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REIMAGINING AN ICON

HPB FINAL SUBMITAL

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History - Miami Modernism

“MiMo is not a single style, but rather a confluence that includes the world-renowned Resort glamour of Morris Lapidus, the sublime Subtropical Modernism of Igor B. Polevitzky, and the flamboyant Latin infusion of Enrique Gutierrez. The common denominator is a time – the heady decades after the war – and a place – the subtropical environs of South Florida... It was realized in architectural form by acute angles, boomerangs and trapezoidal forms. Subtropical Modernism also employed elements associated with the International Style of architecture that included glass walls and low-slung lines, flat roofs and wide eaves and free-flowing interior spaces.”

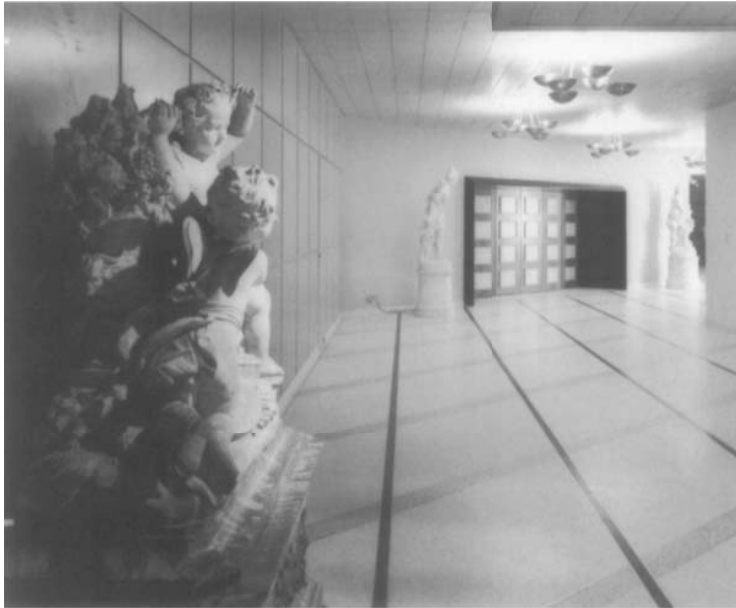
Randall Robinson and Teri D'Amico, *MiMo: Miami Modern Revealed*, 2004



Shelborne Hotel by Polevitzky & Russell Architects, 1940-41



Bacardi Building with murals, Enrique Gutierrez, 1973



Floor design at entrance to ballroom at Fontainebleau Hotel by Morris Lapidus, 1954



Column design and lobby interior at Eden Roc Hotel lobby by Morris Lapidus, 1956

History - Delano - "Nothing Finer"

"Opened for its first season only a year ago -- on December 15 -- The Delano already occupies a unique and leading place among Miami Beach's many new hotels. It contains 206 rooms, three lavish penthouse suites, top to bottom air-conditioning, a beautiful cocktail lounge known as the Zodiac Room which features television and novelty entertainment, a patio pool and cabana area beside the blue Atlantic."

The Sentinel, "Only One Year Old, Delano Already Occupies Leading Place in Miami Beach," December 15, 1949



