

HPB24-0617

1525 Lenox Avenue



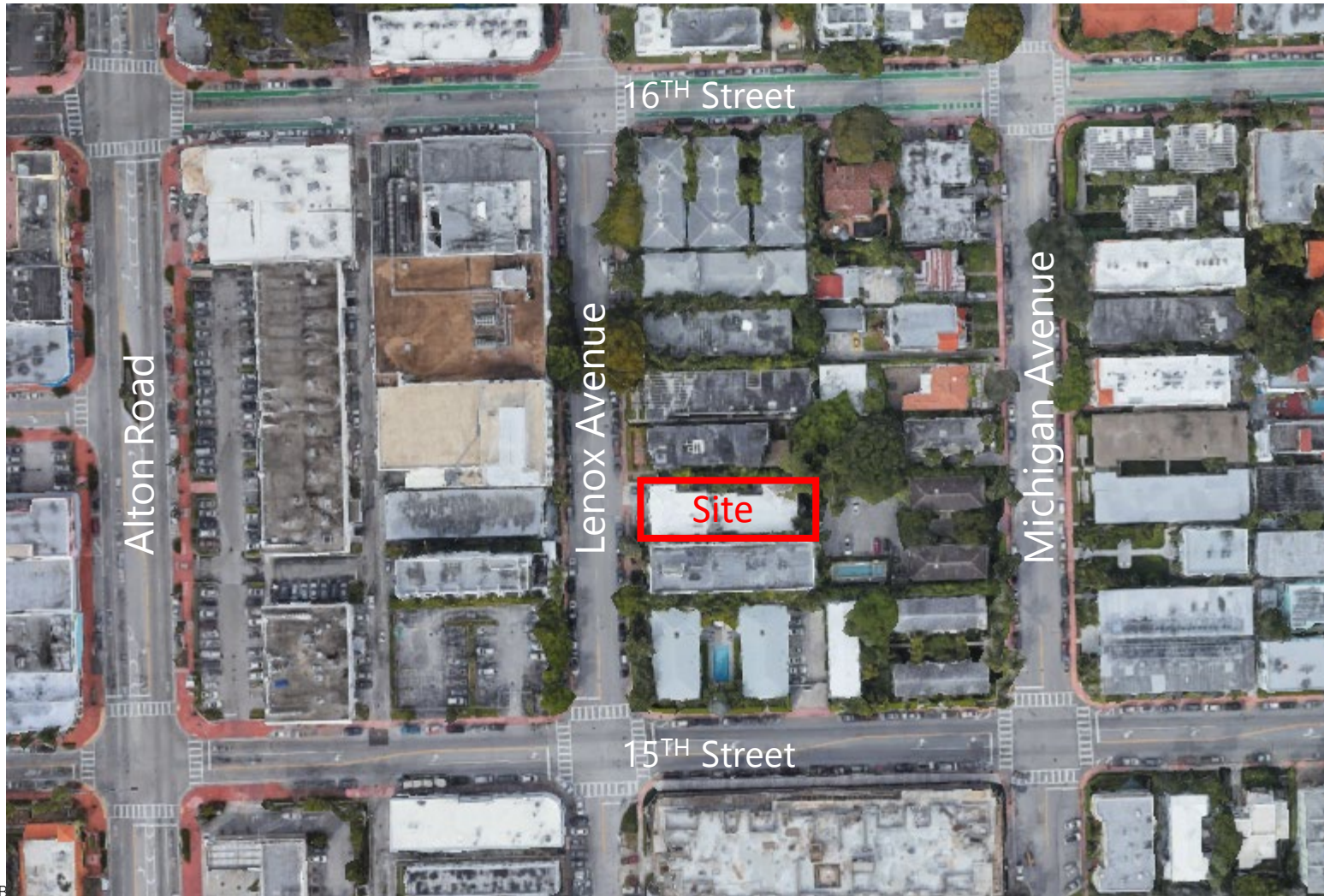
Project Team

Adar Investments And Management



HPB24-0617: 1525 Lenox Avenue
September 10, 2024

Property Location



Context



Request

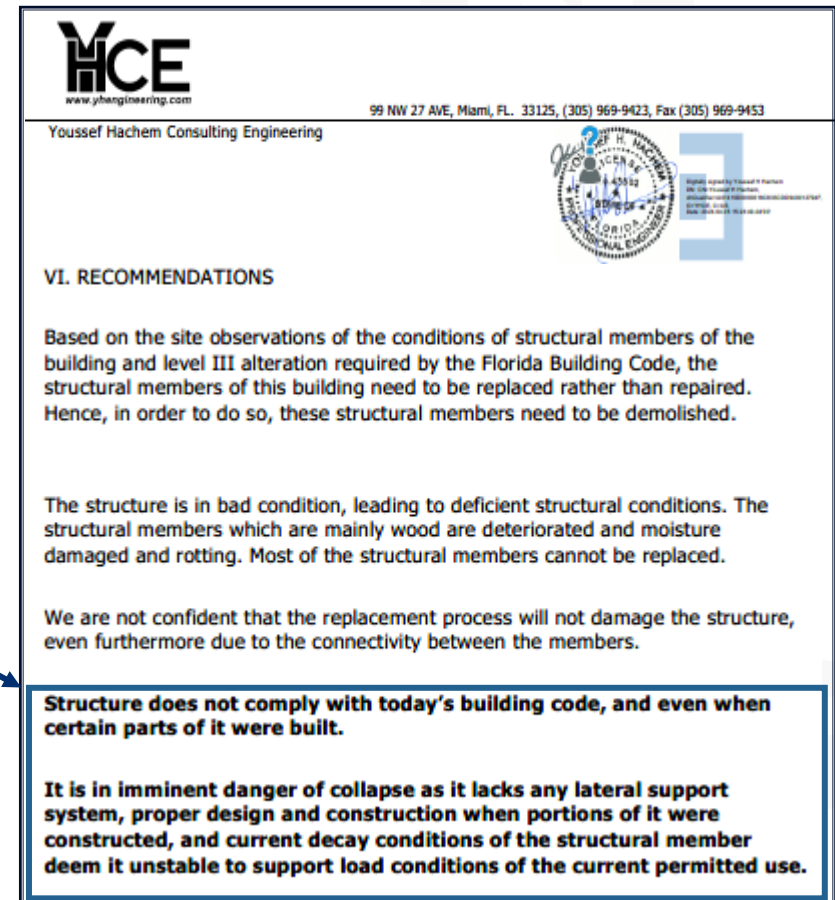
After-the-fact certificate of appropriateness for demolition.



