



HISTORIC PRESERVATION BOARD
CITY OF MIAMI BEACH
HPB17-0176

1685 COLLINS AVENUE HOTEL
MIAMI BEACH, FL

INTERIOR DESIGNER

SHAMSHIRI

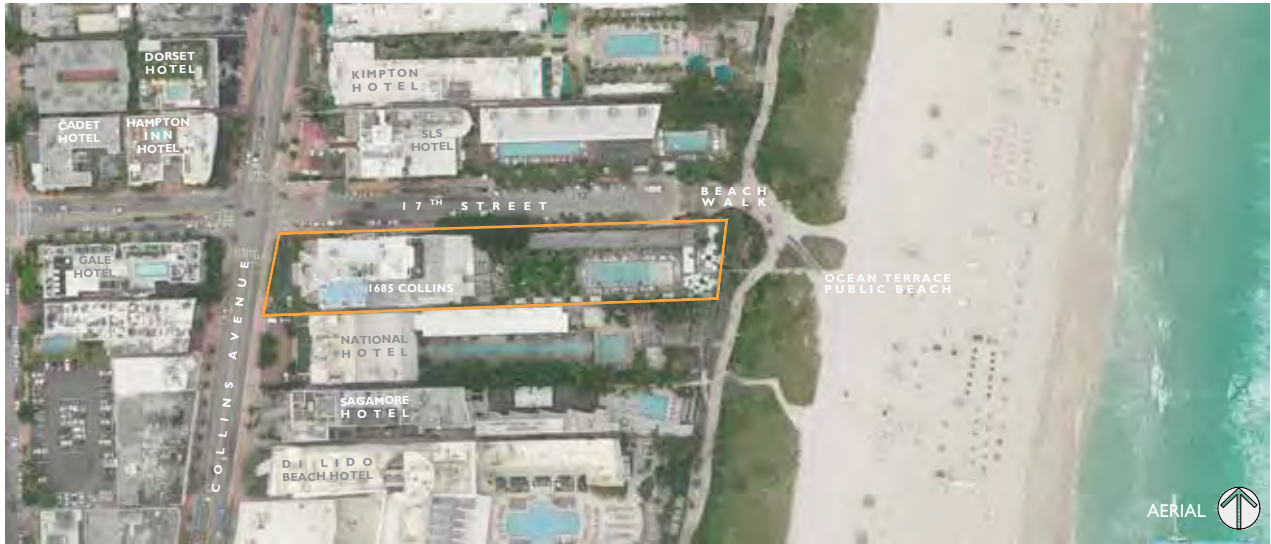
ARCHITECT
STUDIO
MCG
ARCHITECTURE

LANDSCAPE ARCHITECT

jungles

THE USE OF "DELANO HOTEL" HEREIN IS FOR EASE OF REFERENCE, AND DOES NOT SIGNAL ANY AFFILIATION WITH THE DELANO BRAND OF LUXURY AND LIFESTYLE HOTELS

CONTEXT VIEWS

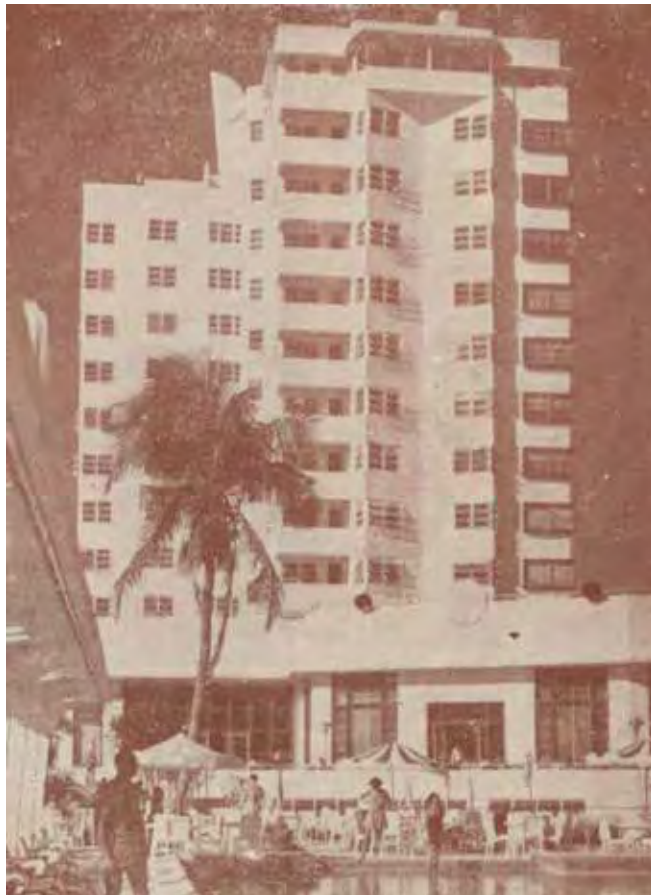


EAST FACADE



WEST FACADE

THE DELANO: ICONIC VERTICAL COLOR BANDS ON ELEVATIONS



DELANO HOTEL EAST ELEVATION



DELANO HOTEL WEST ELEVATION



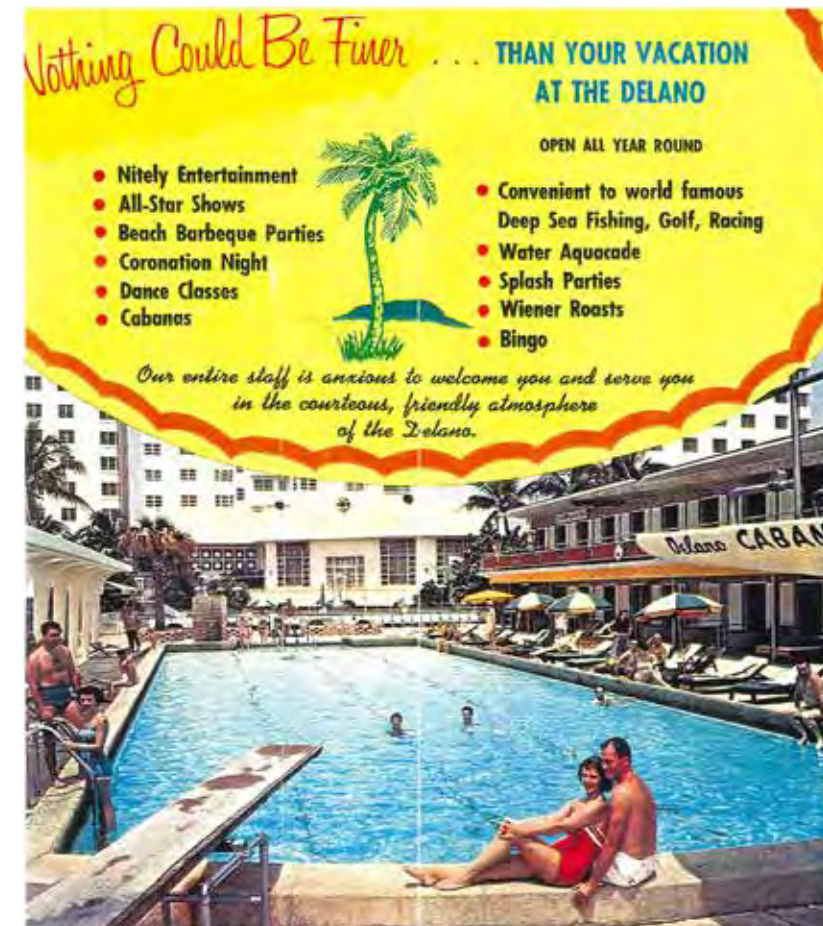
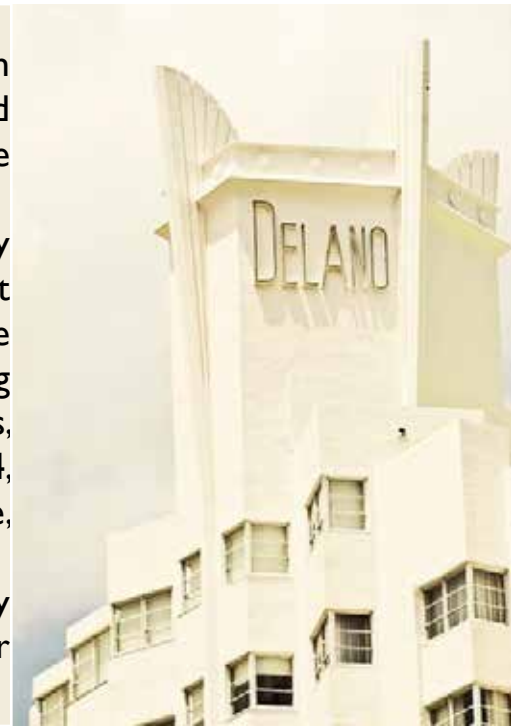
ROBERT SWARTBURG

B. ROBERT 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.



THE DELANO LOBBY
Elegant, pleasant and very comfortable. The Presidential Lounge is a starly meeting place before and after dinner.



THE ZODIAC COCKTAIL LOUNGE
The intimate Delano cocktail lounge has an incomparable decor in which to enjoy your favorite drinks, mixed the way you like them.

THE DELANO: COLORFUL AND ECLECTIC INTERIORS

Terrace Room

Our finest contribution to an enchanting holiday. Your choice of studio or bedroom with private terrace overlooking the azure Atlantic.

Truly among the best accommodations to be found along Florida's famed Gold Coast.

Bedroom

Large airy guest rooms, beautifully furnished. Every one a corner room, air conditioned for summer and steam heated on brisk days... circulating ice water, radio, and all the little appointments that top flight hotel service demands. (TV on request.)



DELANO LOBBY

FAMOUS Blue Room

Truly superb dining. TOPS in the cuisine and service that won us the NATIONAL MERIT AWARD for high standards of cleanliness and achievement in preparation of food that makes every meal a delightful surprise.

Cocktail Lounge

Refined gaiety and merry laughter are found here... from noon 'til 2 a.m., where you wander in and out as the spirit moves... nightly entertainment.



DELANO BLUE ROOM



DELANO OLD LOBBY

Garden

Coffee Shop — informal for brunch or quick snacks. Convenient meeting place for the finest foods... at very reasonable prices.

Zodiac Room

The incomparable Zodiac Room casts a magic spell for the cocktail hour and after-dark glamour. The enchanting music and exotic decorations form a lavish backdrop for the Lady Fair... celebrated guest stars and sophisticated entertainment for your pleasure... night after night.