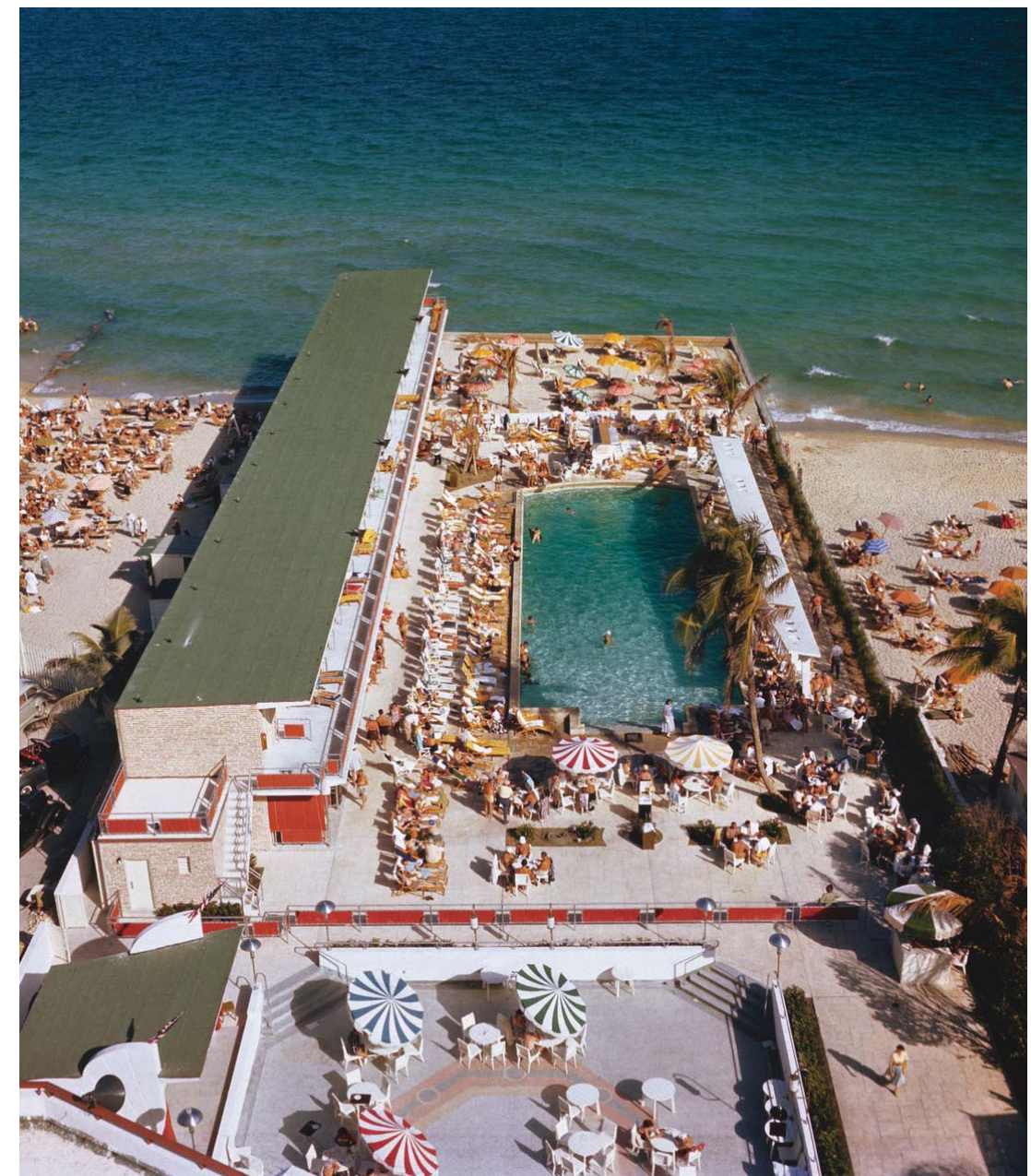
Delano graphics, 1958-59



Striped awning at east elevation, c. 1950s



Painted boxed windows at original Delano facade



Original Delano pool and pool deck design

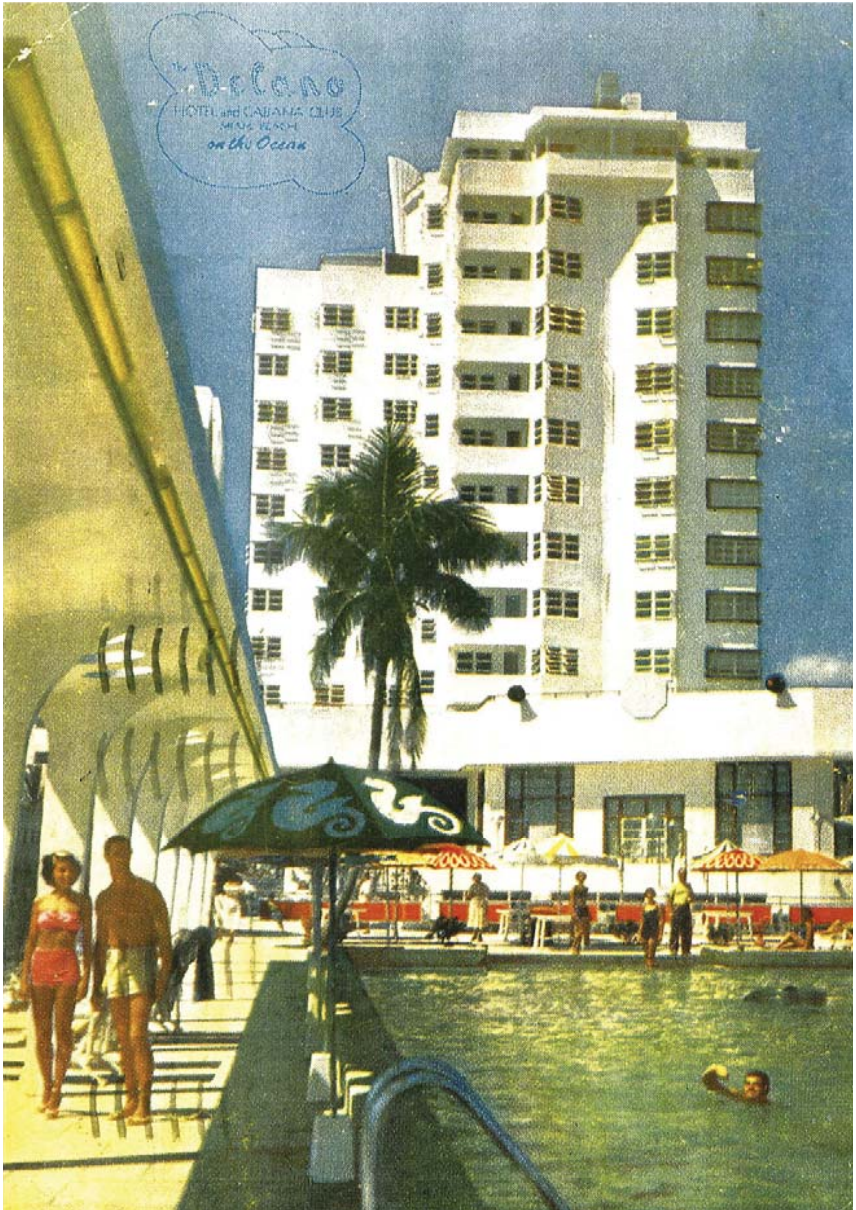
History - B. Robert Swartburg



B. Robert Swartburg

Swartburg, a leading modernist architect in Miami, was born in Bucharest, Romania in 1895 and immigrated to the United States with his parents when he was a child. He studied architecture at Columbia University and received additional architectural training at the American Academy in Rome and the Ecole des Beaux Arts in Paris. Although Swartburg designed structures in Miami in the mid 1920s, his most prominent work dates from 1944, when he made the City his permanent home, to his retirement in 1972. His designs embodied the functional simplicity of the post-war styles that dominated Greater Miami in the 1950s and 1960s.

D'Amico, Teri and David Framberger, editors; *"Beyond the Box, Mid-Century Modern Architecture in Miami and New York."*



Postcard for The Delano, 1949



Delano lobby



Vagabond Motel Miami Beach, 1953



Postcard for The Marseilles, 1948

History - Philippe Starck - The 90s



Philippe Starck apple, The Delano Miami



Philippe Starck

“The legacy of surrealism is interesting: the possibility making reality absurd was very liberating and fertile. The tension, the explosion, the spark from this telescoping is brilliant. We can find it in the example of quartz when pressed to obtain electricity. **If you rub two stones together that are completely contradictory, a third element will spring from it.**”

Philippe Starck, "Impression d'Ailleurs" Editions de L'Aube by Philippe Starck with Gilles Vanderpooten