Property History

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

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



Structural Images

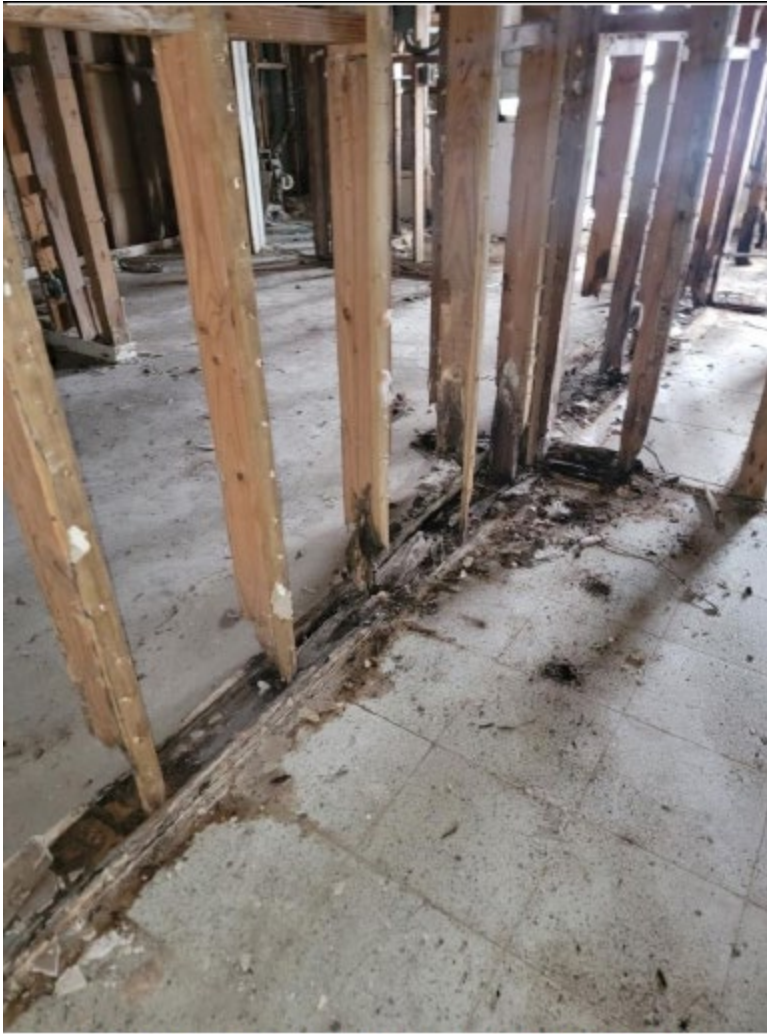


Load bearing stud walls 100% failure

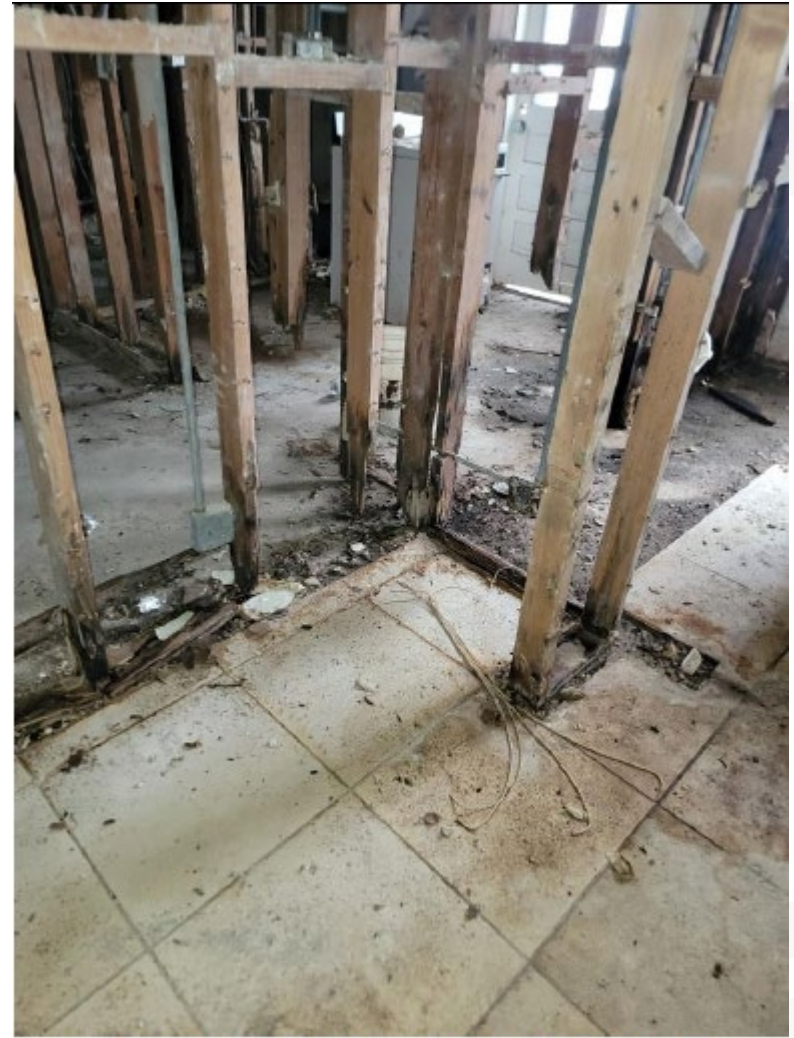


Load bearing stud walls 100% failure

Structural Images



Load bearing stud walls 100% failure