DELANO IN 90'S AND EARLY 2000'S



DELANO MAIN ENTRANCE



PHILIPPE STARCK APPLE



PHILIPPE STARCK



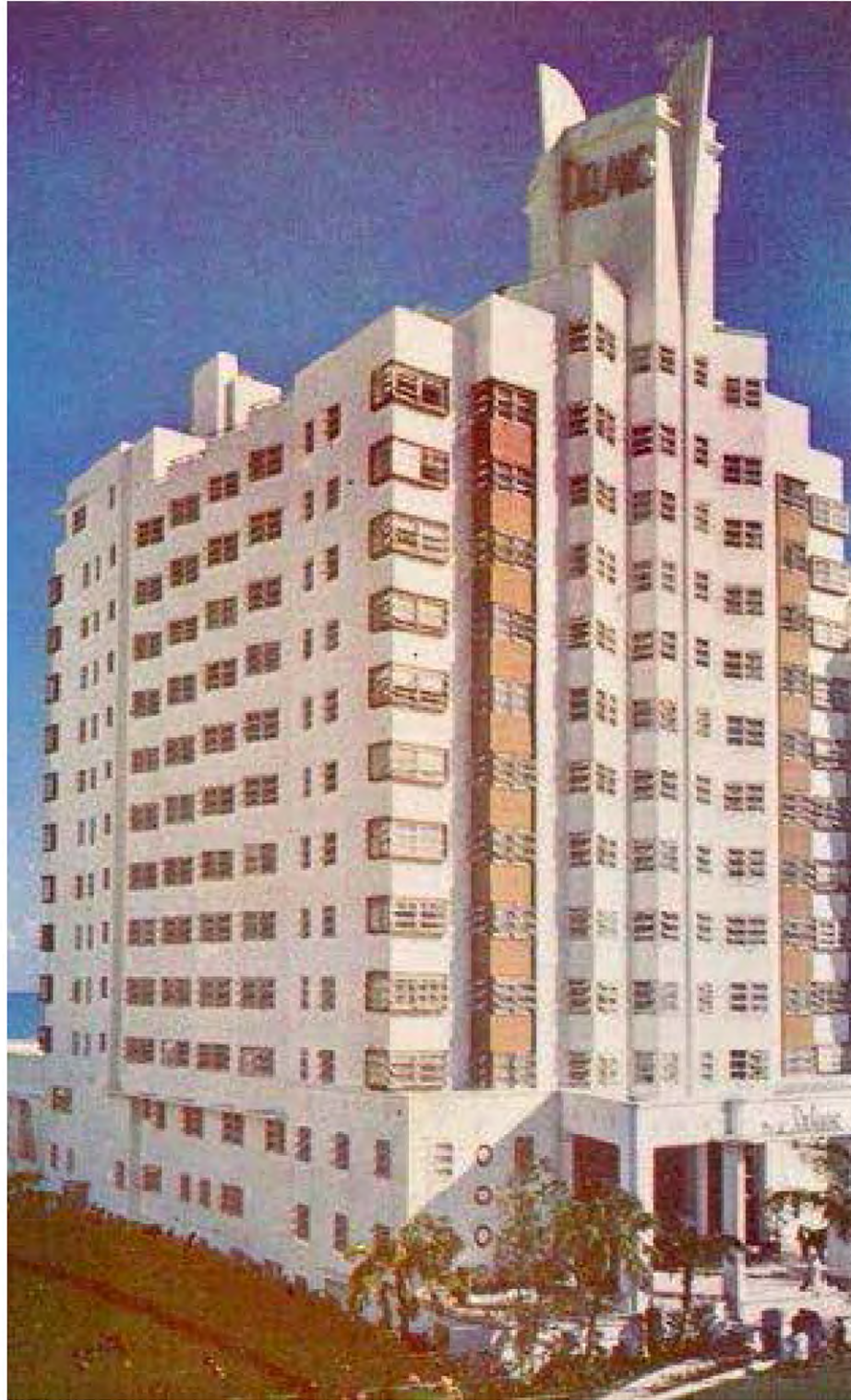
LOBBY AT DELANO HOTEL 2007



SHALLOW END OF DELANO HOTEL POOL

FRONT FACADE PROPOSAL. RESTORING ORIGINAL VERTICAL PAINT SCHEME

HISTORIC FACADE



DELANO HISTORIC FRONT FACADE WITH VERTICAL BANDS AND ACCENT COLORS

MODIFIED FACADE 1990'S



DELANO STARK WHITE FACADE WITH REMOVED ACCENT COLORES 1990-2000'S

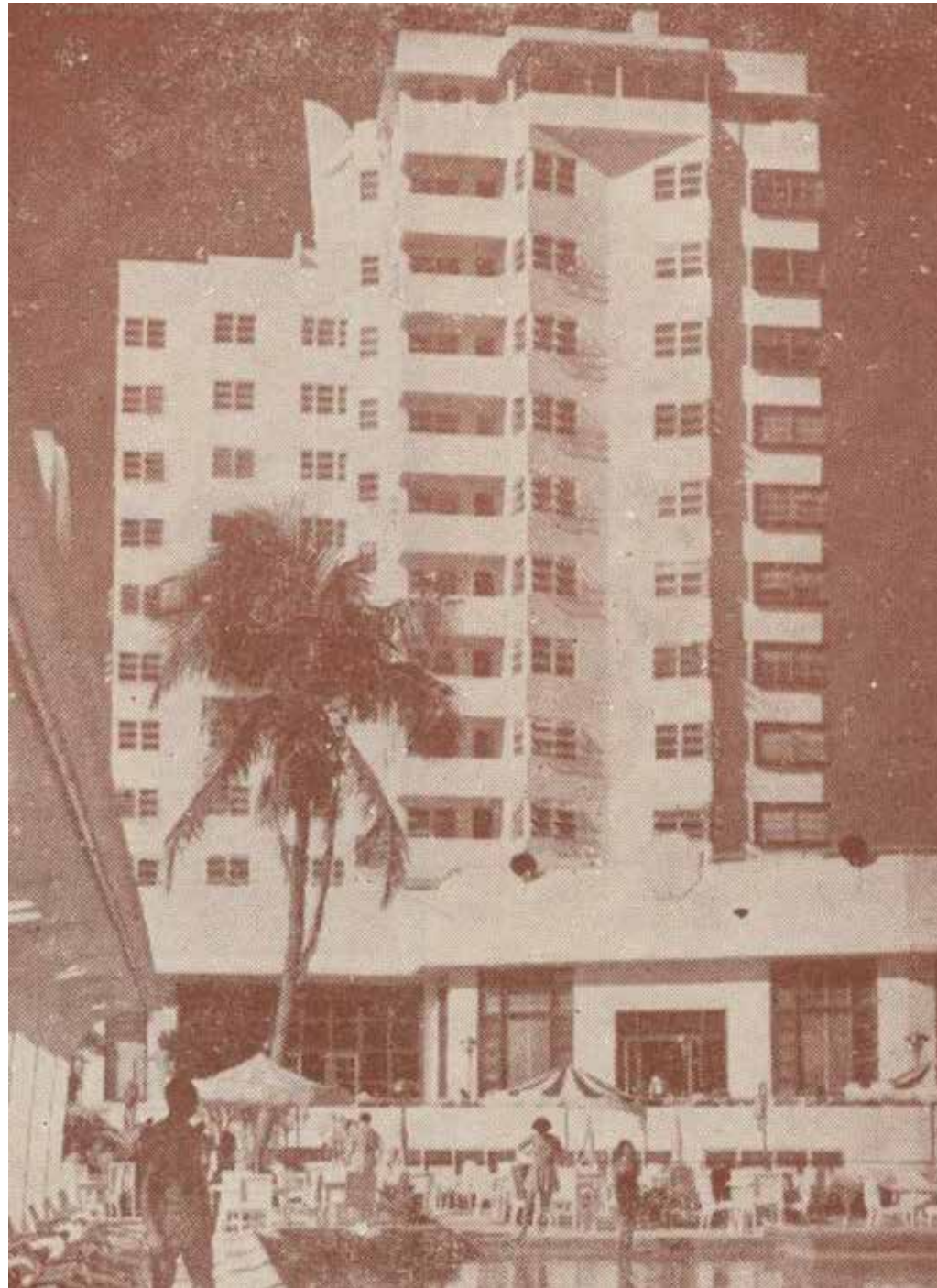
PROPOSED 2022 FACADE



DELANO PROPOSED FRONT FACADE WITH RESTORED PAINT SCHEME SIMILAR TO HISTORIC

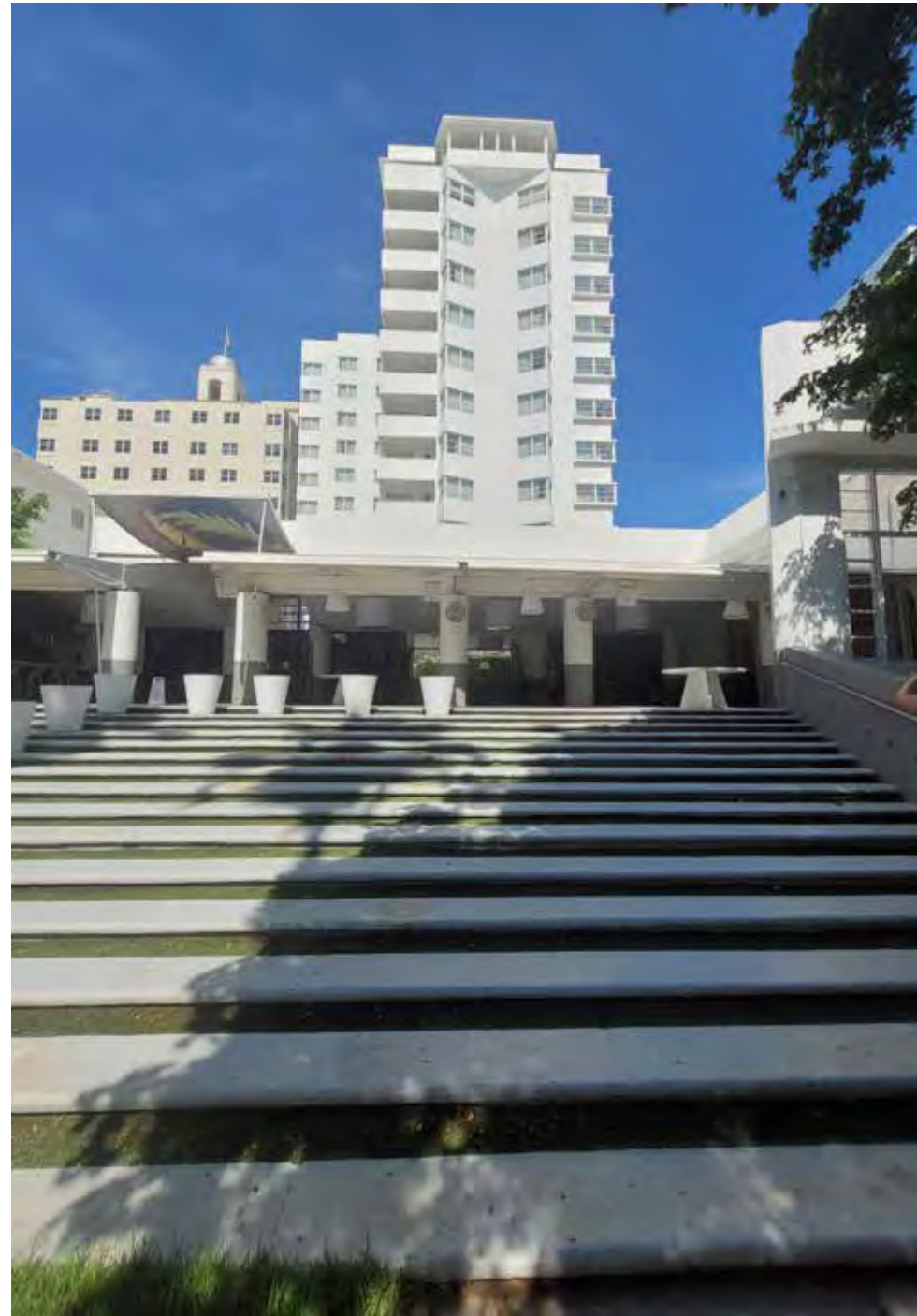
REAR FACADE RENOVATION. RESTORING HISTORICAL DINING TERRACE

HISTORIC FACADE



ORIGINAL DINING TERRACE OVERLOOKING POOL AND OCEAN

MODIFIED FACADE 1990'S



90'S RENOVATION OF REAR FACADE, GRAND STEPS, RECONFIGURATION OF REAR BALLROOM

PROPOSED 2022 FACADE



RECONSTRUCTION OF REAR FACADE AT BALLROOM AND DINING TERRACE

LOBBY RENOVATIONS
BRINGING BACK OCTAGONAL COLUMNS AND
REBUILDING BACK THE MAZZANINE

DELANO LOBBY IN 90'S



ORIGINAL BRIDGE AND OCTAGONAL COLUMNS RECONSTRUCTION



EXTERIOR RENOVATION SCOPE