Lobby at Delano Hotel by Philippe Starck photographed in 2007



Shallow end of the Delano Hotel pool by Philippe Starck

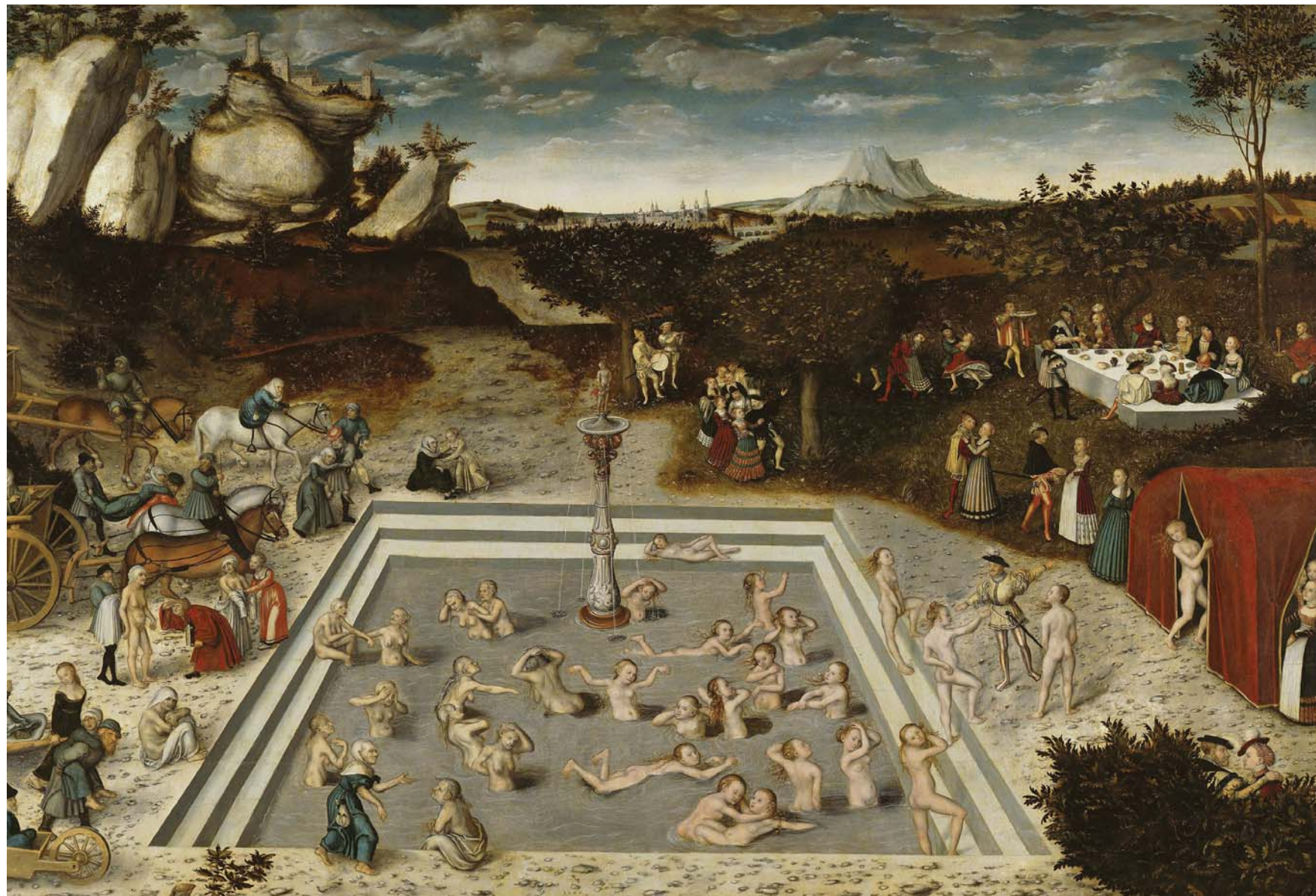


Madonna celebrates her 37th birthday at the Delano, 1995

The Fountain of Youth

".. 16th-century Spanish explorer Juan Ponce de León was obsessed with the Fountain of Youth. This obsession led him to discover Florida.."

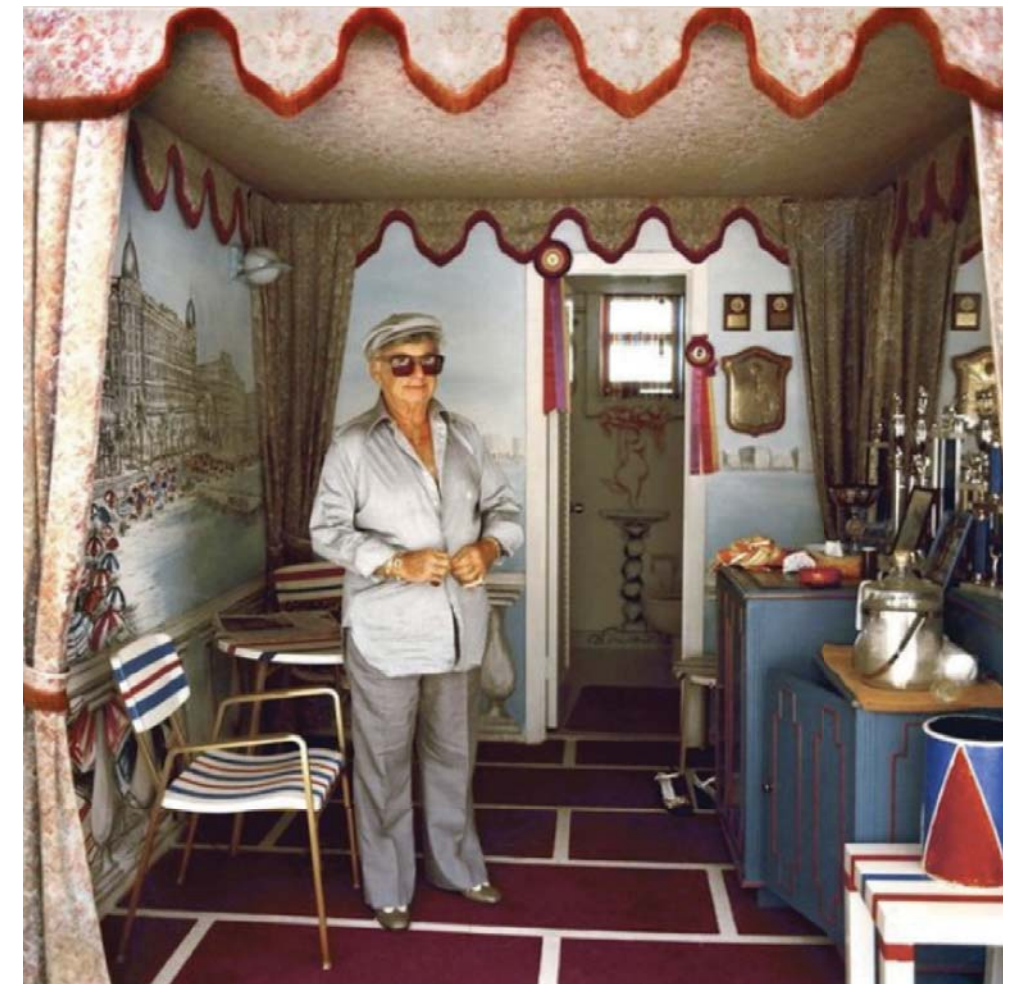
Sam Anderson, *Searching for the Fountain of Youth*, NY Times, October 24, 2004