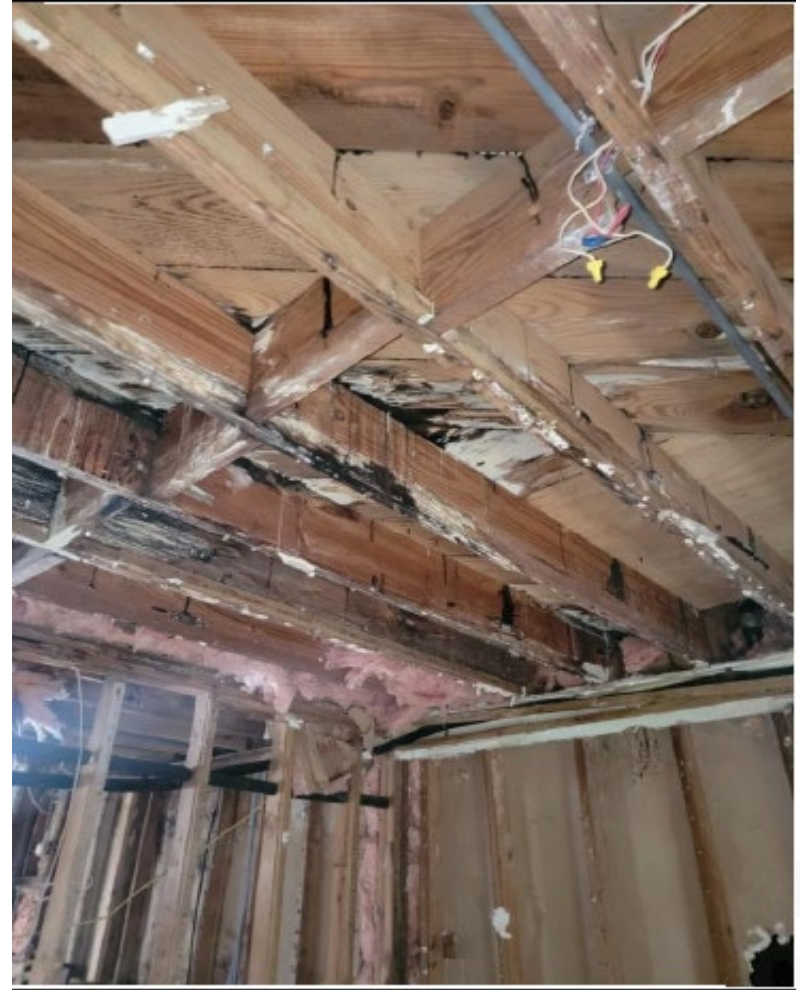


Load bearing stud walls 100% failure

Structural Images



Moisture intrusion damage



Moisture intrusion damage

Structural Images



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

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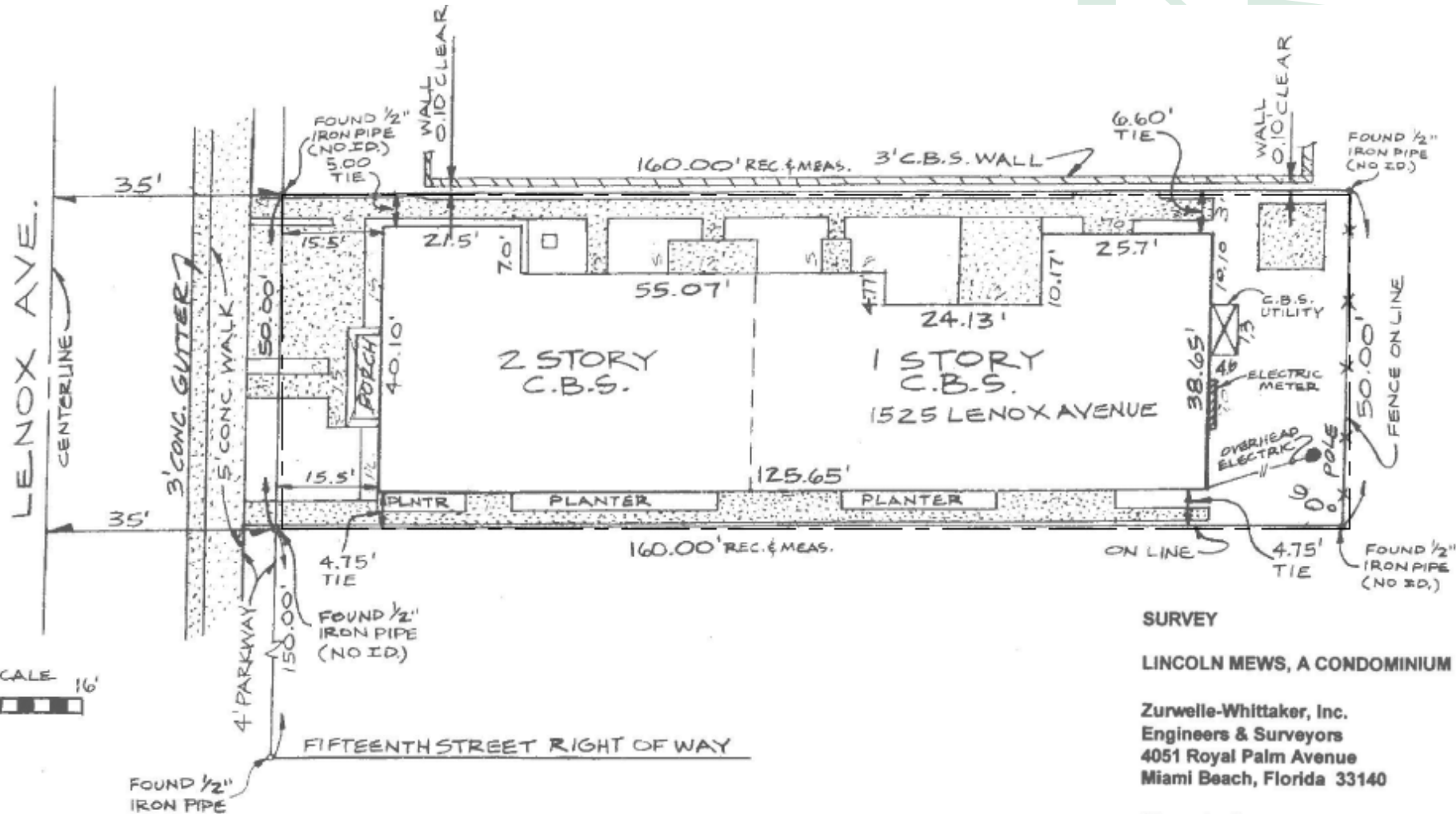
	HERITAGE ARCHITECTURAL ASSOCIATES	
COPY NUMBER: 0000 05/26/71		
to: <u>Heritage Associates</u> 100		
1525 Lenox Avenue 1525 LENOX AVENUE MIAMI BEACH, FL 33139 EXISTING CONDITIONS DOCUMENTATION		
PROJECT TEAM		
PREPARED BY: HERITAGE ARCHITECTURAL ASSOCIATES 4000 Douglas Boulevard, Suite 200 Miami, FL 33139		
CLIENT		
ACME INVESTMENTS & MANAGEMENT, LLC 17000 Collins Avenue, Suite 300 Sunny Isles, FL 33160		

