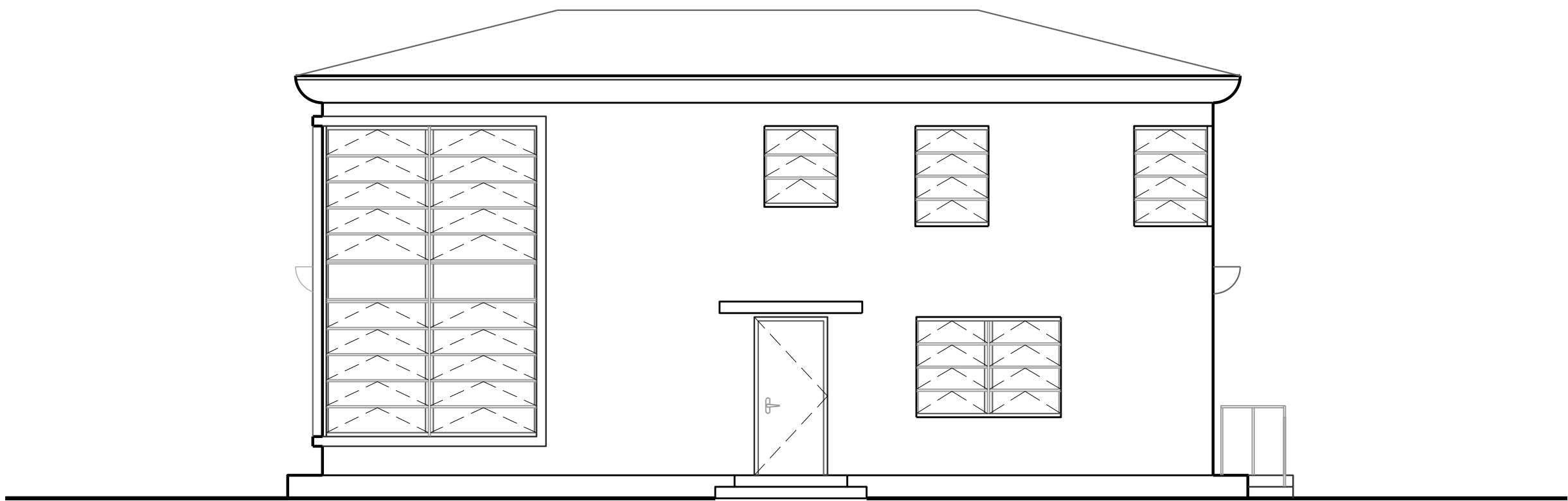
PROJECT TEAM
PRESERVATION ARCHITECT
HERITAGE ARCHITECTURAL ASSOCIATES
4300 Biscayne Boulevard, Suite 203
Miami, FL 33139

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"

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

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

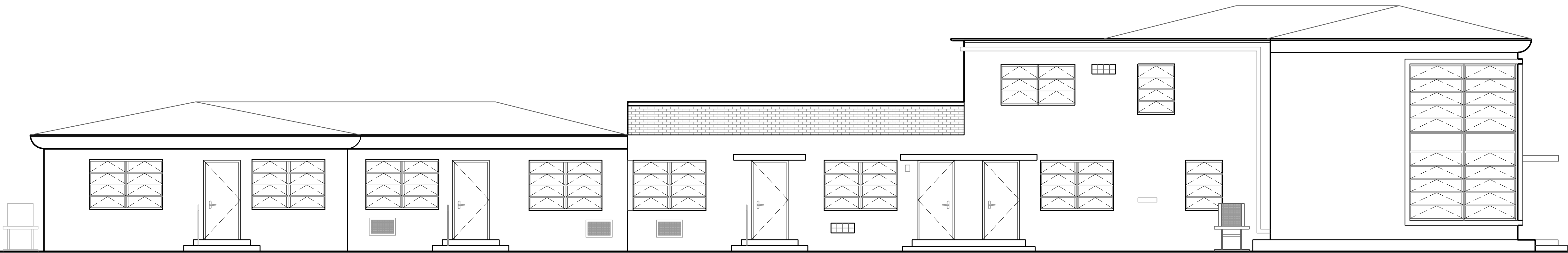
ADAR INVESTMENTS & MANAGEMENT, LLC
17070 Collius Avenue, Suite 256
Sunny Isles, FL 33160