- 1** Façade: Restoring façade including concrete remediation and reintroducing historic vertical bands and accent colors
- 2** Window Replacement: Replacing windows to meet current code while maintaining historic design aesthetic
- 3** Pedestrian Experience & Access: Modifying landscaping to engage with Collins Avenue and improving arrival access including ADA
- 4** Rear Terrace: Rebuilding Rear Yard Covered Dining Terrace



INTERIOR SCOPE OF WORK



- 1** Front Terrace: Restoring historic terrazzo
- 2** Columns: Removing non-historic columns covers and restoring octagonal columns
- 3** Mezzanine: Rebuilding historic mezzanine bridge

- 4** Mezzanine Connectivity: Relocating non- historic staircase
- 5** Lobby Flooring: Removing non-historic wood paneling and reintroducing terrazzo in lobby
- 6** Dining Terrace: Rebuilding section of historic dining terrace

FRONT TERRACE MODIFICATIONS



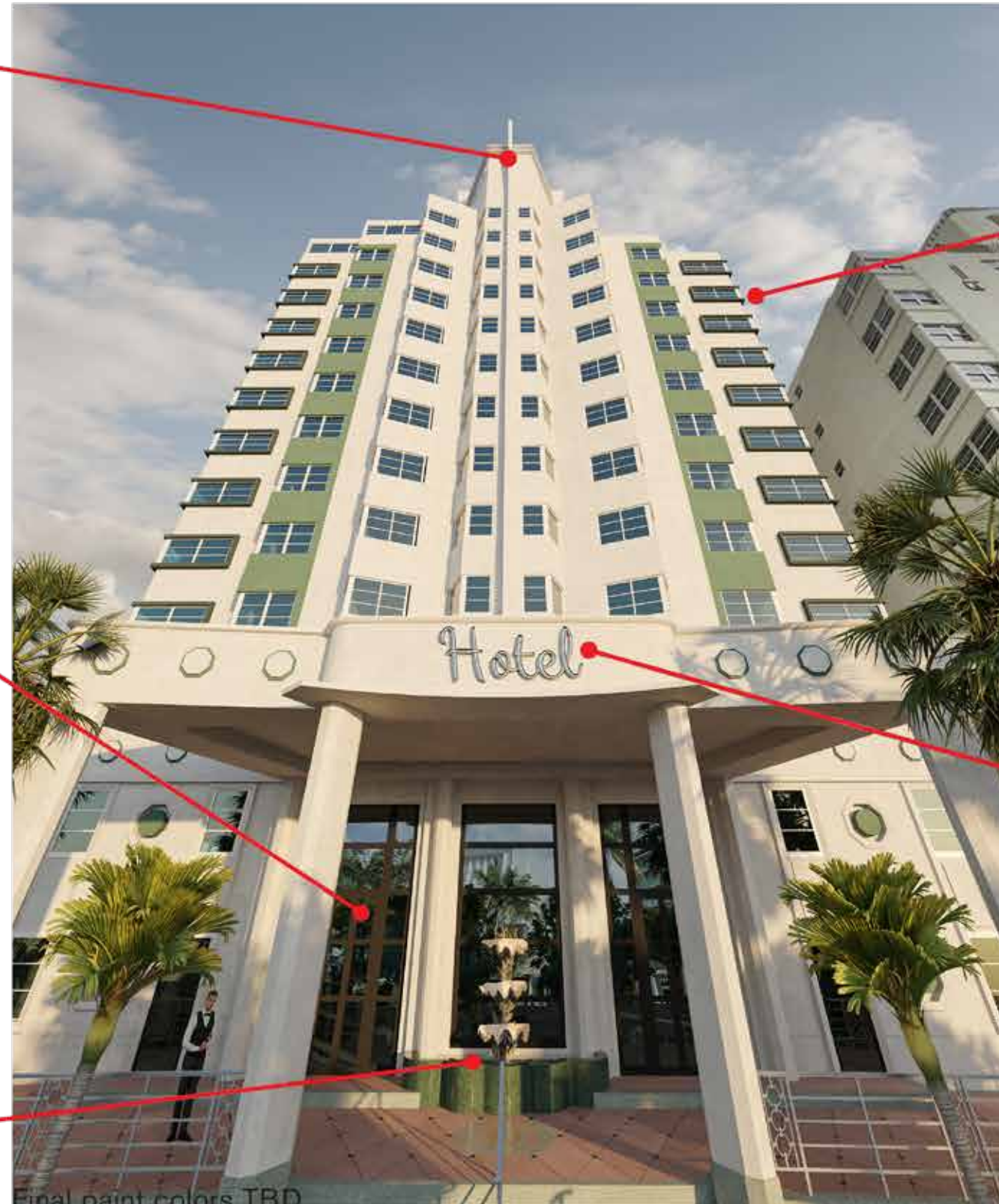
Delano signage to remain at building spire



Entry door height to be increased by one mullion



Fountain at existing planter location



Final paint colors TBD



Reintroduce accent paint details at facade



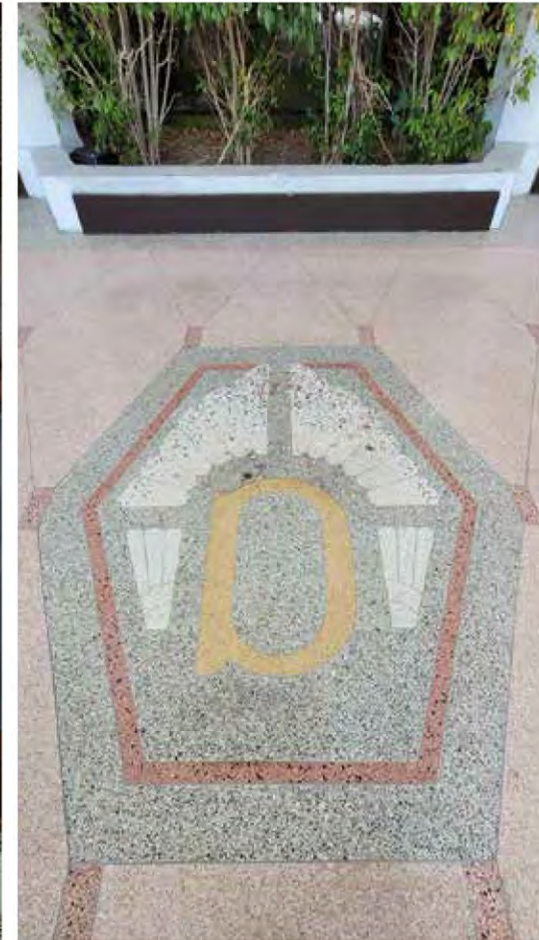
Original signage location to be replicated