HERITAGE
ARCHITECTURAL ASSOCIATES

T-001

 EXISTING SITE PLAN

Historical Resources Report



SURVEY

LINCOLN MEWS, A CONDOMINIUM

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

Sheet 2 of 8 7-5-2000

REV. 07-11-2003

Historical Resources Report

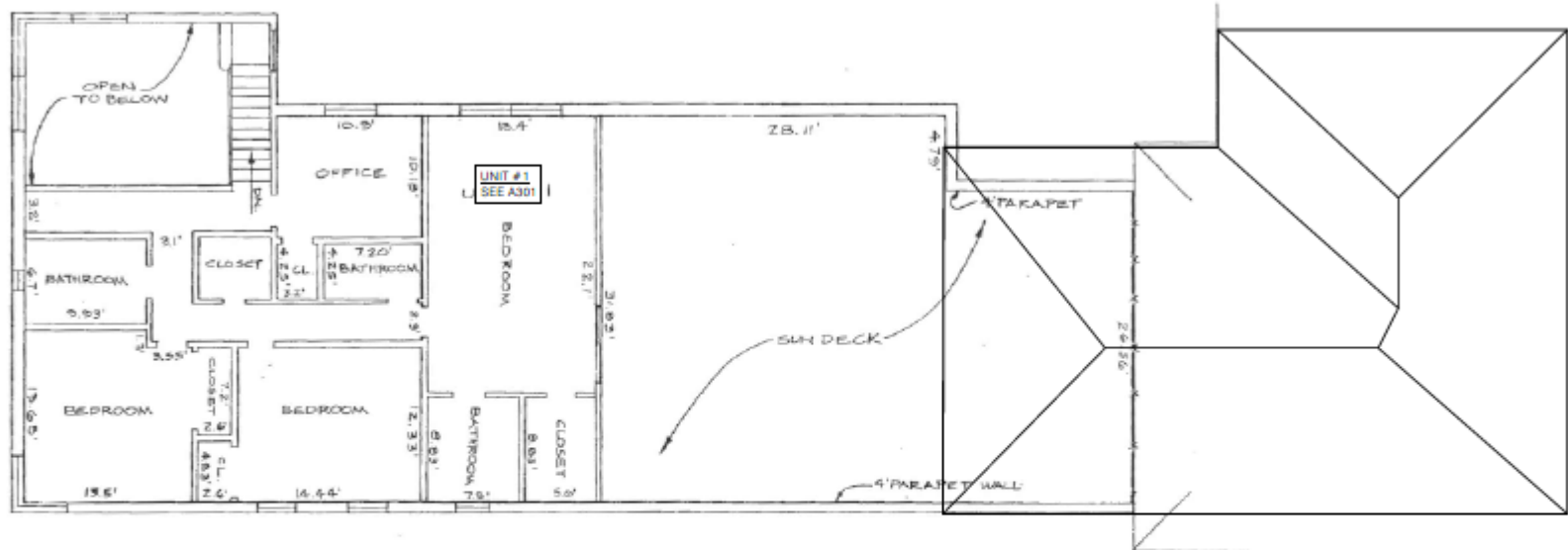


1ST FLOOR PLAN

LINCOLN MEWS, A CONDOMINIUM

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

Historical Resources Report



2ND FLOOR PLAN

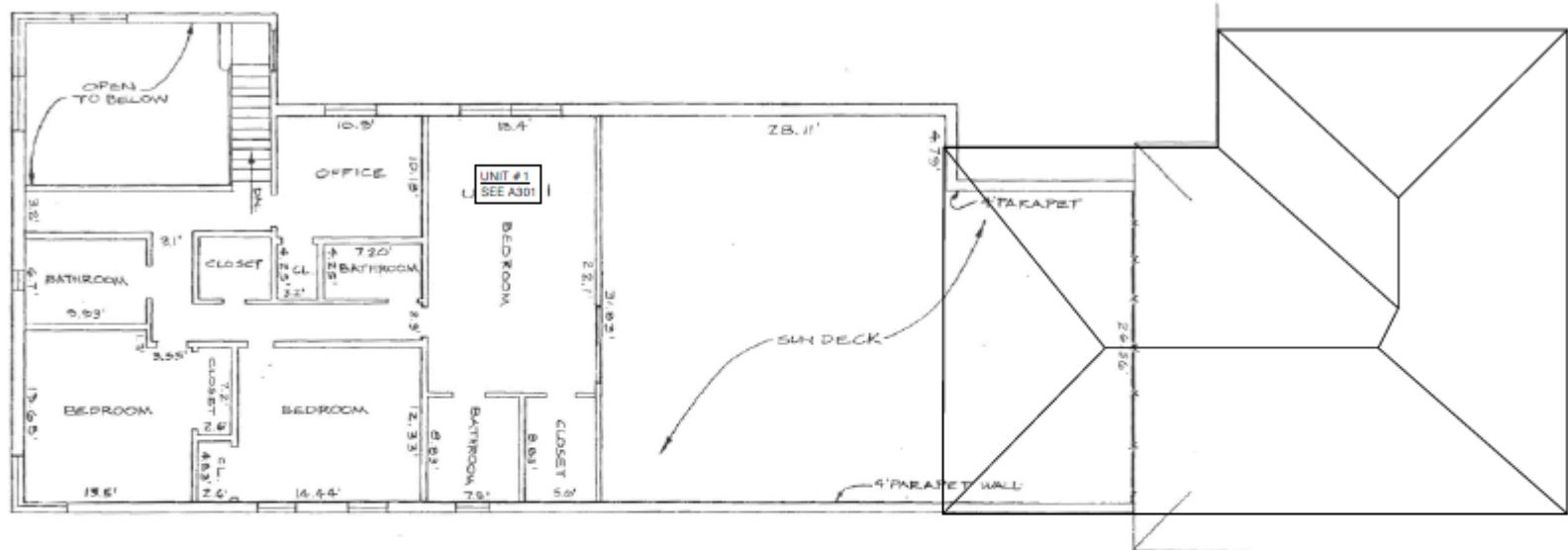
LINCOLN MEWS, A CONDOMINIUM

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