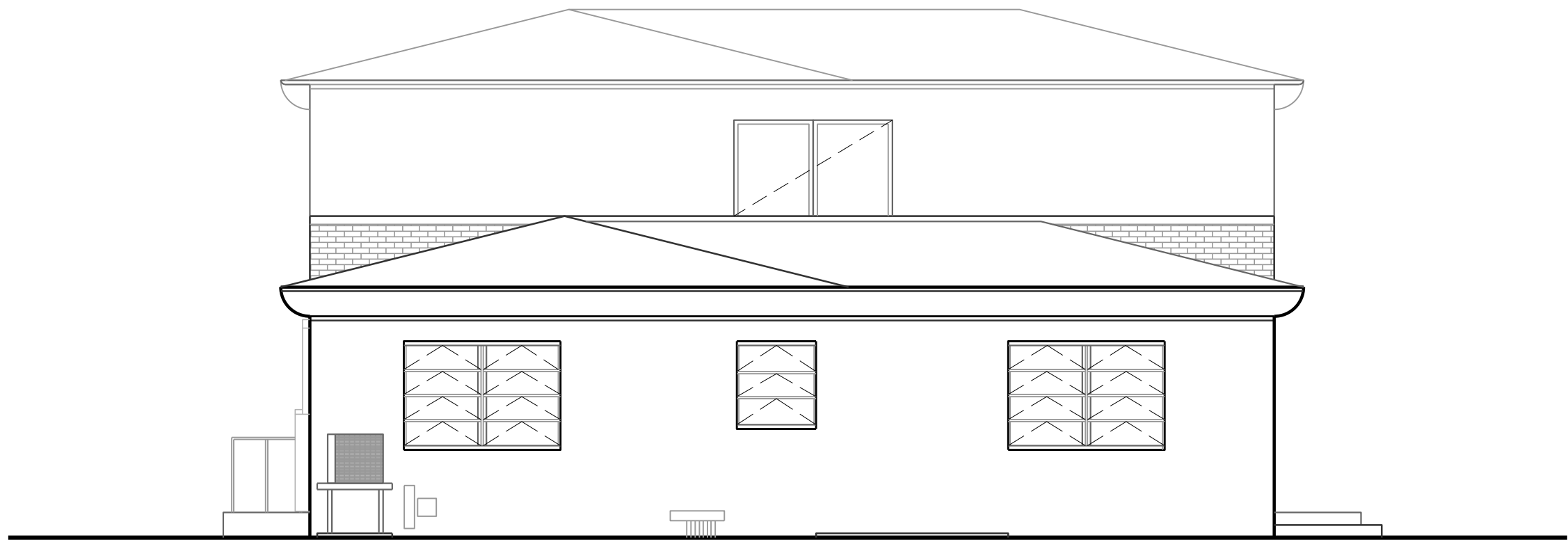
WEST AND NORTH ELEVATIONS

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

A-401

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





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

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

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

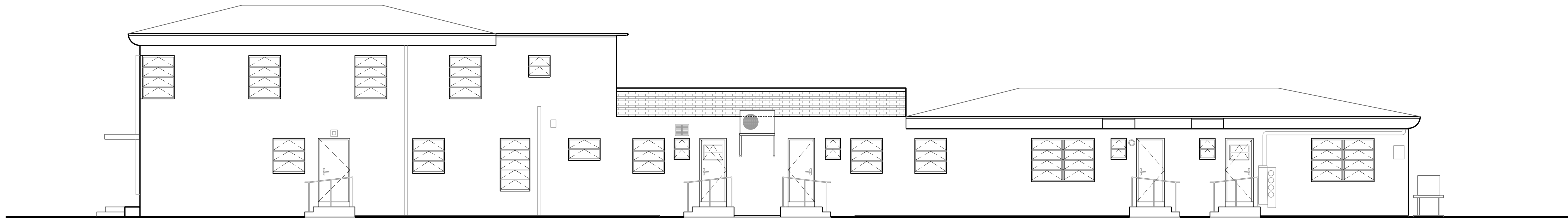
CLIENT

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



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

Exhibit B

STRUCTURAL CONDITION ASSESSMENT 1525 Lenox Ave Miami Beach, Florida

Prepared for

Eli Dadon

April 5, 2024

PREPARED BY



TABLE OF CONTENTS

I. Introduction	Page 3
II. Methodology	Page 4
III. Structural system	Page 5
IV. Site Observations	Page 6
V. Structural Evaluation	Page 14
VI. Recommendations	Page 14
 Appendix A - Photos	 Page 15
Appendix B – Calculations	Page 19

STRUCTURAL CONDITION ASSESSMENT for
1525 Lenox Ave
Miami Beach, Florida

I. INTRODUCTION

General

Per the request of Mr. Dadon, we have conducted a visual structural condition assessment on the existing structure located at 1525 Lenox Ave in Miami Beach, Florida.

