

**"EXHIBIT" 5 "**

**HISTORIC PRESERVATION BOARD**

**City of Miami Beach, Florida**

**MEETING DATE:** October 13, 1998

**IN RE:** The Application for a Certificate of Appropriateness for Demolition for the partial demolition of an existing nine (9) story hotel, as well as the demolition of an existing cabana building in the rear of the property, in conjunction with the renovation, alteration and expansion of the existing structure inclusive of a three (3) story roof-top addition to the main tower for a total building height of twelve (12) stories (136' to the top of the roof), and the construction of two (2), 3-story cabana-apartment structures on top of a new two (2) level parking deck.

**PROPERTY:** 155 Lincoln Road/1653-1669 Collins Avenue - One Lincoln Road Building & DiLido/Ritz Carlton Hotel

**HP FILE NO:** 1097

**ORDER**

The applicant, DiLido Beach Hotel, Corporation, filed an application with the City of Miami Beach's Planning Department for a Certificate of Appropriateness for Demolition in order to demolish portions of an existing nine (9) story hotel and an existing three (3) story retail/office building, as well as the demolition of an existing cabana building in the rear of the property, for the purpose of renovating, altering and expanding the existing structures inclusive of a three (3) story roof-top addition to the main tower of the DiLido Hotel, and the construction of two (2), 3-story cabana-apartment structures on top of a new two (2) level parking deck.

The City of Miami Beach's Historic Preservation Board makes the following **FINDINGS OF FACT** based on the staff reports and analyses from the September 15, 1998, and October 15, 1998, meetings of the Historic Preservation Board, which are adopted herein, including the staff recommendations which were amended by the Board, and all evidence and testimony presented at the public hearings:

1. The proposed project site is located in the local Ocean Drive/Collins Avenue Historic District and the National Register Architectural District in the City of Miami Beach. The One Lincoln Road Building (155 Lincoln Road) and the DiLido Hotel (1653-1669 Collins Avenue) are designated as "*contributing*" in the Miami Beach Historic Properties Database.

2. A decision by the Historic Preservation Board on an application for a Certificate of Appropriateness for Demolition encompasses a review of the proposed demolition for the subject structures, and proposed replacement project, for consistency with the Evaluation Criteria stated in Subsection 19-6(C)(6)(d) of Zoning Ordinance No. 89-2665. Based on the application, plans, photographs and documents submitted, and the staff reports and analyses prepared by the Planning Department, dated September 15, 1998, and October 13, 1998, the proposed demolition for the One Lincoln Road Building (155 Lincoln Road) and the DiLido Hotel (1653-1669 Collins Avenue), as requested, is not consistent with Evaluation Criteria Nos. 1, 2, 3, 4, 5, and 9.
3. The demolition of portions of the subject structures would be consistent with the aforescribed Evaluation Criteria if the following conditions are met:
  - 1) Revised construction drawings and documents shall be submitted to and approved by staff: at a minimum, said drawings and documents shall incorporate the following:
    - a. The original existing architectural features of the One Lincoln Road Building shall be maintained, restored, and preserved, including the upper facade with its projecting concrete canopy, sign band, and concrete brise-soleil.
    - b. The One Lincoln Road Building's existing corner element shall be restored to its original simple radius configuration, as indicated in the microfiche of the original architectural plans.
    - c. The existing storefronts on the west and south elevations of the One Lincoln Road Building shall be restored and preserved to the greatest extent possible, as indicated in the microfiche of the original architectural drawings.
    - d. The proposed demolition of the northwestern corner on the ground floor of the One Lincoln Road Building in order to create a new Collins Avenue lobby entrance to the DiLido Hotel shall not be permitted. However, a small portion of the existing storefront on the west elevation of the One Lincoln Road Building may be removed in order to provide ADA accessibility from the sidewalk to the DiLido Hotel.
    - ✓ e. The proposed demolition of the existing office elevator lobby of the One Lincoln Road Building shall not be permitted, and said office elevator lobby shall be retained and preserved.
    - f. The exterior walls and lobby entrance areas of the DiLido Hotel shall be restored and preserved to nearly as possible to their original configurations and details, including the "egg-crate" facade of the tower, the exposed concrete columns located at both the Collins Avenue and Lincoln Road lobby entrances, the south elevation skewed wall and

projecting balcony, and the Puerto Rican stone wall located at the east end of the south elevation.