Sheet 2 of 2 7-6-2000

REV. 07-11-2003

Historical Resources Report



2ND FLOOR PLAN

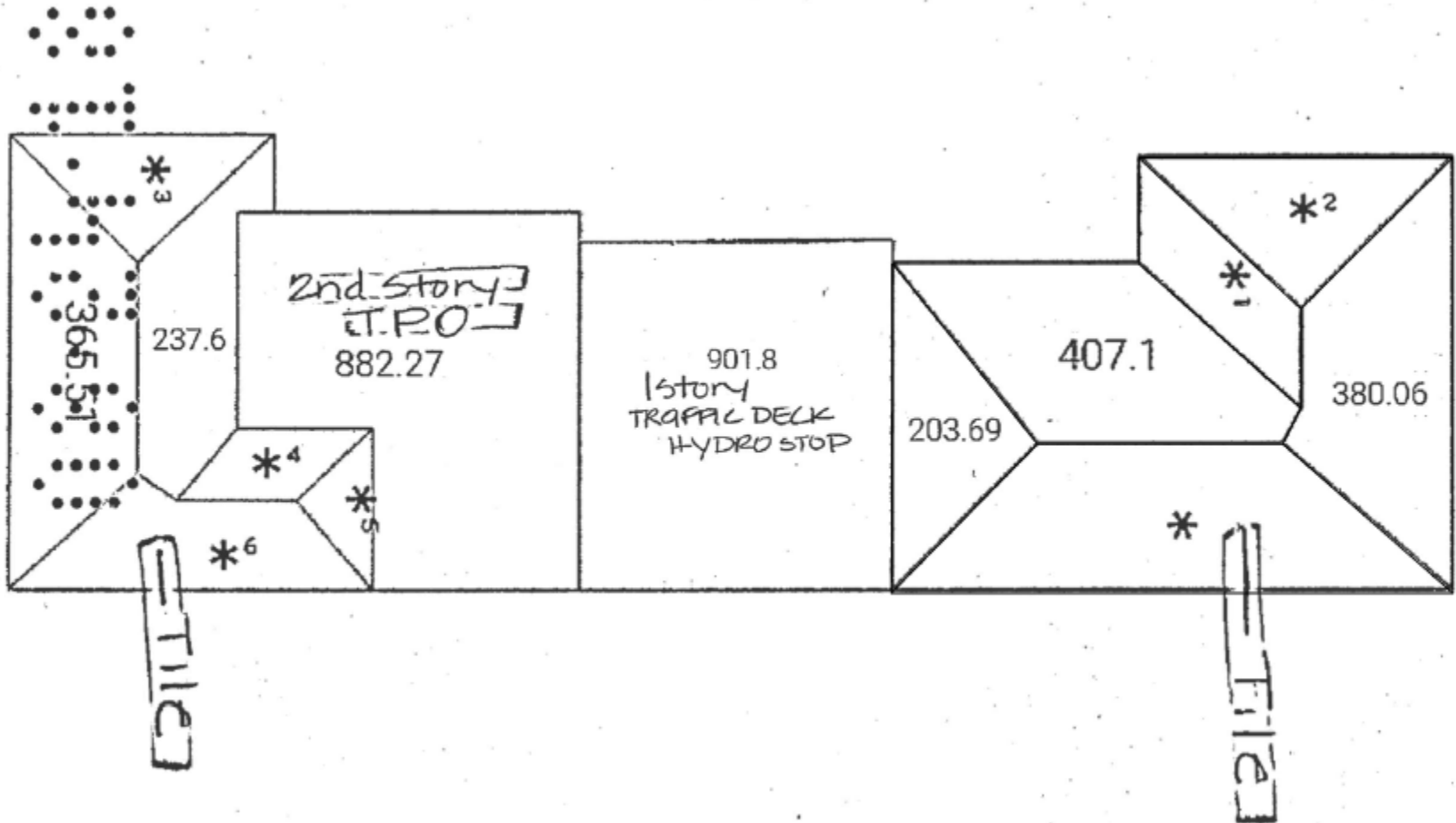
LINCOLN MEWS, A CONDOMINIUM

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Miami Beach, Florida 33140

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REV. 07-11-2003

Historical Resources Report



Historical Resources Report

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

Historical Resources Report



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

2 NOT USED
NOT TO SCALE