The purpose of the inspection is to assess the structural condition of the property.

Structural System

The Structure is a two story masonry building in the front (West elevation) and one story structure in the back of the building. The Building Structural System is as follows:

- First Floor:
 - Concrete slab on grade
 - Exterior wood bearing walls
 - Interior wood load bearing stud walls
- Second Floor:
 - Wood floor framing, with wood planking
 - Exterior wood bearing walls
 - Interior wood load bearing stud walls

The components and cladding of the house, such as doors, windows and roof waterproofing are not addressed in this report. Moreover, Mr. Vanunu should perform termite and asbestos testing on the building. The electrical and electrical systems are not part of this report.

II. METHODOLOGY

This inspection was visual in nature from the exterior and interior of the building. Our office did not perform any destructive or non-destructive testing, however Mr. Dadon will engage a company of their choosing to perform concrete core samples to test for:

- 1- Concrete compressive strength
- 2- Extent of Carbonation
- 3- Chloride Content

Currently, there are several locations in the building that has decayed wood framing. There are distress signs are cracking, spalling, water damage, and termite damage.

III. STRUCTURAL SYSTEMS

The structure is 4,778 SF square feet on the first floor and 1,645 square feet on the second floor. The building is approximately 128 feet long (East-West direction) by 43 feet wide (North-South direction). The building's structural members are as follows:

Foundations: The building is built on shallow foundations about 24" wide x 16" thick. The foundations support a concrete stem walls (interior and exterior). The interior stem walls support the interior wood stud walls and the exterior stem walls support the exterior masonry walls.

Exterior Walls: The exterior walls of the building are 3 cell CMU block with stucco in the exterior.

Interior Walls: There are two types of interior walls, load bearing and non-load bearing. Both types are wood 2"x4" stud walls. The load bearing walls support the floor joists system extending from the exterior walls. These stud walls are in turn supported by the concrete stem walls and foundations.

Floors: The flooring system is typical on all floors. The wood floor joists are 2"x12" spaced at 16" on center and spanning East-West from the exterior wood wall over the interior load bearing wood stud walls (running North-South). The joists system is supporting 1"x 6" wood planks make up the 1st and 2nd floor system. All wood joists are "Fire Cut" into the wood wall, meaning the wood joists are resting in openings in the wood wall and are not connected to the walls via strapping or any other mechanism.

Roof: Typical construction of the time the actual roof is 2"x12" Ridge beams & 2"x10" wood rafters supporting 1"x6" wood planks.

IV. SITE OBSERVATIONS

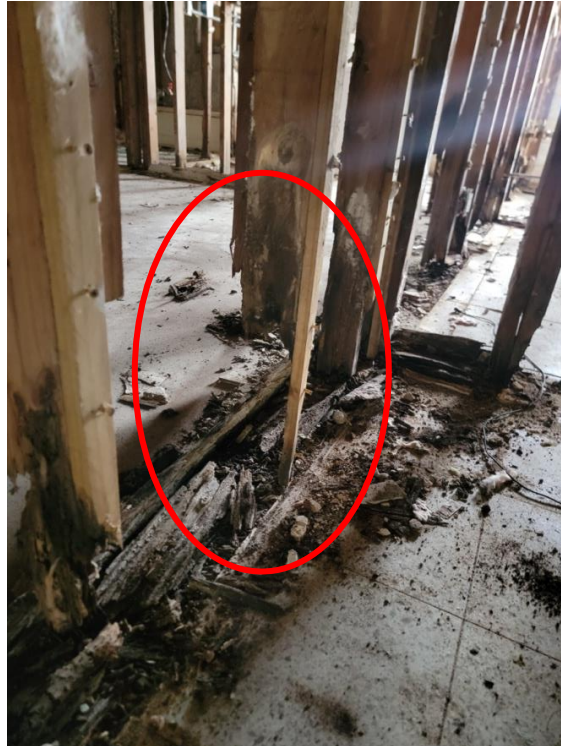
We have inspected the structure, and our summary of the evaluation of the existing conditions of the structural components are as follows:

Wood members; The roof of the structure has failed in multiple locations, and the moisture intrusion had caused severe and extensive damage to all the wood members of the building (please see photos). There is moisture damage (rot) of wood, that has caused wood members to deflect, sag, and fail. The fact that the building had been vacant for some time now, and the moisture intrusion from the roof, door, and window openings had created an atmosphere for the wood to deteriorate severely.

The wood decking and the roof joists are water damaged and deteriorated in several loactions.