EXISTING FRONT TERRAZZO FLOOR

EXISTING PHOTOS OF FRONT TERRACE TERRAZZO



EXISTING TERRAZZO FLOORING



EXISTING TERRAZZO MEDALLION

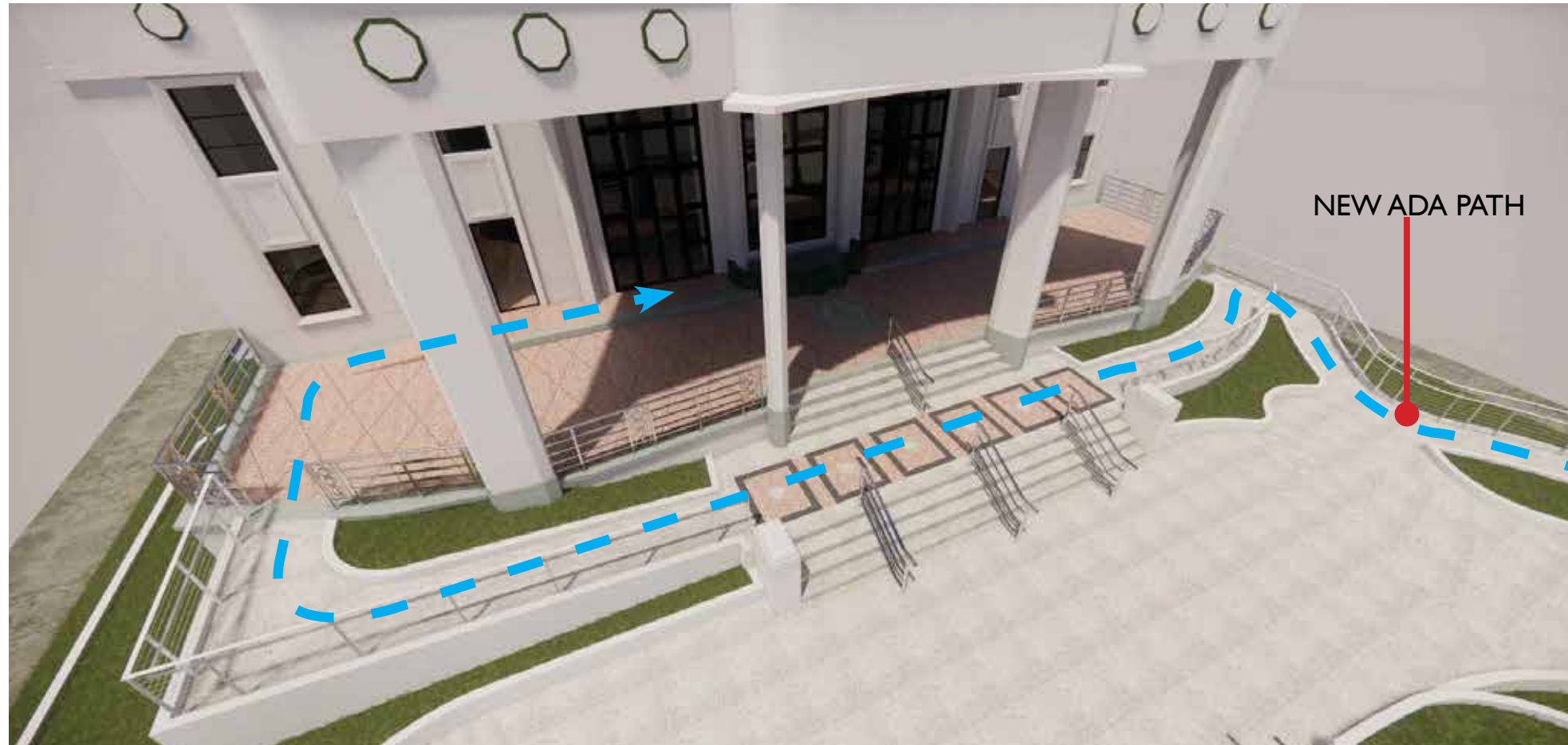


EXISTING TERRAZZO MEDALLIONS

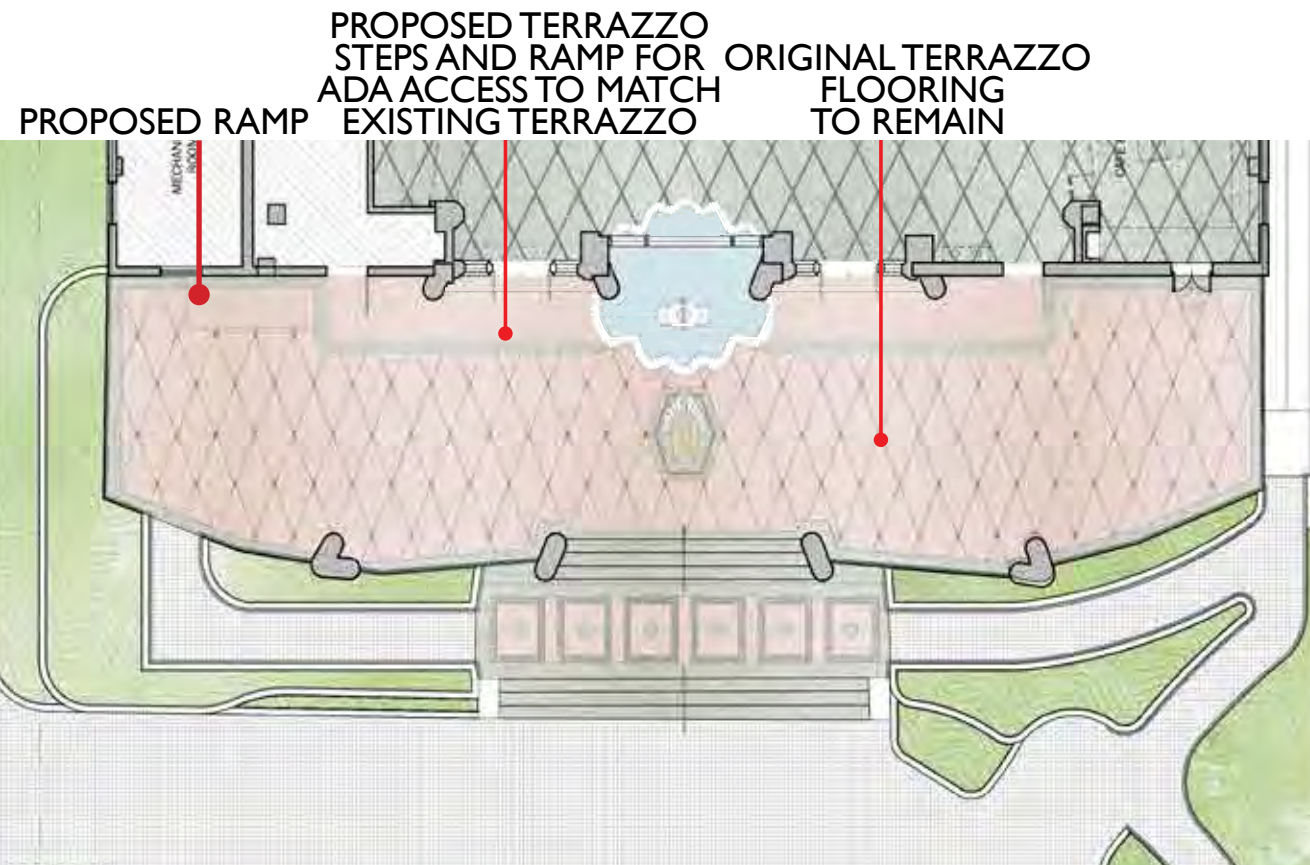


EXISTING TERRAZZO

PROPOSED FRONT TERRAZZO FLOOR



ADA PATH AT THE FRONT TERRACE

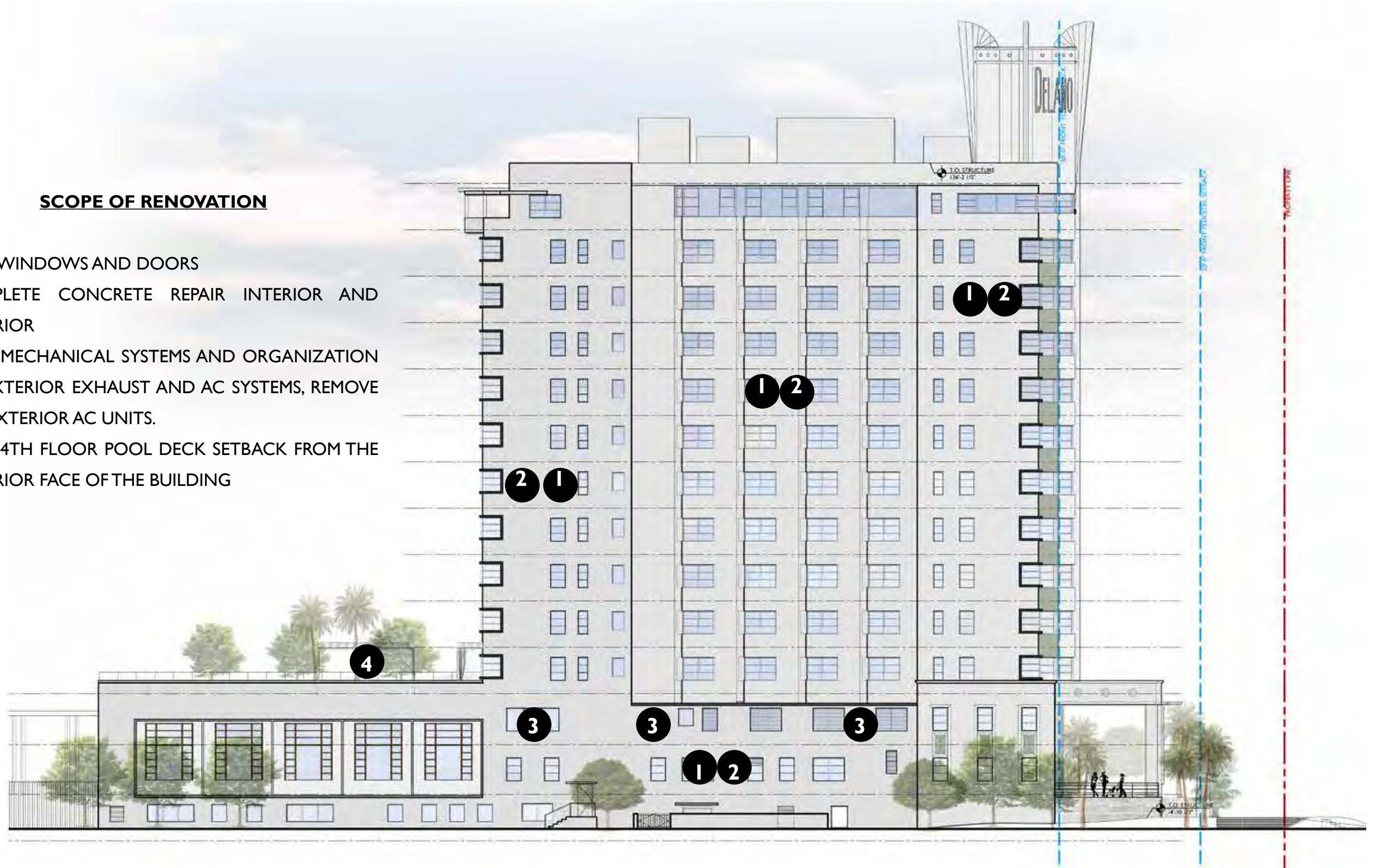


PROPOSED TERRAZZO AT THE FRONT ENTRANCE

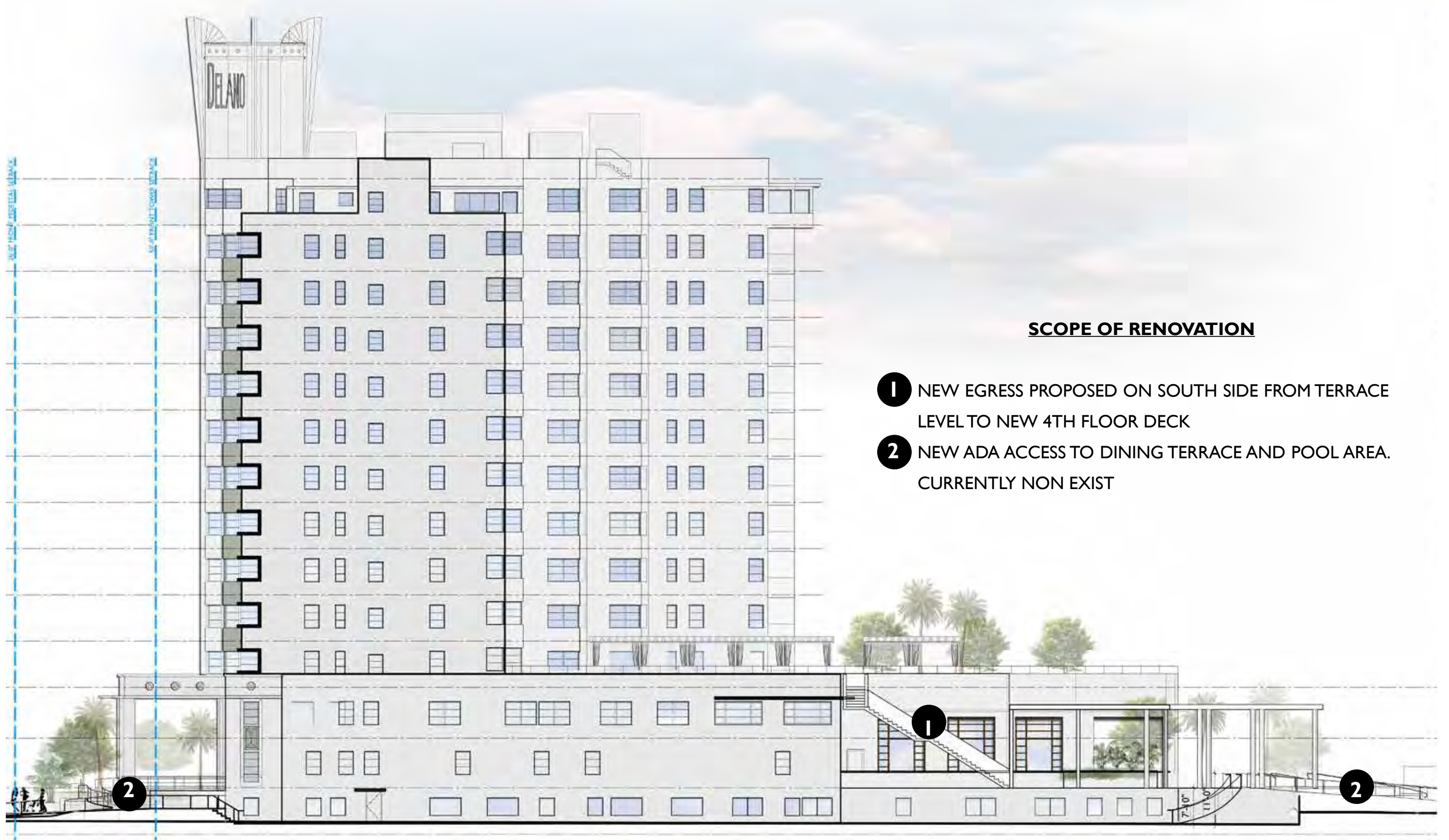
NORTH ELEVATION SCOPE OF RENOVATION

SCOPE OF RENOVATION