3 UNIT 3 & 4
INTERIOR PHOTOS



4 UNIT 3 & 4
INTERIOR PHOTOS



5 UNIT 3 & 4
INTERIOR PHOTOS



6 UNIT 3 & 4
INTERIOR PHOTOS



7 UNIT 3 & 4
INTERIOR PHOTOS



8 UNIT 3 & 4
INTERIOR PHOTOS

Historical Resources Report



1 UNIT 5 - PHOTO KEY PLAN
NOT TO SCALE

2 NOT USED
NOT TO SCALE



3 UNIT 5
INTERIOR PHOTOS

4 UNIT 5
INTERIOR PHOTOS

5 UNIT 5
INTERIOR PHOTOS



6 UNIT 5
INTERIOR PHOTOS

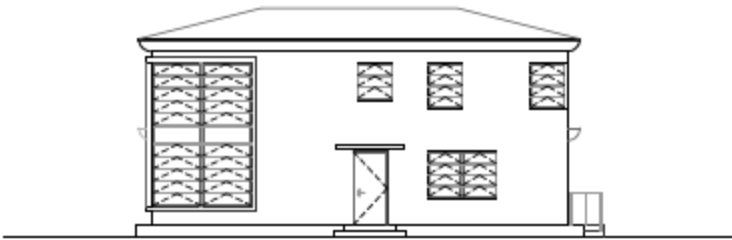
7 UNIT 5
INTERIOR PHOTOS

8 UNIT 5
INTERIOR PHOTOS

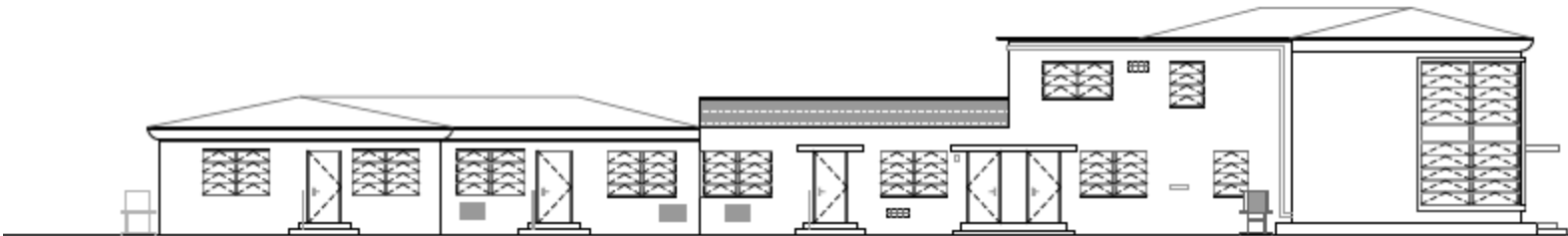
Historical Resources Report

		