80% of the load bearing wood stud walls have failed 100% with completely deteriorated bottom and lost 100% of its capacity.



Termite damage is also evident throughout the building, see below



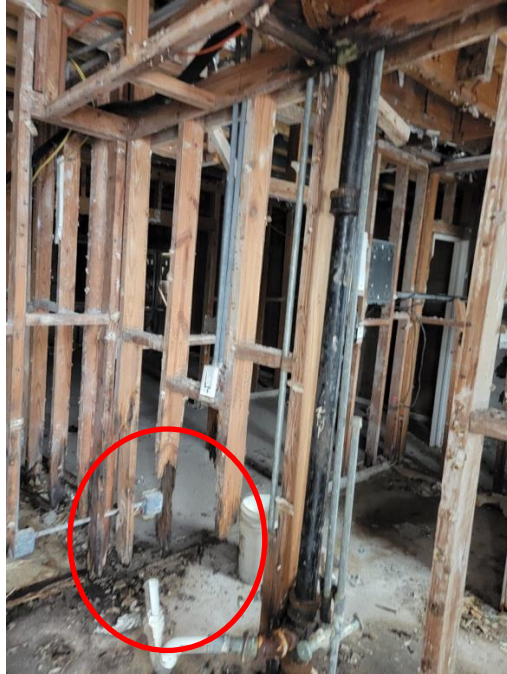
Roof waterproofing membrane failure, leading into water penetration into the building and leading to the roof decking and roof joists rotting and water damage



Diagonal cracking of drywall from corners of doors, indicating settlement of foundations



Throughout the building, there is loadbearing wall, stud deterioration, and loss of capacity up to 100%



Throughout the building, there is loadbearing wall, stud deterioration, and loss of capacity up to 100%



Water intrusion from the roof lead to damage of roof decking, and roof joists



Water intrusion from the roof lead to damage of roof decking, and roof joists



Stucco cracking and spalling



Stucco cracking on spalling

We scanned the masonry walls of the building using ground penetrating radar equipment (GPR), which indicated there was no reinforcement in the masonry walls.

The components and cladding elements of the building and accessories such as doors, windows, louvers, rails, are all in poor condition. Moreover, the roof waterproofing membrane is also in a poor condition (please see photos).

V. STRUCTURAL EVALUATION

There are several factors to be considered in the structural evaluation of this building;

Initial Construction:

Building construction and standards of the original construction are considered deficient in today's standards. This applies to this structure and other structures built in the era. This building under current building code is deemed deficient. The structure's roof connections for wind uplift forces, and for wind lateral resistance are non-existent.

Moreover, openings protection, and wood reinforcing is also non-existent. To bring this building to today's building code, it has to undergo level III alteration of the Florida Building Code 2020 for existing structures. This means that the building has to be strengthened to comply with the current Florida Building Code. Which means that the roof connection tie downs have to be implemented to strengthen the roof, and lateral load structural systems have to be installed such as shearwalls. Wall openings such as doors and windows and the exterior wood walls have to be reinforced. Hence, the foundations also have to be strengthened to resist such lateral loads.

Materials Status:

Site Conditions

Based on the visual observation in the field, all the wood members of the building such as the roof, floor joists on all floors, and interior stud walls are in very poor and failing condition. There are no wood connectors present and wood members are not connected structurally.

The structural elements of the house including foundations, floor joists, floor beams, walls, stairs are compromised and vary in deterioration from 80%-100% and are no longer supporting their intended use, and cannot be depended on for safety and are in imminent danger of collapse.

We ran structural analysis on the roof and the second floor of the building. We did not consider any wind uplift loads because the roof rafters are not strapped to the walls of the building, and this automatically renders them under design, and do not follow the building code. The results of that analysis shows that the roof of the structure and the second floor of the structure are both overstressed based on

residential loads of buildings. This shows that the roof and the second floor of the building, are not capable of carrying the loads under the building code.

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.