Lucas Cranach the Elder, the Fountain of Youth, 1546

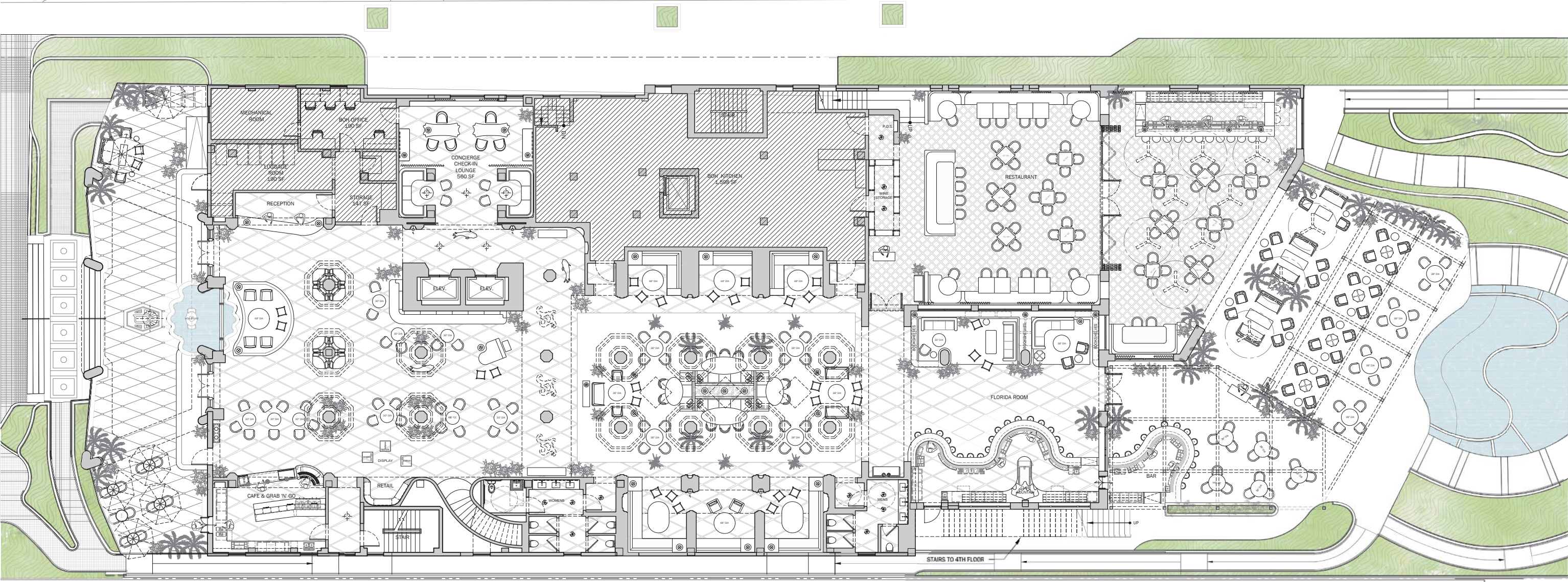


Cocoon, 1985



The Last Resort, 2018

Ground Floor - Floor Plan



For illustrative purposes

Entry - Existing Terrazzo Flooring with Diamond Pattern



Existing terrazzo flooring at entry terrace



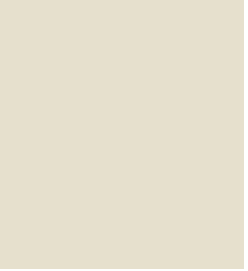
Facade - Proposal to Reintroduce Accent Paint Details



Delano facade with painted boxed windows and window frames



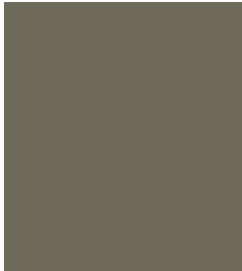
Colors for illustrative purposes



Facade color



Painted accent (Color 01)



Painted accent around boxed window frame (Color 02)