1 UNIT 8 - PHOTO/NET PLAN NOT TO SCALE 2 UNIT 8 - PHOTO/NET PLAN NOT TO SCALE		
		
3 UNIT 8 INTERIOR PHOTOS 4 UNIT 8 INTERIOR PHOTOS 5 UNIT 8 INTERIOR PHOTOS		
		
6 UNIT 8 INTERIOR PHOTOS 7 UNIT 8 INTERIOR PHOTOS 8 UNIT 8 INTERIOR PHOTOS		

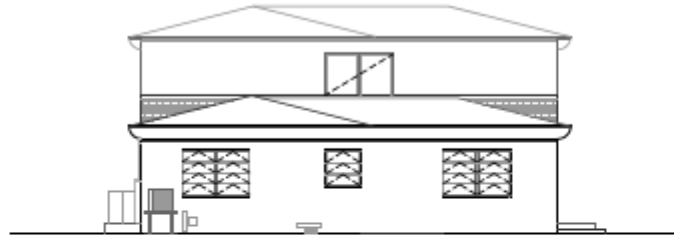
Historical Resources Report



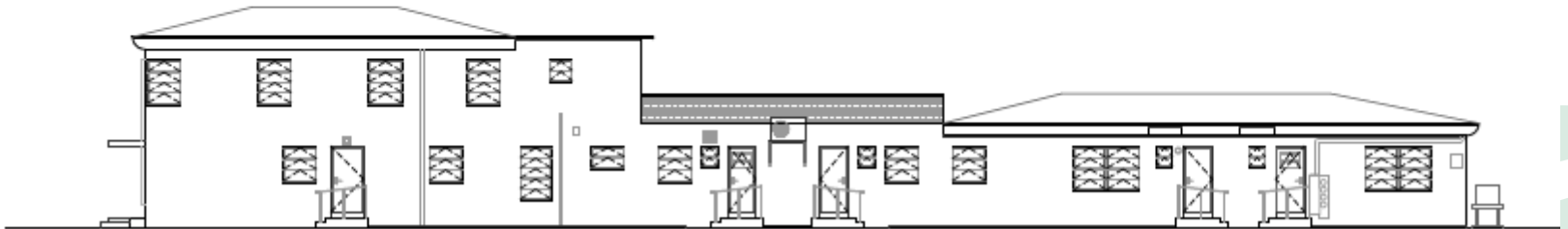
WEST FAÇADE
3/16" = 1'-0"



Historical Resources Report



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



Thank You

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