APPENDIX A

PHOTOS



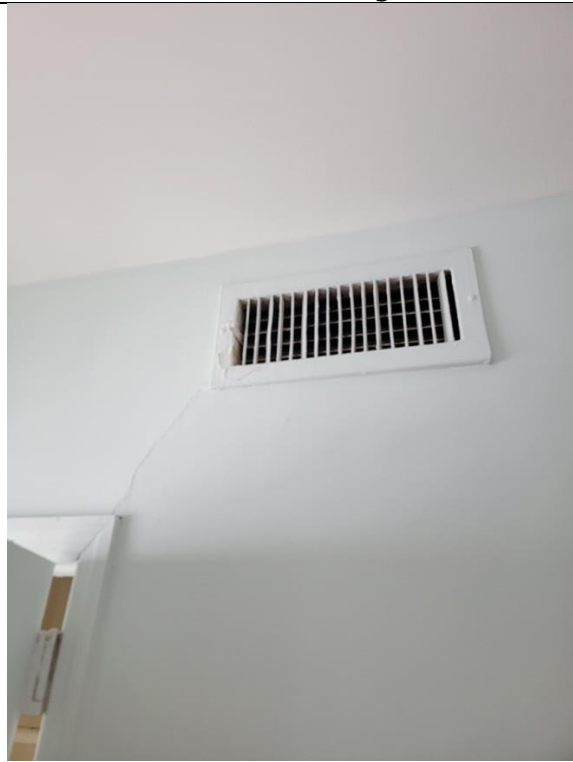
West elevation



Termite Damage



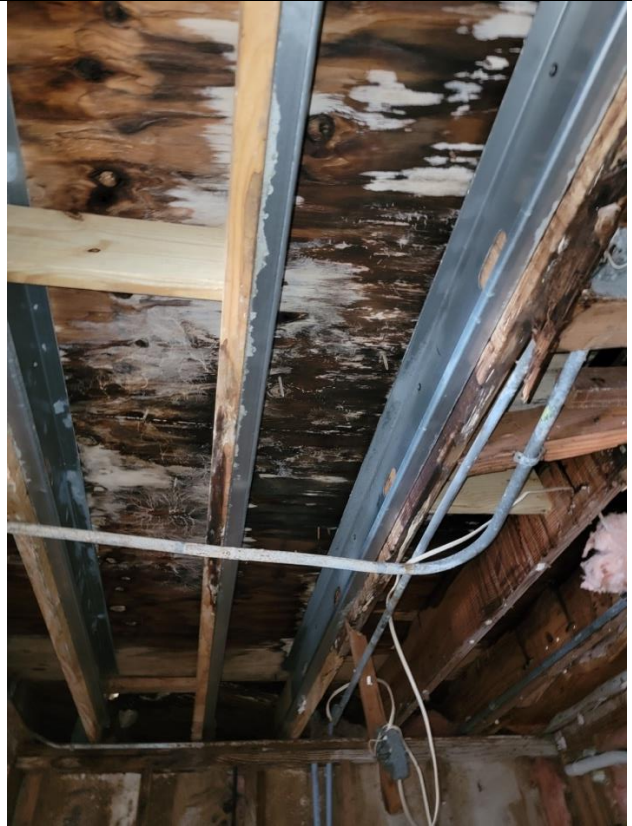
Waterproofing membrane failure



Settlement cracking



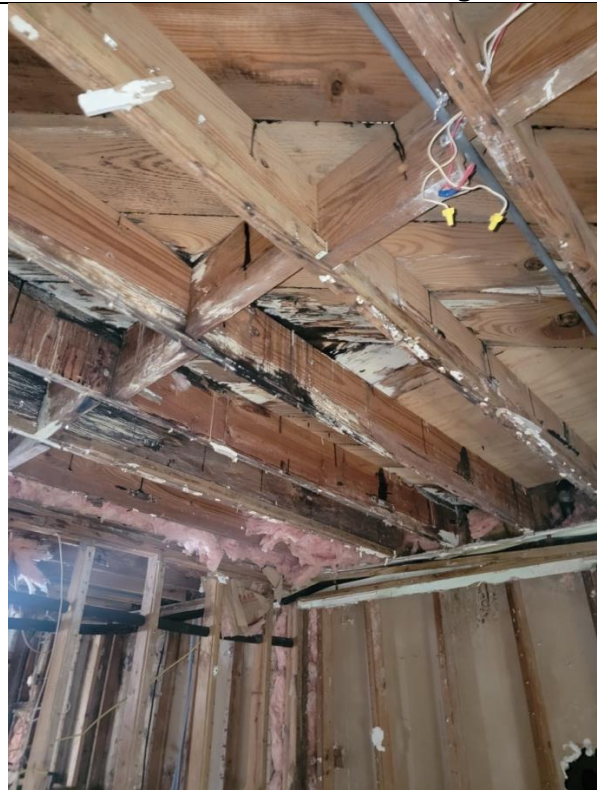
Load bearing stud walls 100% failure



Moisture intrusion damage



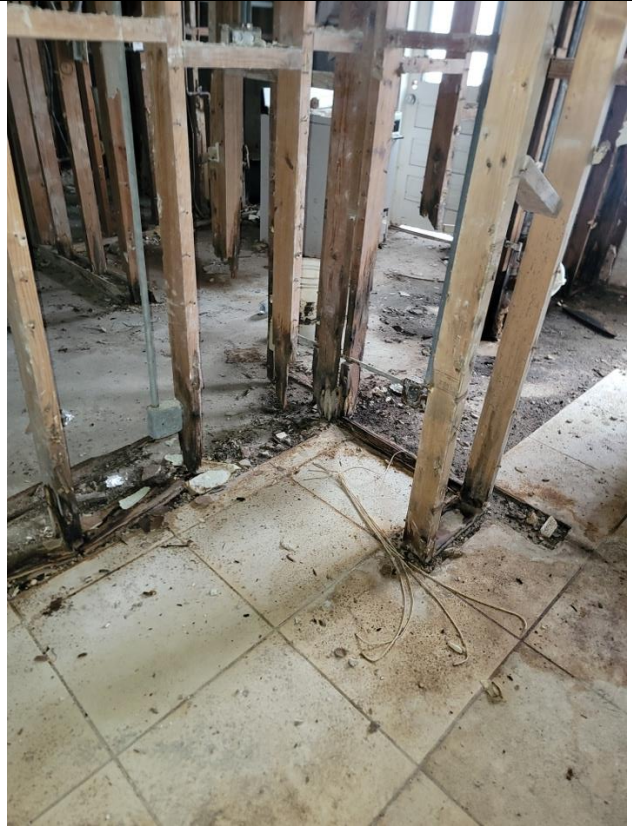
Load bearing stud walls 100% failure



Moisture intrusion damage



Load bearing stud walls 100% failure



Load bearing stud walls 100% failure



Load bearing stud walls 100% failure



Moisture intrusion damage

Appendix B Calculations

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: H240470.ec6

LIC# : KW-06016439, Build:20.23.08.30

YOUSSEF HACHEM CONSULTING ENGINEERING INC

(c) ENERCALC INC 1983-2023