- g. The significant architectural features of the DiLido Hotel shall be retained and restored, inclusive of the east elevation window enframements, the west elevation curvilinear porte cochere and drive entrance, and the original historic "DiLido" sky signage located on the wings of the hotel.
- h. The original masonry openings and fenestration configurations throughout the DiLido Hotel and the One Lincoln Road Building shall be restored to match their original conditions.
- i. A portion of the masonry wall plane beneath the unique projecting east balcony feature on the east wing of the DiLido Hotel may be demolished if the proposed masonry openings in this location are consistent with the size of the original masonry openings and window configurations.
- j. The proposed masonry openings for the installation of ribbon windows for the new health spa on the third and fourth floors of the DiLido Hotel's north elevation shall not be permitted. However, the existing original small bathroom windows may be infilled with blind recesses in this area.
- k. Additional documentation of the existing and original conditions of the north and east courtyard elevations of the DiLido Hotel shall be submitted.
- l. A fully detailed lobby restoration plan for the DiLido Hotel detailing all proposed demolition, which is consistent with historic documentation, inclusive of elevation, floor plan, and section drawings, shall be submitted.
- m. The significant architectural features and defining walls of the public interior spaces in the DiLido Hotel shall be restored to the greatest extent possible. Any adaptive reuse for these spaces shall utilize to the greatest extent possible the original historic envelop, the original circulation pattern, and significant architectural characteristics, features, and materials.
- n. The existing original terrazzo floor shall be retained and restored throughout the entire L-shaped lobby of the DiLido Hotel.
- o. The defining architectural elements of the Lincoln Road lobby of the DiLido Hotel shall be retained and restored; inclusive of, but not limited to, the existing original mezzanine and perforated curved lobby wall. The existing original scissor stairs and bridge may be removed in said area if the proposed new stairs and bridge are designed as grand stair entrance features consistent and compatible with the original design character of the lobby, subject to the review and approval of staff.

- p. The Collins Avenue lobby of the DiLido Hotel shall retain and restore its significant design elements; inclusive of, but not limited to, the northwestern rotunda, the original glass curtain wall on the south side of the lobby overlooking the new gallery, and the original reception desk with its terrazzo counter. However, the existing stepped north wall of the lobby located adjacent to the free-floating columns may be relocated towards the south if said wall respects the adjacent existing original free-floating columns.
  - q. Additional documentation of the subject buildings shall be submitted to staff during the course of preparing final working drawings for the new project in order for staff to continue to review the appropriateness of the extent of proposed demolition based upon any new information that may be revealed.
  - r. An exhibit documenting the evolving history of the subject property shall be installed in a portion of the interior space which is accessible to the public on the subject site, subject to the review and approval of staff.
  - s. Complete photo documentation of the areas proposed for demolition on the subject property shall be submitted to staff and made a permanent part of the file record (prior to any demolition).
- 2) The significant existing landscape elements on the site shall be preserved/relocated and botanically enhanced to retain the special tropical setting and character of the subject site.
  - 3) A stabilization and protection plan prepared by a professional architect or engineer shall be submitted for the review and approval of staff that clearly describes and/or shows how the portion(s) of the subject structures to be retained will be protected from damage or collapse during the course of any demolition or construction activity on the subject site from time of commencement to time of completion.
  - 4) A permit for any demolition approved by the Historic Preservation Board on the subject property shall not be issued by the Building Department until a building permit for the new construction has been obtained.
  - 5) The Certificate of Appropriateness for Demolition shall only remain in effect for the period of time that there is an active Design Review Approval and Certificate of Appropriateness for the associated new construction (DRB File No. 10514J) on the subject property.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the staff reports, and analyses from the September 15, 1998, and October 15, 1998, meetings of the Historic Preservation Board, which are adopted herein, including the staff recommendations which were amended by the Board, and all evidence and testimony presented at the public hearings, that the request for a Certificate of Appropriateness

for Demolition is **GRANTED** for the above referenced project, subject to those certain conditions specified in numbered paragraph 3 in the Findings of Fact (nos. 1-5, all inclusive, of this Order) hereof.

No demolition permit for Board approved work may be issued unless and until all conditions of approval, as set forth herein, have been met. The issuance of a Certificate of Appropriateness for Demolition does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including zoning approval. This Certificate of Appropriateness for Demolition shall only remain valid and in full force and effect for the period of time that there is an active Design Review Approval and Certificate of Appropriateness for the associated new construction on the subject property (Design Review Board File #10514J), and upon expiration of such Design Review Approval and Certificate of Appropriateness this Certificate of Appropriateness for Demolition shall contemporaneously and automatically expire.

When requesting a demolition permit, three (3) sets of plans approved by the Board, modified in accordance with the above conditions, shall be submitted to the Planning Department. If all of the above-specified conditions are satisfactorily addressed, the plans will be reviewed for demolition permit approval. Two (2) sets will be returned to you for submission for a demolition permit and one (1) set will be retained for the Planning Department's file.

Dated this 10 day of Nov, 1998.

**HISTORIC PRESERVATION BOARD**  
City of Miami Beach, Florida

By: *Beeda Polonsky*  
Chairperson

Approved as to Form: *sa/s 11/4/98*  
Office of the City Attorney (Initials/Date)

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