- 1 NEW WINDOWS AND DOORS
- 2 COMPLETE CONCRETE REPAIR INTERIOR AND EXTERIOR
- 3 NEW MECHANICAL SYSTEMS AND ORGANIZATION OF EXTERIOR EXHAUST AND AC SYSTEMS, REMOVE ALL EXTERIOR AC UNITS.
- 4 NEW 4TH FLOOR POOL DECK SETBACK FROM THE EXTERIOR FACE OF THE BUILDING



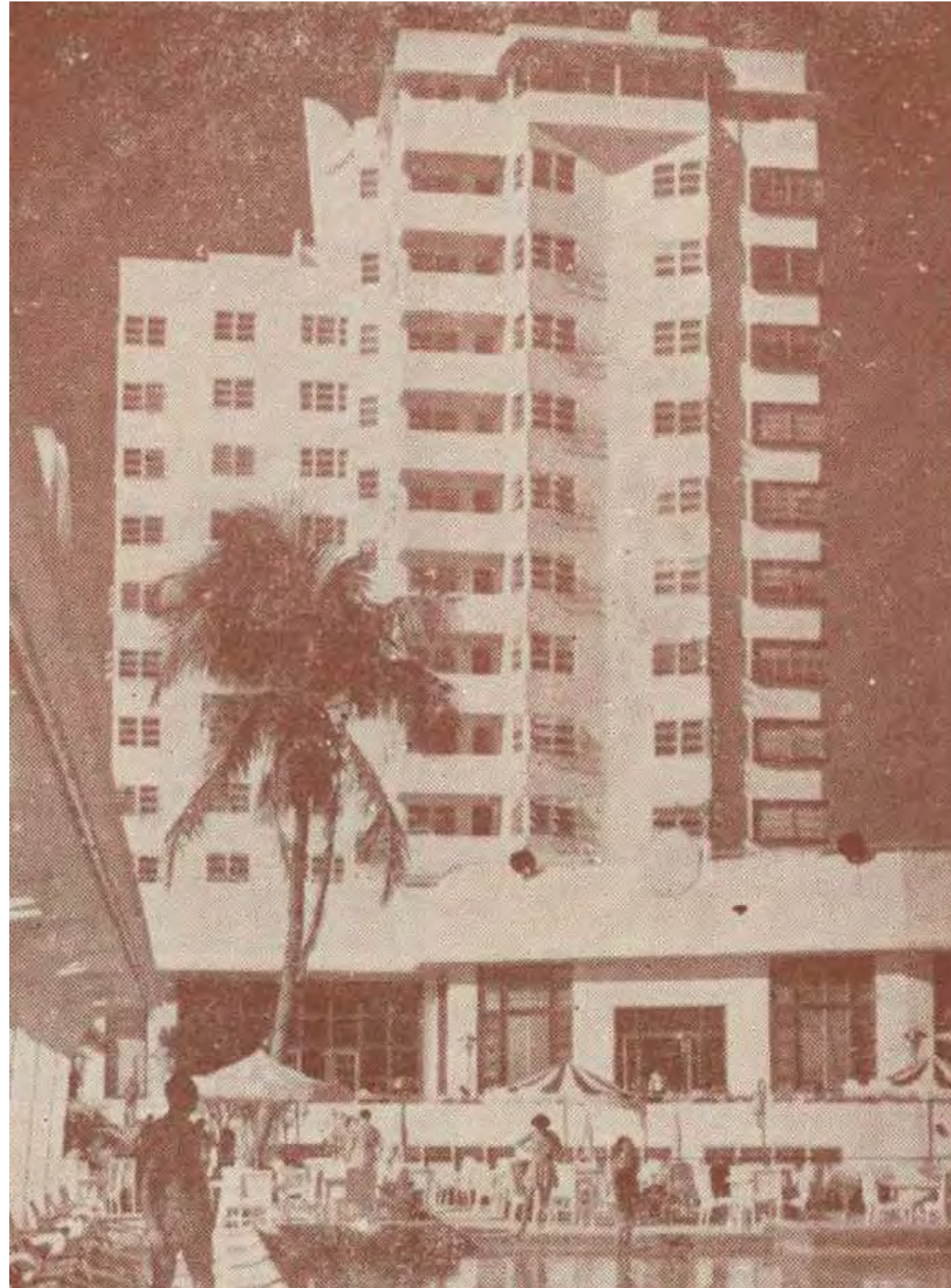
SOUTH ELEVATION SCOPE OF RENOVATION



SCOPE OF RENOVATION

- 1 NEW EGRESS PROPOSED ON SOUTH SIDE FROM TERRACE LEVEL TO NEW 4TH FLOOR DECK
- 2 NEW ADA ACCESS TO DINING TERRACE AND POOL AREA. CURRENTLY NON EXIST