Entry - Proposal to Replicate Original Mullions at Entry



Original entry doors and mullions

Delano facade facing Collins Avenue

Entry - Proposal to Increase Entry Door Height

Proposed "wing" entry door hardware



Proposed increased entry door height one mullion above existing



Proposed metal framed entry doors



Original mullions at entry doors

Entry - Proposal to Add Fountain at Existing Planter Location



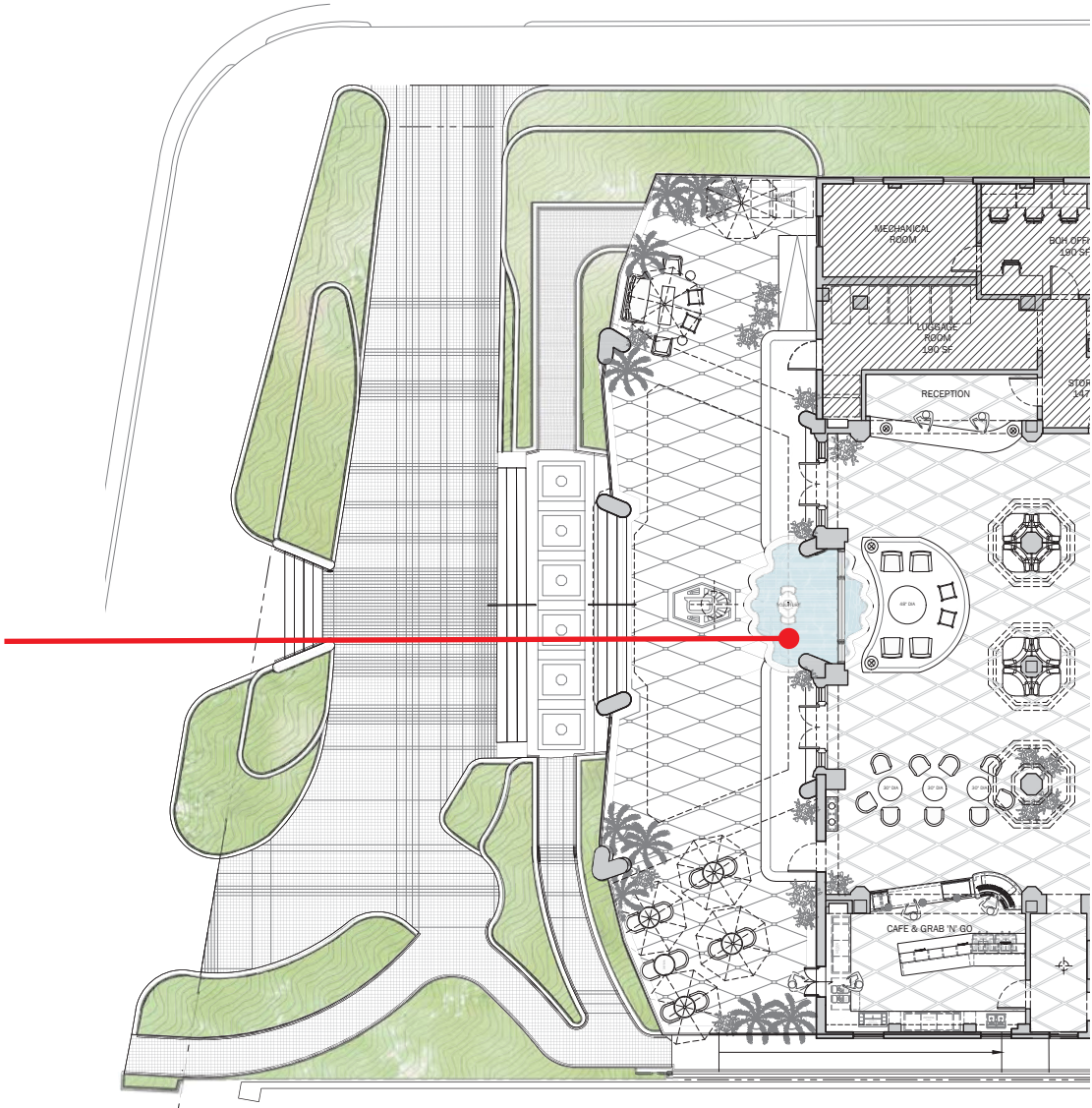
Existing entry planter



Existing entry planter



Fountain at the Vagabond Motel designed by Delano architect Robert Swartburg, Miami Beach, 1953



Entry - Proposals - Call Out



Delano signage to remain at building spire



Reintroduce accent paint details at facade



Entry door height to be increased by one mullion



Original signage location to be replicated

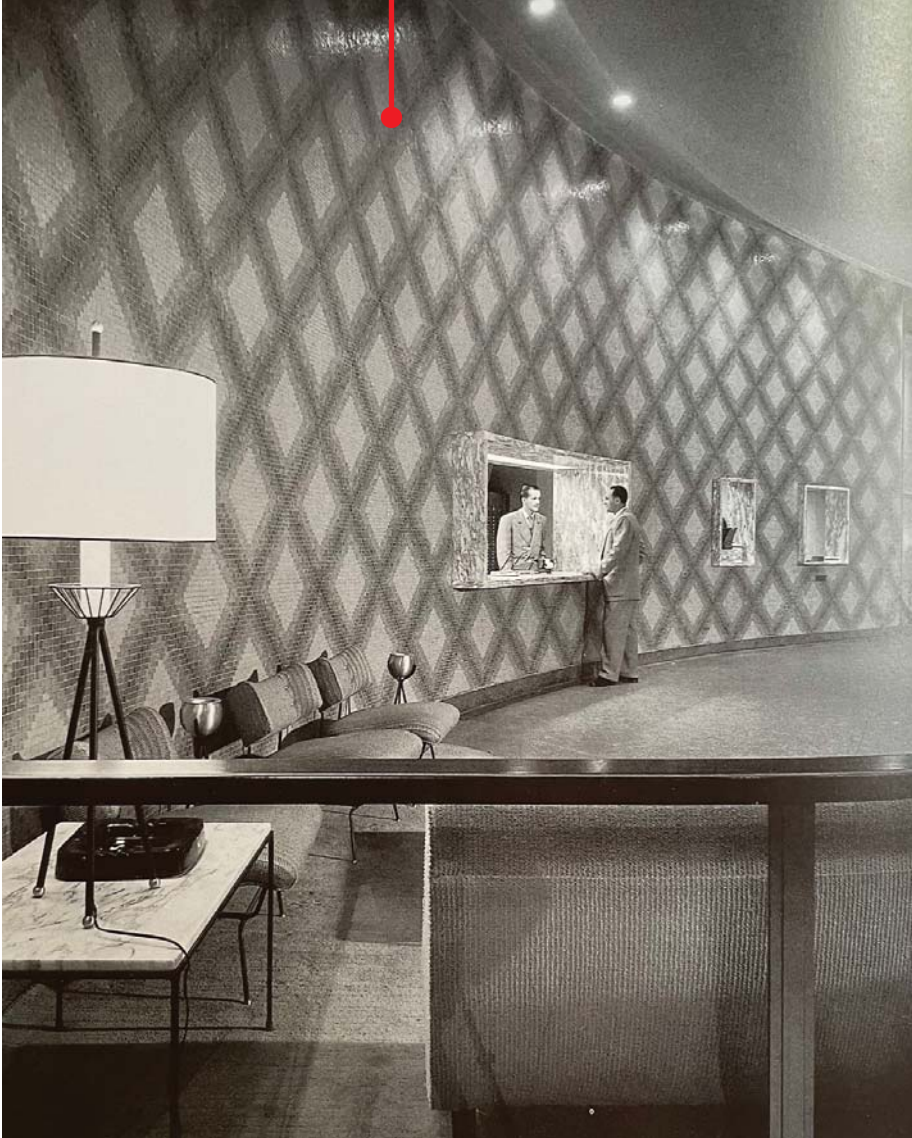


Fountain at existing planter location

Final paint colors TBD

Lobby - Diamond Pattern Precedents

Miami 1950s diamond pattern



Entrance lobby at the Algiers Hotel at 26th and Collins Ave designed by Morris Lapidus, 1953

Diamond pattern at existing terrazzo



Existing terrazzo at Delano entry

Diamond pattern by Starck



Wood panel wall designed by Philippe Starck, Delano renovation, 1995

Lobby - Diamond Pattern Flooring Precedents

1930s Miami diamond pattern and scale floor reference



Diamond floor pattern at the Nunally Building, Lincoln Road designed by Kiehnel & Elliot, 1936

Miami floor pattern reference



Floor design at entrance to ballroom at Fontainebleau Hotel by Morris Lapidus, 1954