DESCRIPTION: 2nd floor joist

CODE REFERENCES

Calculations per NDS 2018, IBC 2021, ASCE 7-16

Load Combination Set : IBC 2021

Material Properties

Analysis Method : Allowable Stress Design

Load Combination : IBC 2021

Wood Species : Southern Pine

Wood Grade : No.1 Non-Dense: 2"-4" Thick: 10" Wide

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling

Fb + 950.0 psi

Fb - 950.0 psi

Fc - Prll 1,400.0 psi

Fc - Perp 480.0 psi

Fv 175.0 psi

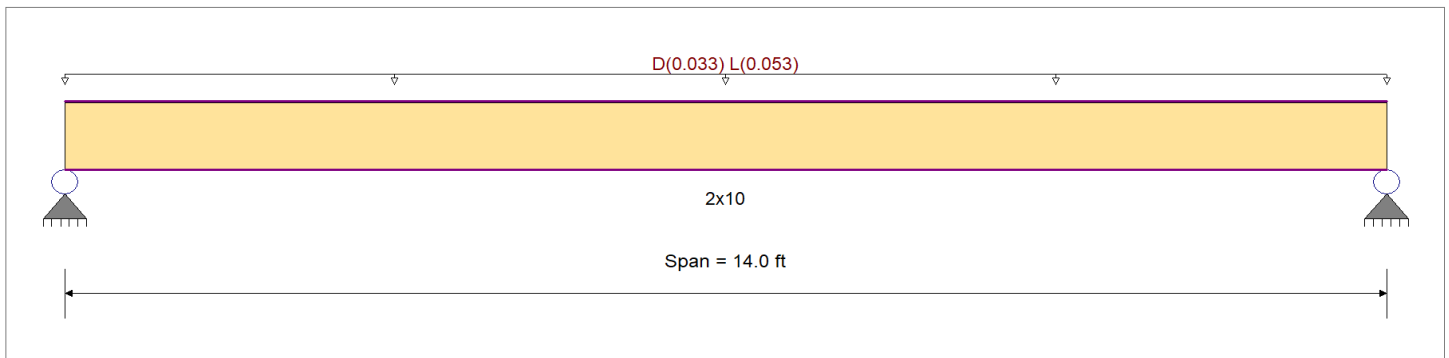
Ft 625.0 psi

E : Modulus of Elasticity

Ebend- xx 1,400.0ksi

Eminbend - xx 510.0ksi

Density 34.330pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added

Uniform Load : D = 0.0330, L = 0.0530, Tributary Width = 1.0 ft

DESIGN SUMMARY

Design N.G.