HISTORIC EAST FACADE



EAST FACADE IN 90'S AND EARLY 2000'S



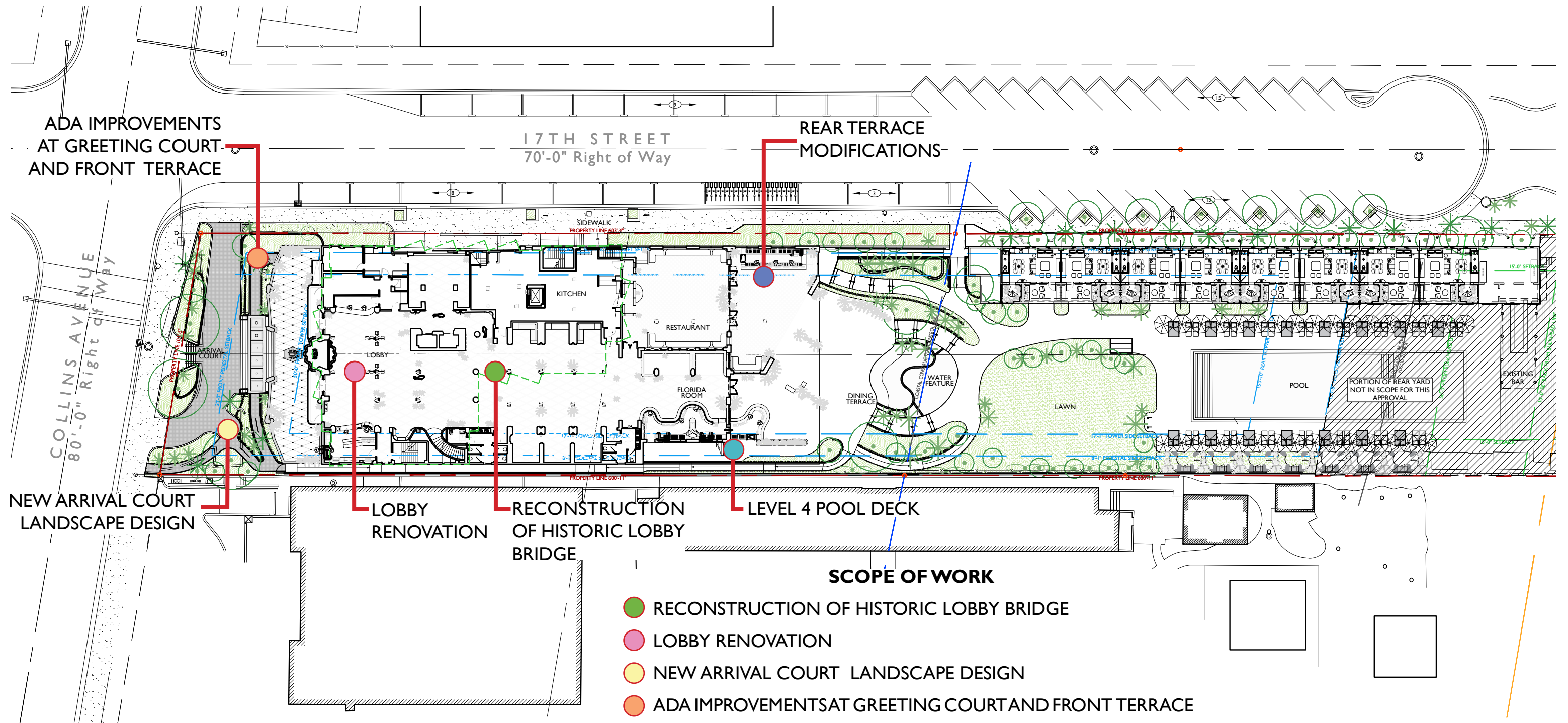
EAST RENDERING



SCOPE OF RENOVATION

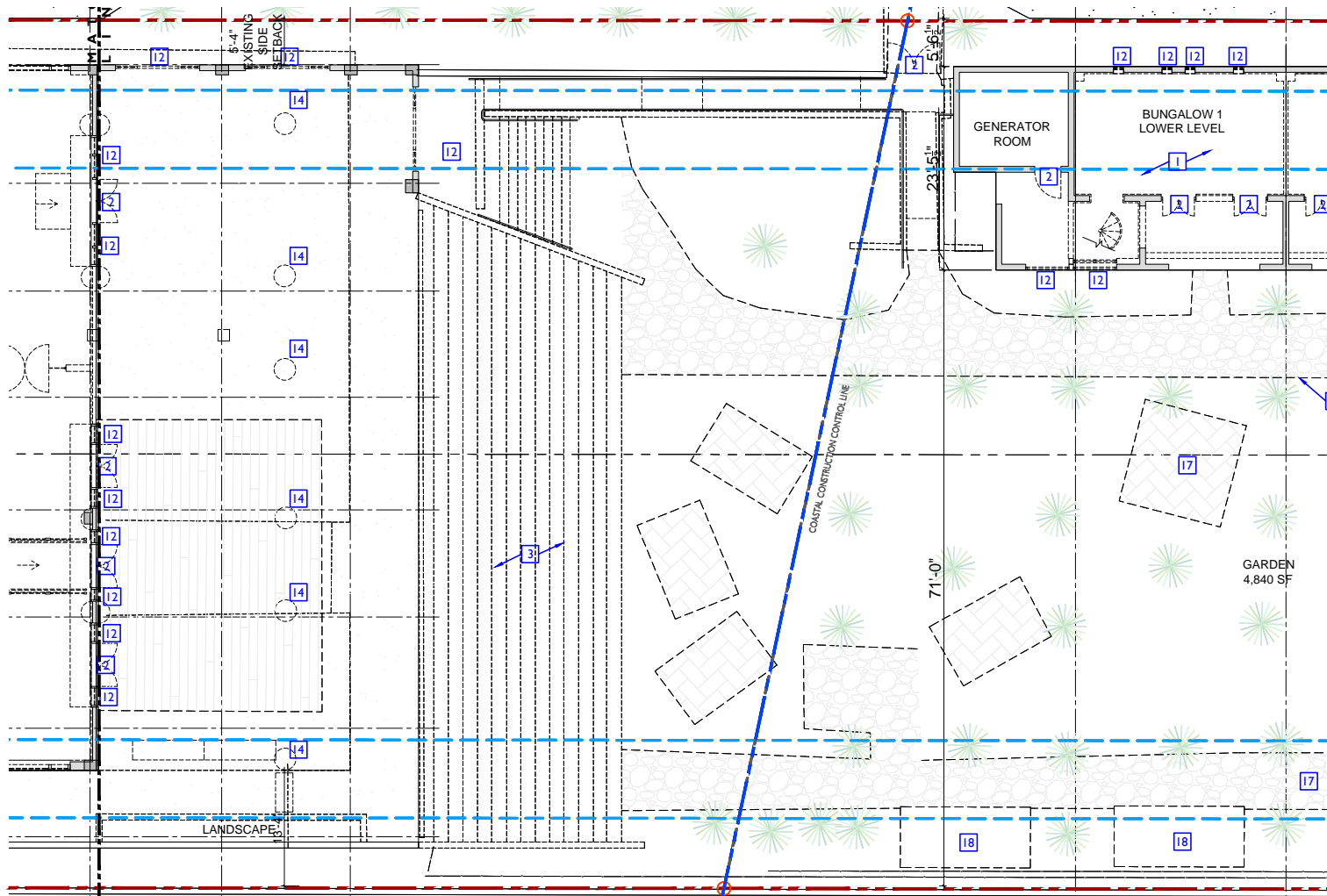
- 1** REBUILD OF HISTORIC DIAGONAL WALL OF REAR DINING WING
- 2** NEW TRELLIS WITH CANOPY OVER DINING TERRACE
- 3** NEW FOUNTAIN AND LANDSCAPE FEATURES

SITE PLAN

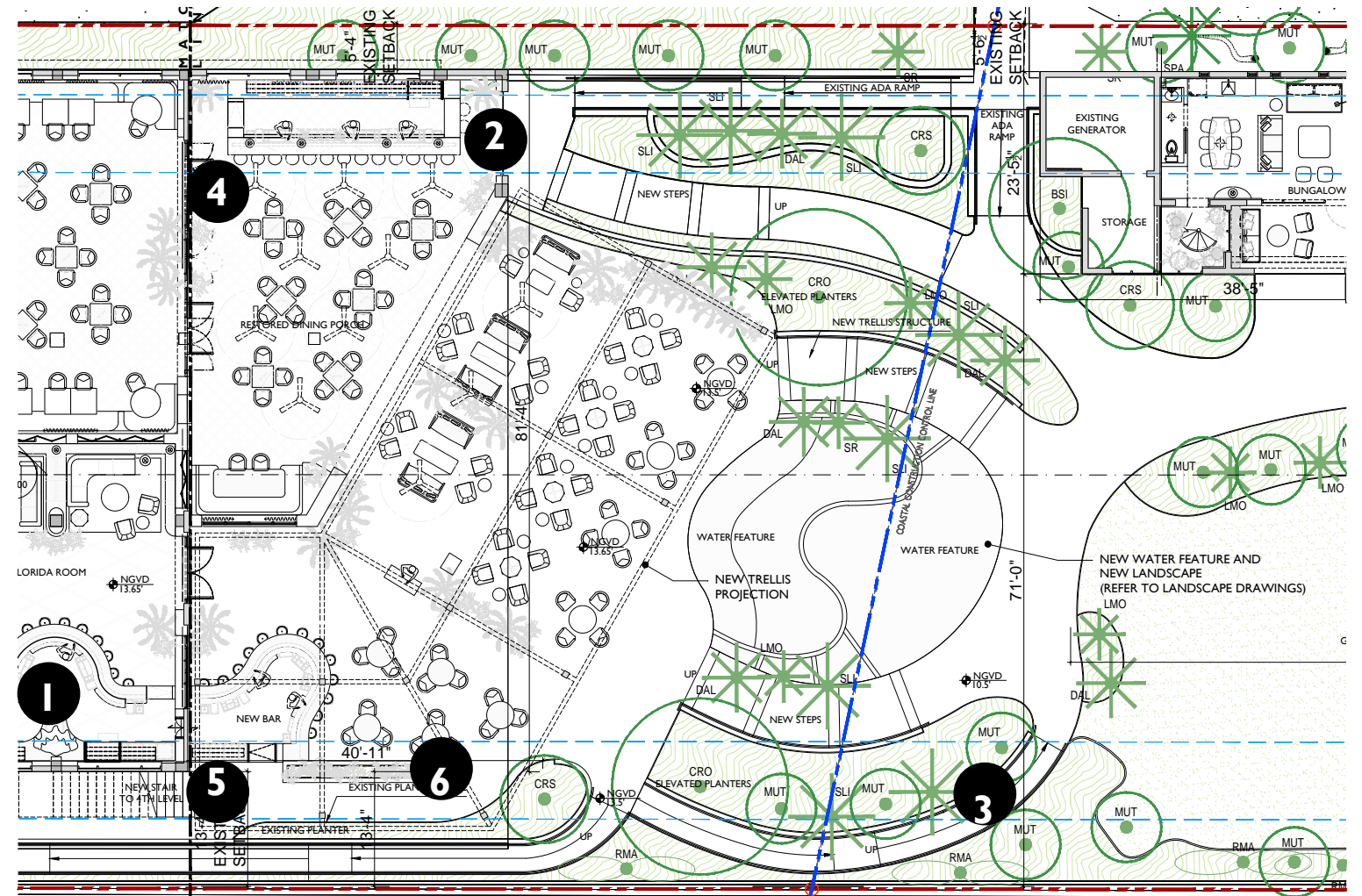


REAR TERRACE RENOVATION

EXISTING TERRACE PLAN



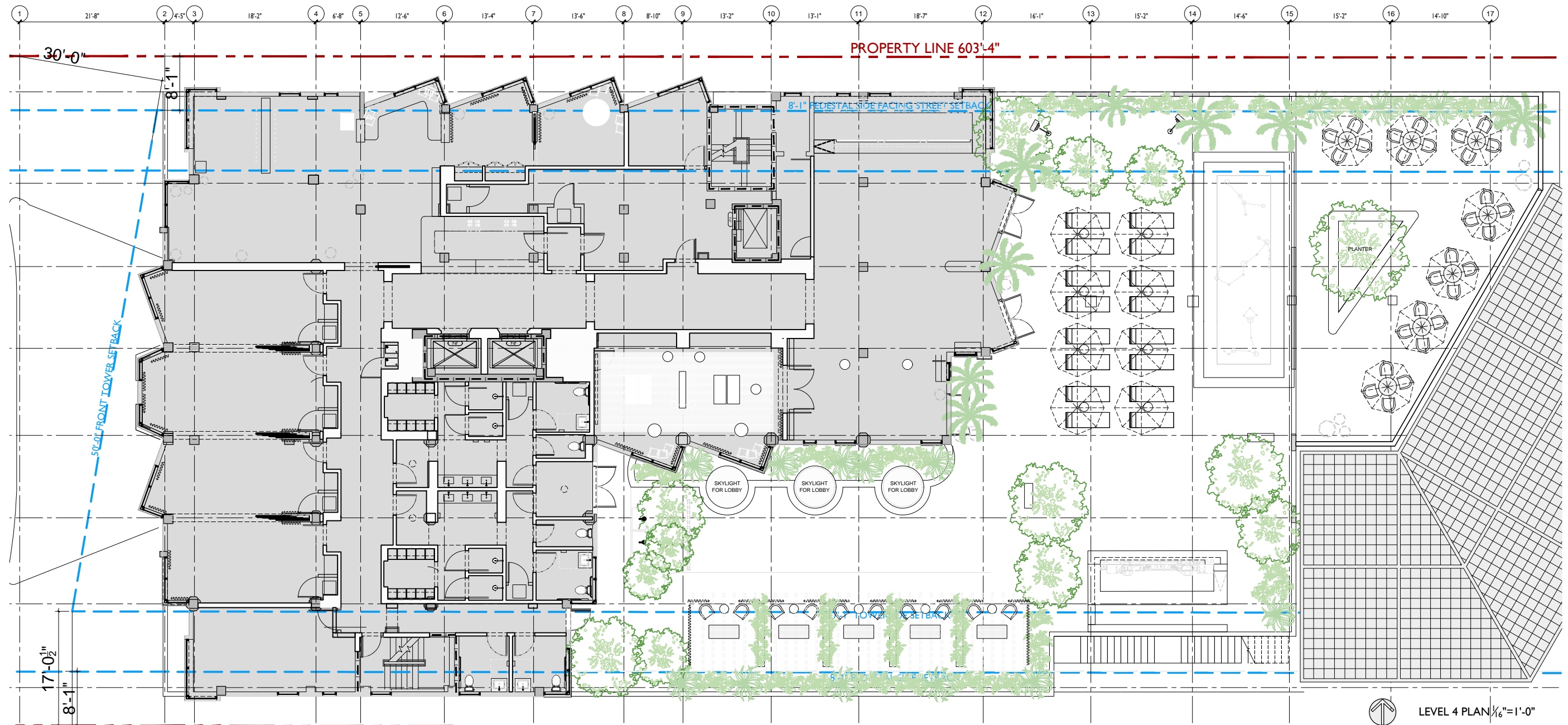
ENLARGED TERRACE PLAN



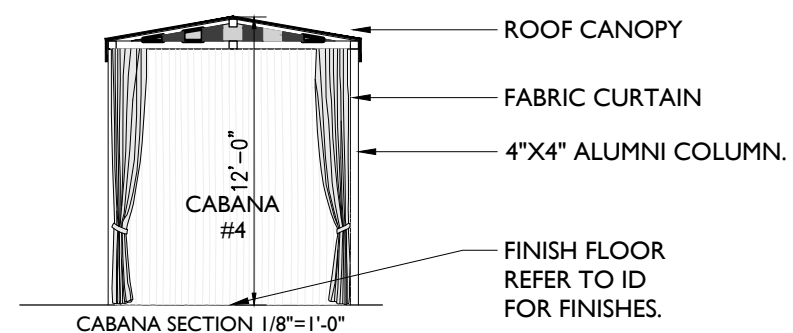
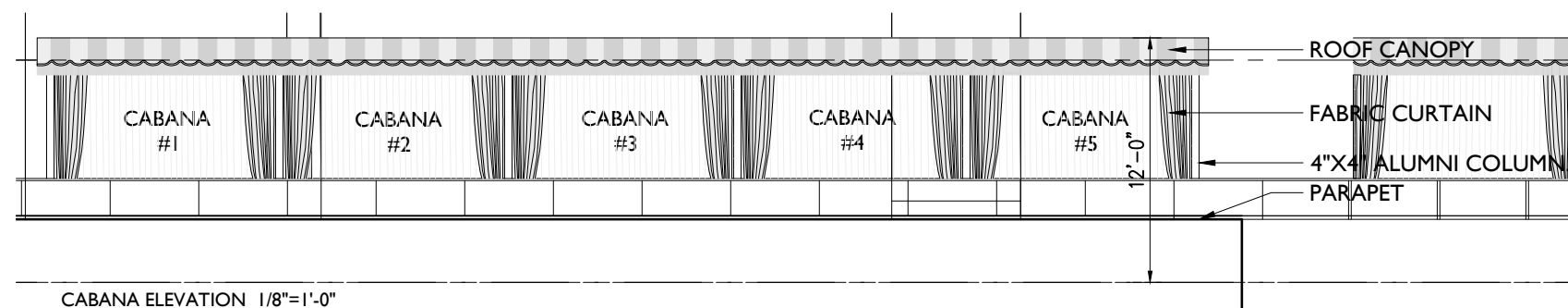
SCOPE OF WORK