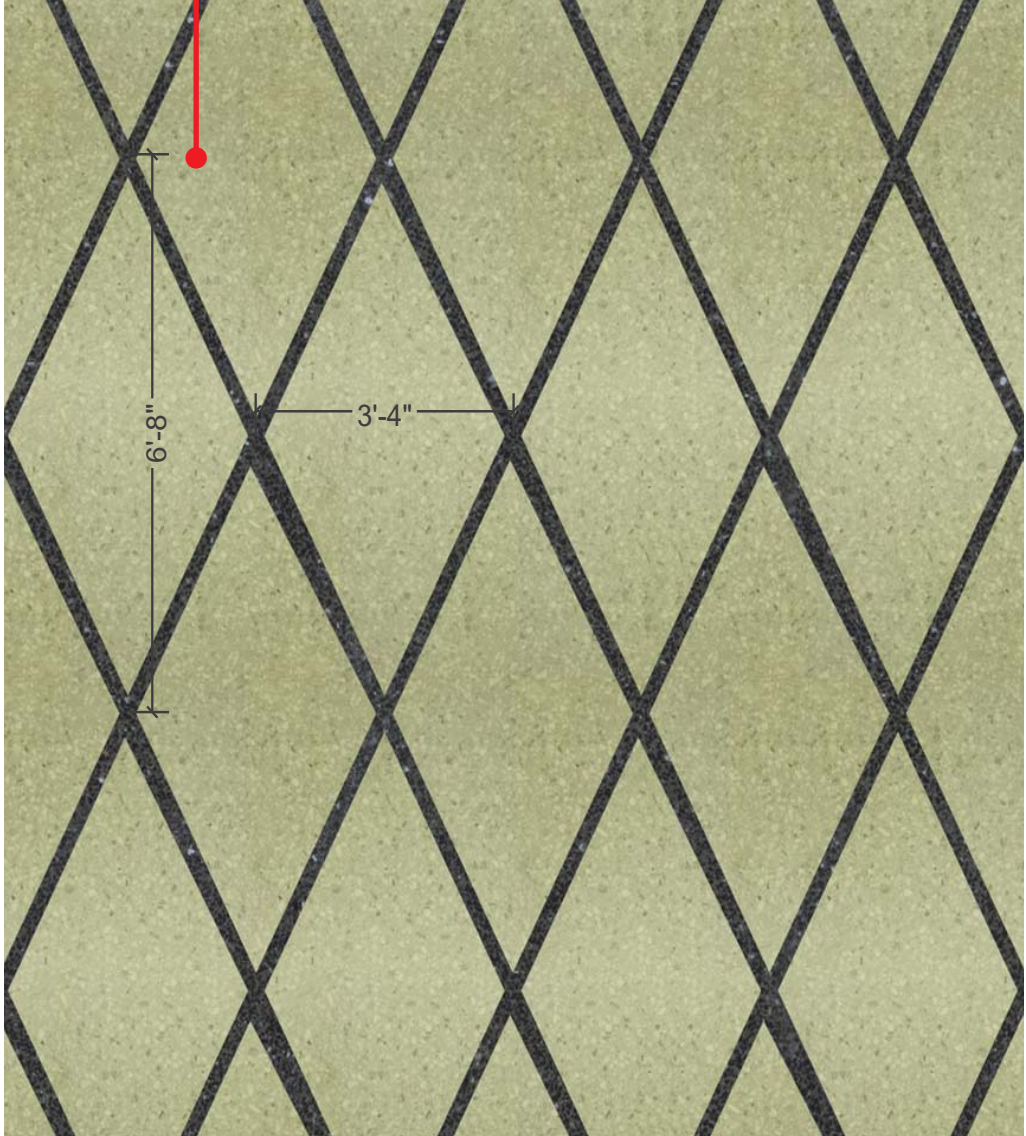
Lobby - Proposed Terrazzo Flooring in Diamond Pattern