Maximum Bending Stress Ratio	=	1.244 1	Maximum Shear Stress Ratio	=	0.331 1
Section used for this span		2x10	Section used for this span		2x10
fb: Actual	=	1,182.01psi	fv: Actual	=	57.96 psi
F'b	=	950.00psi	F'v	=	175.00 psi
Load Combination		+D+L	Load Combination		+D+L
Location of maximum on span	=	7.000ft	Location of maximum on span	=	13.234 ft
Span # where maximum occurs	=	Span # 1	Span # where maximum occurs	=	Span # 1
Maximum Deflection					
Max Downward Transient Deflection	0.333 in	Ratio =	504 >=360	Span: 1 : L Only	
Max Upward Transient Deflection	0 in	Ratio =	0 <360	n/a	
Max Downward Total Deflection	0.540 in	Ratio =	311 >=180	Span: 1 : +D+L	
Max Upward Total Deflection	0 in	Ratio =	0 <180	n/a	

Maximum Forces & Stresses for Load Combinations

Load Combination	Segment Length	Span #	Max Stress Ratios										Moment Values			Shear Values		
			M	V	CD	CM	C _t	CLx	C _F	C _{fu}	C _i	C _r	M	fb	F'b	V	fv	F'v
D Only															0.0		0.0	0.0
Length = 14.0 ft	1		0.530	0.141	0.90	1.00	1.00	1.00	1.000	1.00	1.00	1.00	0.81	453.6	855.0	0.21	22.2	157.5
+D+L															0.0		0.0	0.0
Length = 14.0 ft	1		1.244	0.331	1.00	1.00	1.00	1.00	1.000	1.00	1.00	1.00	2.11	1,182.0	950.0	0.54	58.0	175.0
+D+0.750L															0.0		0.0	0.0
Length = 14.0 ft	1		0.842	0.224	1.25	1.00	1.00	1.00	1.000	1.00	1.00	1.00	1.78	999.9	1,187.5	0.45	49.0	218.8
+0.60D															0.0		0.0	0.0
Length = 14.0 ft	1		0.179	0.048	1.60	1.00	1.00	1.00	1.000	1.00	1.00	1.00	0.49	272.1	1,520.0	0.12	13.3	280.0

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: H240470.ec6

LIC# : KW-06016439, Build:20.23.08.30 YOUSSEF HACHEM CONSULTING ENGINEERING INC (c) ENERCALC INC 1983-2023

DESCRIPTION: 2nd floor joist

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+L	1	0.5398	7.051		0.0000	0.000

Vertical Reactions

		Support notation : Far left is #1		Values in KIPS	
Load Combination		Support 1	Support 2		
Max Upward from all Load Conditions		0.602	0.602		
Max Upward from Load Combinations		0.602	0.602		
Max Upward from Load Cases		0.371	0.371		
D Only		0.231	0.231		
+D+L		0.602	0.602		
+D+0.750L		0.509	0.509		
+0.60D		0.139	0.139		
L Only		0.371	0.371		