- 1** LOBBY RENOVATION
- 2** RECONSTRUCTION OF ORIGINAL DINING TERRACE WALLS
- 3** ADA IMPROVEMENTS AT THE TERRACE
- 4** REAR TERRACE MODIFICATIONS
- 5** NEW EGRESS STAIR TO LOWER ROOF TERRACE
- 6** NEW COVERED TRELLIS

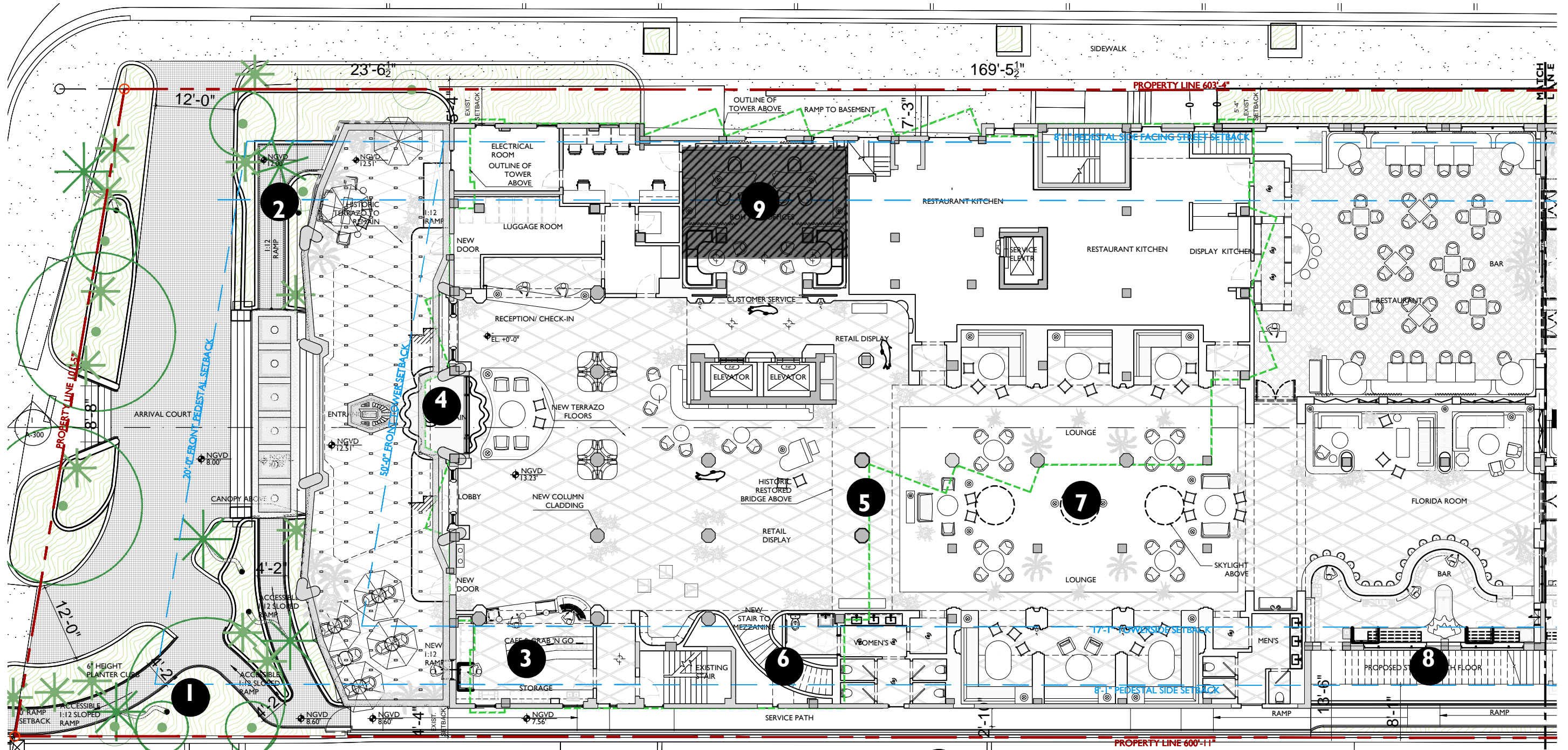
LEVEL 4 PLAN



LEVEL 4 PLAN 1/16"=1'-0"



LOBBY FLOOR PLAN



SCOPE OF WORK

- 1** NEW ARRIVAL COURT LANDSCAPE DESIGN
- 2** ADA IMPROVEMENTS AT THE TERRACE AND GREETING COURT
- 3** NEW LOBBY CAFE
- 4** NEW FOUNTAIN
- 5** RECONSTRUCTION OF HISTORIC BRIDGE
- 6** NEW STAIR
- 7** LOBBY RENOVATION
- 8** NEW EGRESS STAIR TO LOWER ROOF TERRACE
- 9** POTENTIAL FPL VAULT LOCATION

RECREATED HISTORIC SPACES

BALLOT PERTAINING TO FAR RATIO IN HISTORIC BUILDINGS

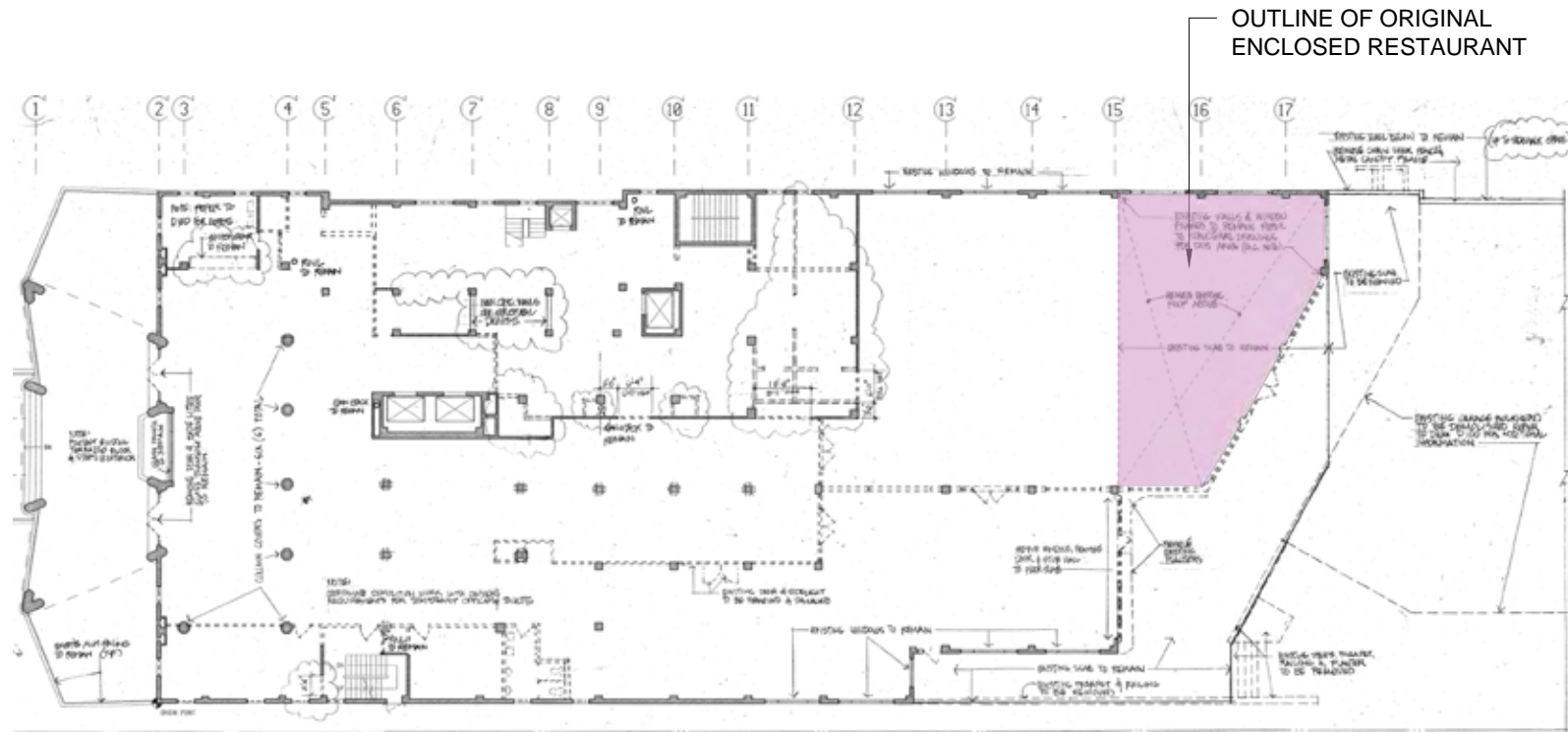
Resolutions - R7 F

MIAMI BEACH
COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: July 29, 2020