Rendered view of proposed floor pattern



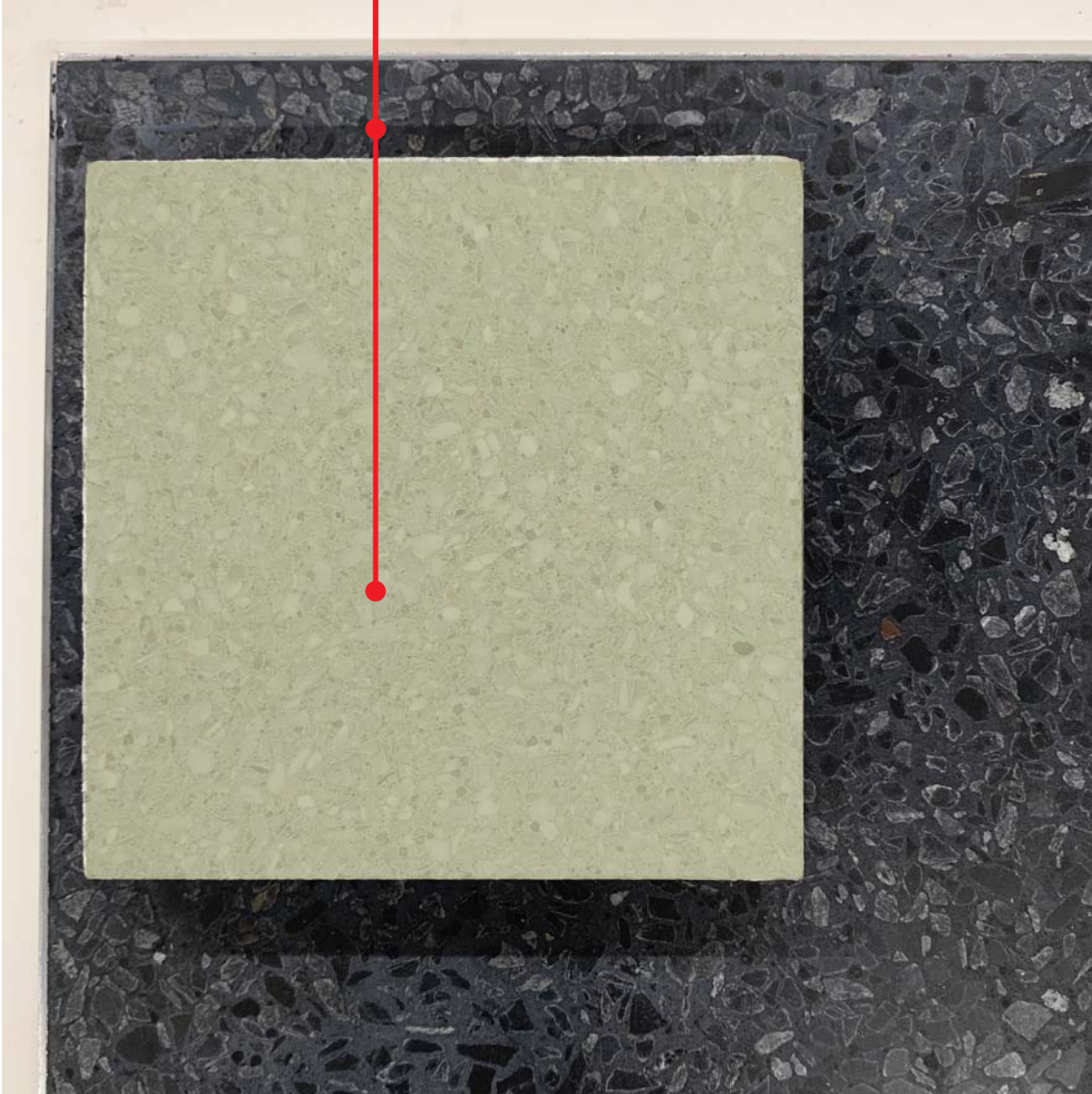
Proposed diamond floor pattern in situ

Proposed floor pattern in green terrazzo



Proposed two-toned terrazzo diamond floor pattern. Scale to be similar to the diamonds at the entry porch. The overall diamond size is 3'-4"x6'-8". The darker lines vary in thickness from 2" to 3 1/2" to create a subtle variation for a hand made look.