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: H240470.ec6

LIC# : KW-06016439, Build:20.23.08.30

YOUSSEF HACHEM CONSULTING ENGINEERING INC

(c) ENERCALC INC 1983-2023

DESCRIPTION: Roof Ridge beam

CODE REFERENCES

Calculations per NDS 2018, IBC 2021, ASCE 7-16

Load Combination Set : IBC 2021

Material Properties

Analysis Method : Allowable Stress Design

Load Combination : IBC 2021

Wood Species : Southern Pine

Wood Grade : No.1: 2"-4" Thick: 12" Wide

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling

Fb + 1,000.0 psi

Fb - 1,000.0 psi

Fc - Prll 1,400.0 psi

Fc - Perp 565.0 psi

Fv 175.0 psi

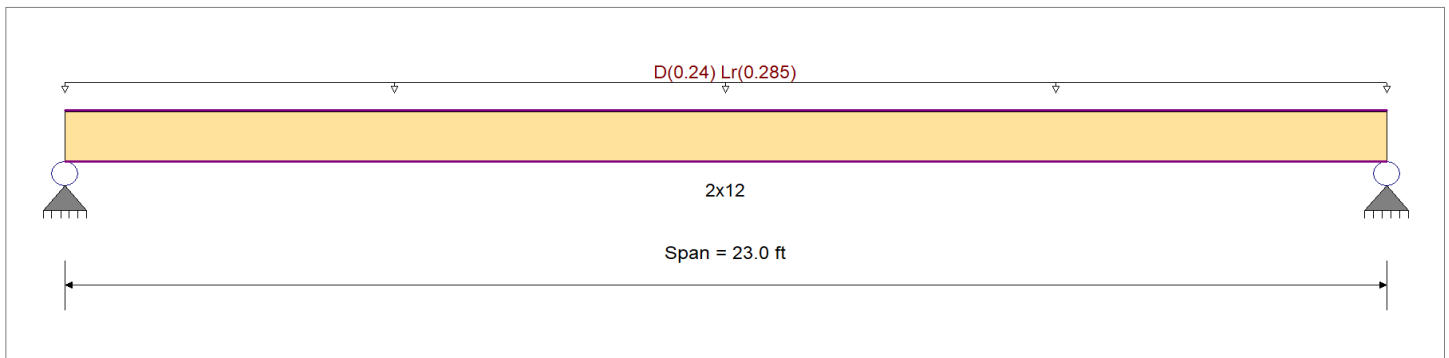
Ft 650.0 psi

E : Modulus of Elasticity

Ebend- xx 1,600.0ksi

Eminbend - xx 580.0ksi

Density 34.330pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added

Uniform Load : D = 0.240, Lr = 0.2850, Tributary Width = 1.0 ft

DESIGN SUMMARY

Design N.G.

Maximum Bending Stress Ratio	=	10.533	1	Maximum Shear Stress Ratio	=	2.256	1
Section used for this span		2x12		Section used for this span		2x12	
fb: Actual	=	13,166.22psi		fv: Actual	=	493.58 psi	
F'b	=	1,250.00psi		F'v	=	218.75 psi	
Load Combination		+D+Lr		Load Combination		+D+Lr	
Location of maximum on span	=	11.500ft		Location of maximum on span	=	0.000 ft	
Span # where maximum occurs	=	Span # 1		Span # where maximum occurs	=	Span # 1	
Maximum Deflection							
Max Downward Transient Deflection	6.338 in	Ratio =	43 < 360	Span: 1 : Lr Only			
Max Upward Transient Deflection	0 in	Ratio =	0 < 360	n/a			
Max Downward Total Deflection	11.676 in	Ratio =	23 < 180	Span: 1 : +D+Lr			
Max Upward Total Deflection	0 in	Ratio =	0 < 180	n/a			

Maximum Forces & Stresses for Load Combinations

Load Combination		Max Stress Ratios										Moment Values			Shear Values				
		Segment Length	Span #	M	V	CD	CM	C _t	CLx	C _F	C _{fu}	C _i	C _r	M	fb	F'b	V	fv	F'v
D Only																0.0	0.00	0.0	0.0
	Length = 23.0 ft	1	6.688	1.433	0.90	1.00	1.00	1.00	1.000	1.00	1.00	1.00	15.87	6,018.8	900.0	2.54	225.6	157.5	
+D+Lr						1.00	1.00	1.00	1.000	1.00	1.00	1.00			0.0	0.00	0.0	0.0	
	Length = 23.0 ft	1	10.533	2.256	1.25	1.00	1.00	1.00	1.000	1.00	1.00	1.00	34.72	13,166.2	1,250.0	5.55	493.6	218.8	
+D+0.750Lr						1.00	1.00	1.00	1.000	1.00	1.00	1.00			0.0	0.00	0.0	0.0	
	Length = 23.0 ft	1	9.104	1.950	1.25	1.00	1.00	1.00	1.000	1.00	1.00	1.00	30.00	11,379.4	1,250.0	4.80	426.6	218.8	
+0.60D						1.00	1.00	1.00	1.000	1.00	1.00	1.00			0.0	0.00	0.0	0.0	
	Length = 23.0 ft	1	2.257	0.484	1.60	1.00	1.00	1.00	1.000	1.00	1.00	1.00	9.52	3,611.3	1,600.0	1.52	135.4	280.0	

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: H240470.ec6

LIC# : KW-06016439, Build:20.23.08.30

YOUSSEF HACHEM CONSULTING ENGINEERING INC

(c) ENERCALC INC 1983-2023

DESCRIPTION: Roof Ridge beam

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+Lr	1	11.6760	11.584		0.0000	0.000

Vertical Reactions

Support notation : Far left is #1

Values in KIPS

Load Combination	Support 1	Support 2
Max Upward from all Load Conditions	6.038	6.038
Max Upward from Load Combinations	6.038	6.038
Max Upward from Load Cases	3.278	3.278
D Only	2.760	2.760
+D+Lr	6.038	6.038
+D+0.750Lr	5.218	5.218
+0.60D	1.656	1.656
Lr Only	3.278	3.278