Light green terrazzo ground + dark green terrazzo outline



Materials

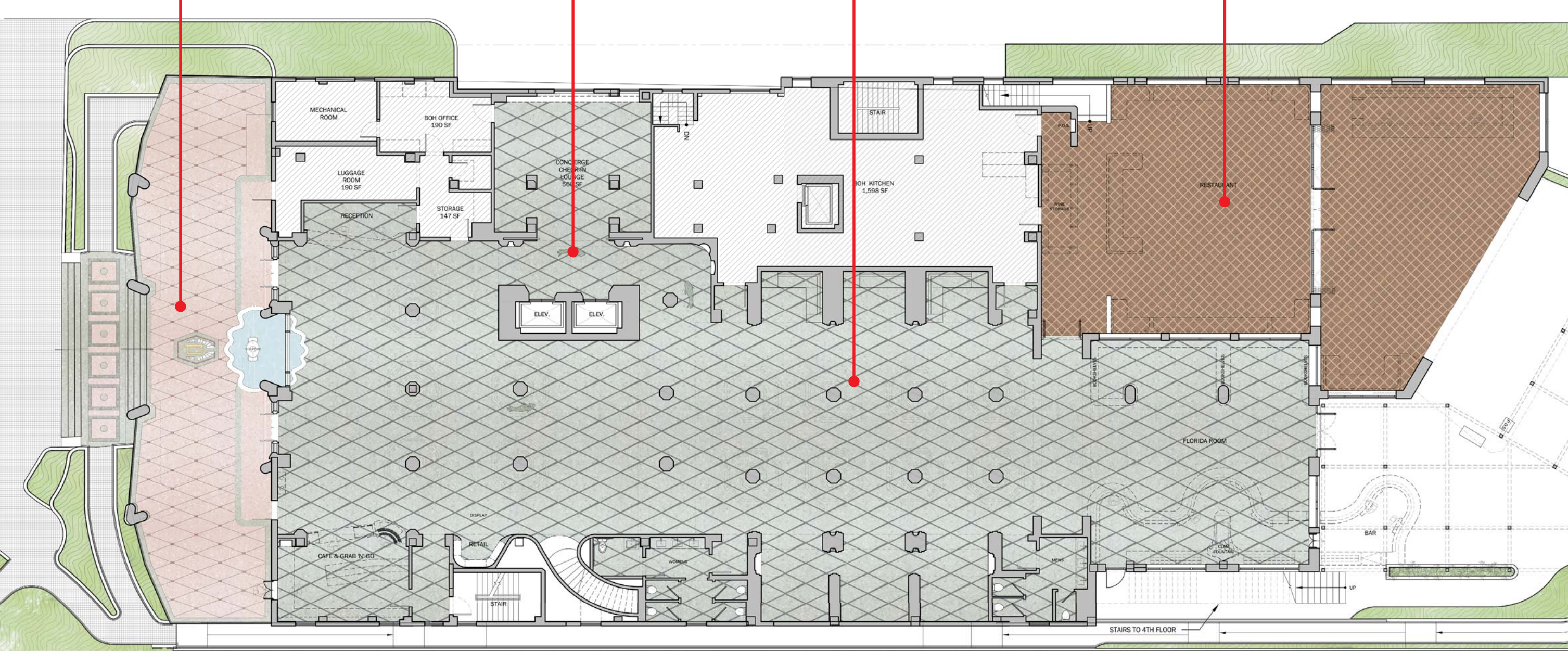
Lobby - Floor Finishes Plan

Original terrazzo flooring to remain

Proposed terrazzo inlay

Proposed terrazzo flooring

Proposed wood parquet

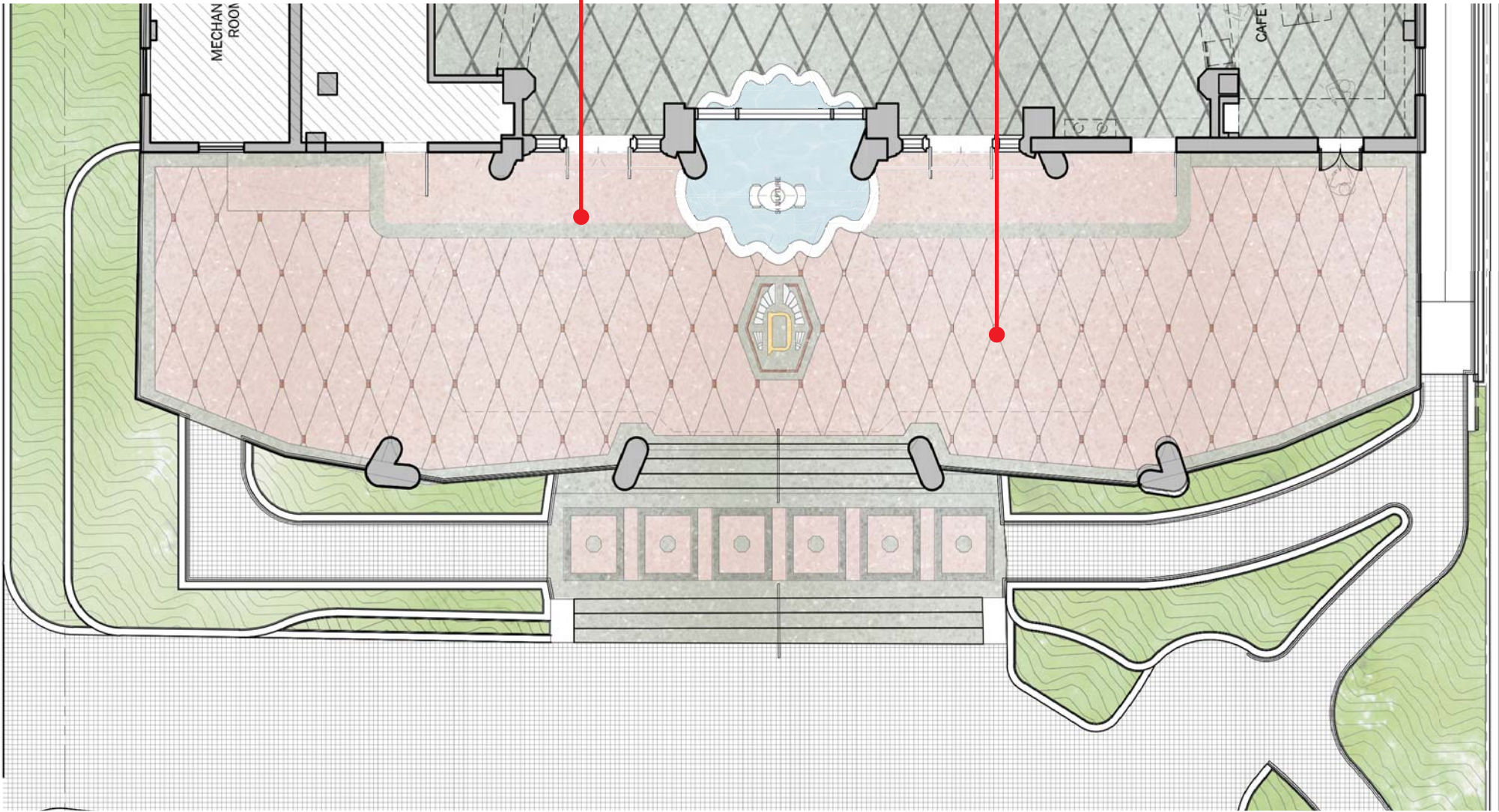


For illustrative purposes

Entry - Enlarged Floor Finishes Plan

Proposed terrazzo steps and ramp for ADA access to match existing terrazzo

Original terrazzo flooring to remain



For illustrative purposes

Lobby - Proposed octagonal lit ceiling cove at columns

Octagonal ceiling cove at columns reference



Historic interior of the Delano lobby

1940s reference for cove light detail at column



Morris Lapidus column design recessed into the ceiling, 1940

Reference for obscured glass at ceiling cove



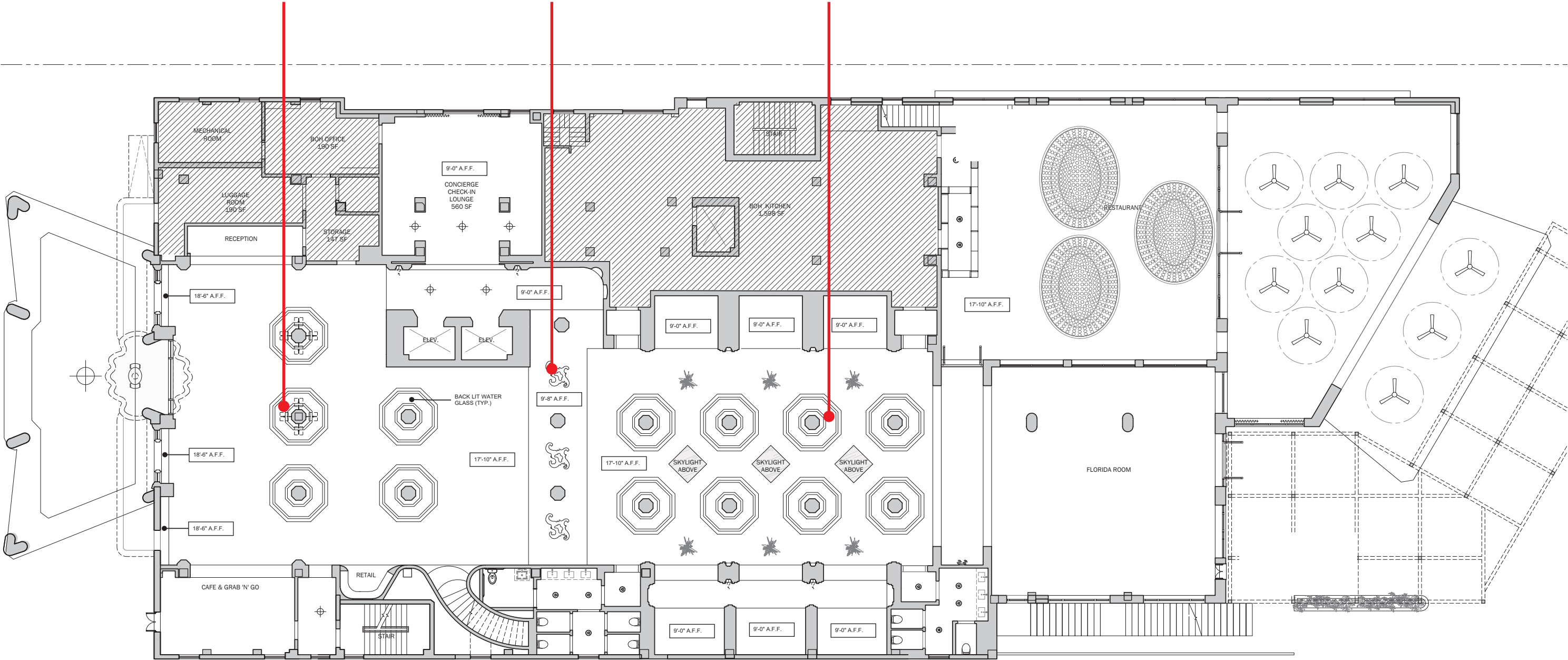
Water glass light concept

Lobby - Reflected Ceiling Plan

Proposed octagonal lit cove

Proposed decorative relief plaster detail

Proposed octagonal lit cove



For illustrative purposes