SUBJECT: PROPOSED BALLOT MEASURES PERTAINING TO FLOOR AREA RATIO ("FAR") - NOVEMBER 3, 2020 ELECTION

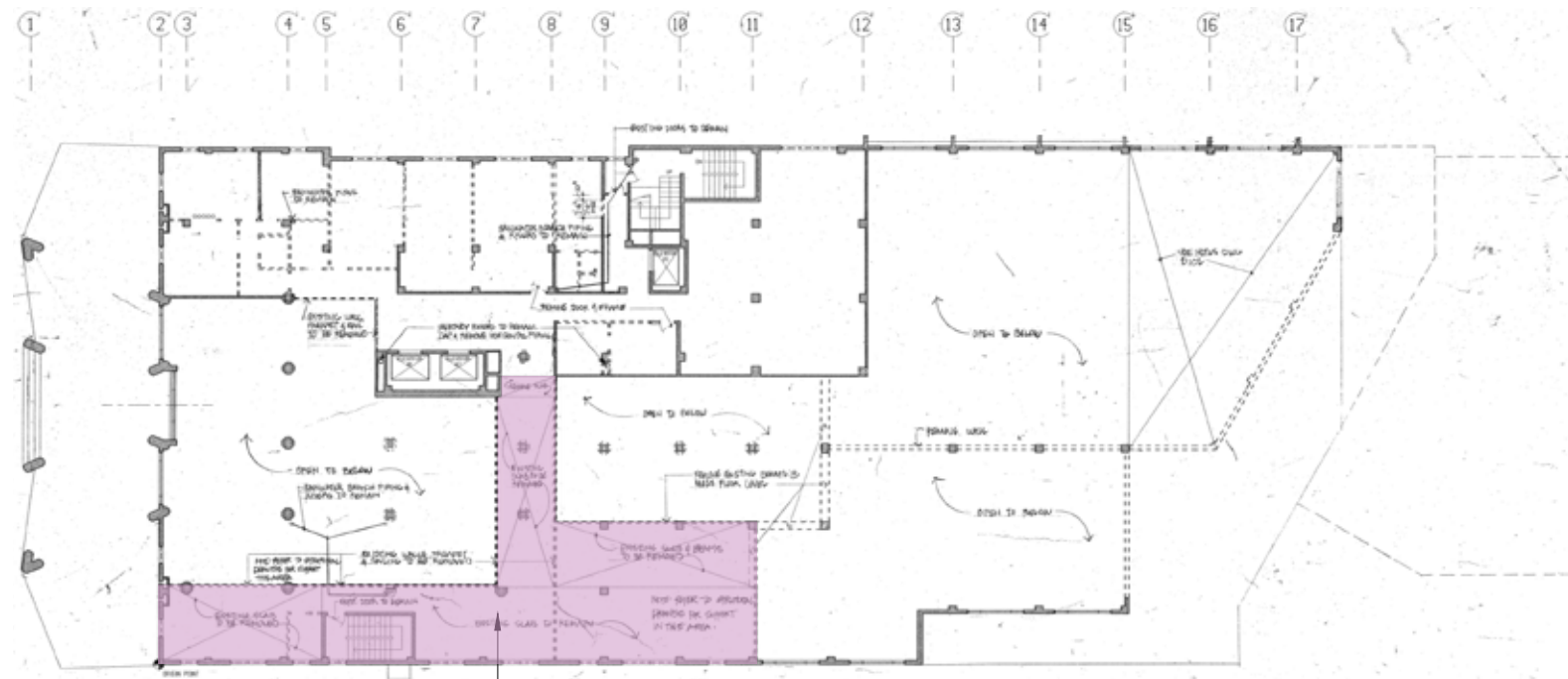
1. RECONSTRUCTION OF ORIGINAL FLOOR PLATES WITHIN CONTRIBUTING BUILDINGS
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CALLING FOR A NOVEMBER 3, 2020 SPECIAL ELECTION, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE OF THE CITY OF MIAMI BEACH, FLORIDA A BALLOT QUESTION ASKING WHETHER THE CITY COMMISSION SHALL ADOPT AN ORDINANCE AUTHORIZING THE RECONSTRUCTION OF ORIGINAL FLOOR PLATES WITHIN THE INTERIOR OF AN HISTORIC BUILDING, AS PART OF THE RESTORATION OF THE BUILDING.
2. FAR INCREASE FROM 1.5 TO 3.25 FOR WOLFSONIAN ARTS DISTRICT
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CALLING FOR A NOVEMBER 3, 2020 SPECIAL ELECTION, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE OF THE CITY OF MIAMI BEACH, FLORIDA A BALLOT QUESTION ASKING WHETHER THE CITY COMMISSION SHALL ADOPT AN ORDINANCE INCREASING FLOOR AREA RATIO (FAR) FROM 1.5 TO A MAXIMUM OF 3.25 FOR PROPERTIES WITHIN THE PROPOSED WOLFSONIAN ARTS DISTRICT, GENERALLY LOCATED AT THE NORTHEAST CORNER OF WASHINGTON AVENUE AND 10TH STREET, AND LOCATED WITHIN THE CO-2 ZONING DISTRICT.
3. EXPAND LIST OF FAR EXCEPTIONS TO ADDRESS CITY, BUILDING, AND LIFE SAFETY CODE REQUIREMENTS
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CALLING FOR A NOVEMBER 3, 2020 SPECIAL ELECTION, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE OF THE CITY OF MIAMI BEACH, FLORIDA A BALLOT QUESTION ASKING WHETHER THE CITY COMMISSION SHALL ADOPT AN ORDINANCE EXCLUDING CERTAIN SPECIFIED AREAS OF A BUILDING FROM THE CALCULATION OF "FLOOR AREA."



LEVEL I LOBBY DEMOLITION PLAN DATED 1995



EXISTING BACK TERRACE AREA



LEVEL MEZZANINE LOBBY DEMOLITION PLAN DATED 1995



EXISTING VIEW

OUTLINE OF ORIGINAL SOUTH MEZZANINE

HISTORIC LOBBY IMAGES



ZODIAC ROOM



BLUE ROOM



HISTORIC DELANO LOBBY



DELANO LOBBY BAR

LOBBY RENDERING WITH HISTORIC MEZZANINE BRIDGE



OCTAGONAL COLUMN AND
COLUMN CAPITALS



TERRAZZO THAT FOLLOWS THE
PATTERN ON THE TERRACE



POINTS OF WORK

- RECREATION OF MEZZANINE
- IMPLEMENTING THE TERRAZZO
- OPEN VIEW TO THE EXTERIOR
FACE OF THE BUILDING
- RESTORING OCTAGONAL
COLUMNS AND CAPITALS
- USE OF WALL MURALS AND
WAINSCOTTING

LOBBY RENDERING



DELANO MAIN DOORS



COLUMN CAPITALS



DELANO OCTAGONAL COVE CEILING



POINTS OF WORK

- RECREATION OF MEZZANINE
- IMPLEMENTING THE TERRAZZO
- OPEN VIEW TO THE EXTERIOR FACE OF THE BUILDING
- RESTORING OCTAGONAL COLUMNS AND CAPITALS
- USE OF WALL MURALS AND WAINSCOTTING

SITE LANDSCAPE PLAN



SCOPE OF WORK

- 1 ENTRY GARDEN
- 2 WATER FEATURE AND POND BASIN PLANTED WITH AQUATIC PLANTS
- 3 WIDENED ENTRY FROM 17TH STREET
- 4 FLEX LAWN SPACE
- 5 OUTDOOR DINING TERRACE
- 6 EXISTING POOL TO REMAIN



MAIN ENTRANCE VIEW

SCOPE OF WORK

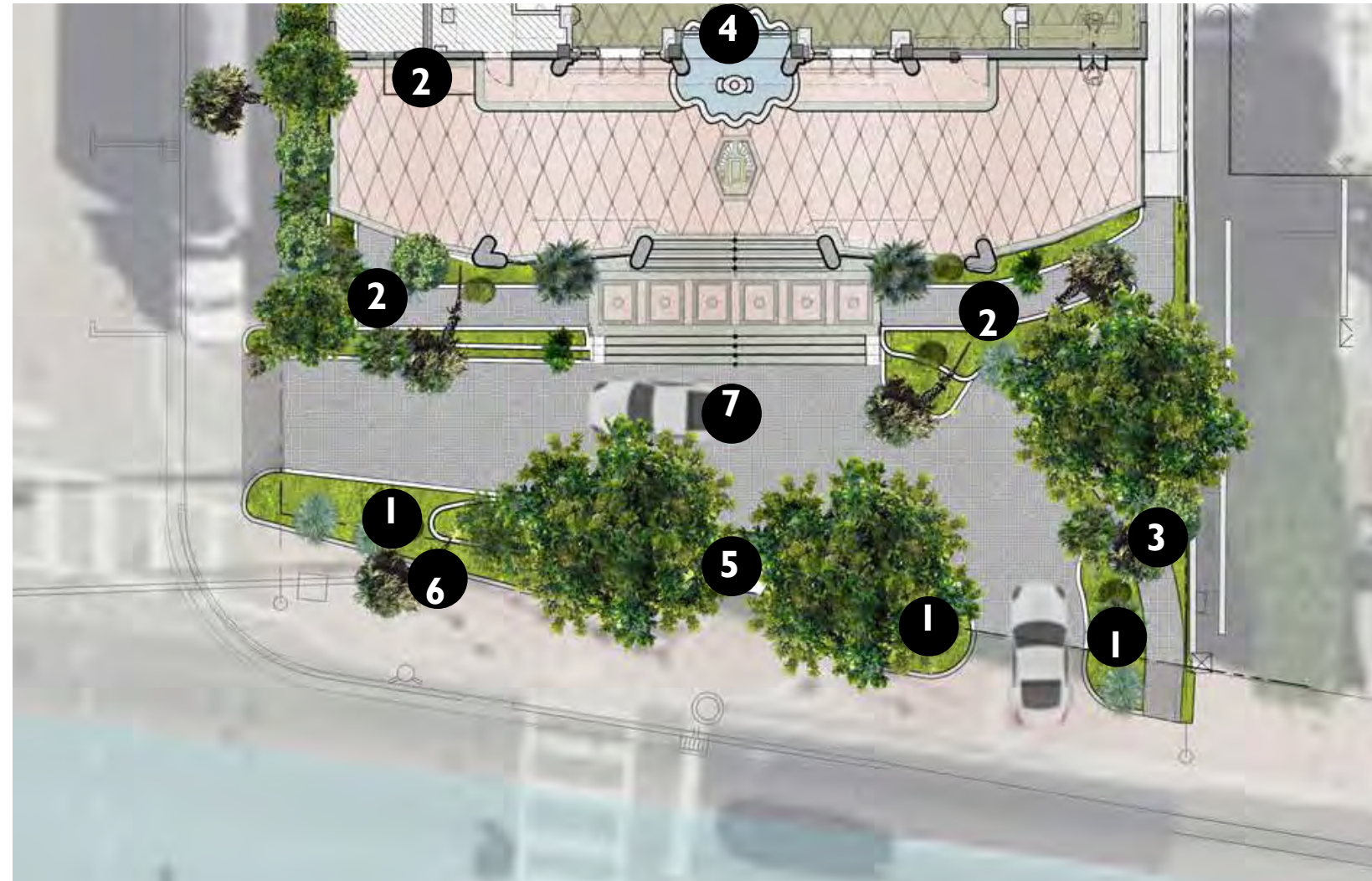
- 1 RAISED PLANTERS
- 2 ADA IMPROVEMENTS AT THE GREETING COURT
- 3 CONNECTION TO SIDEYARD EGRESS ADA RAMP
- 4 NEW FOUNTAIN
- 5 ENTRY STEPS
- 6 RELOCATED BUS STOP
- 7 GREETING COURT



CLUSIA ROSEA



THRINAX RADIATA



ENTRY GARDEN



SERENOA REPENS "CINEREA"



SABAL PALMETTO

FRONT RENDERING





REAR TERRACE VIEW

SCOPE OF WORK

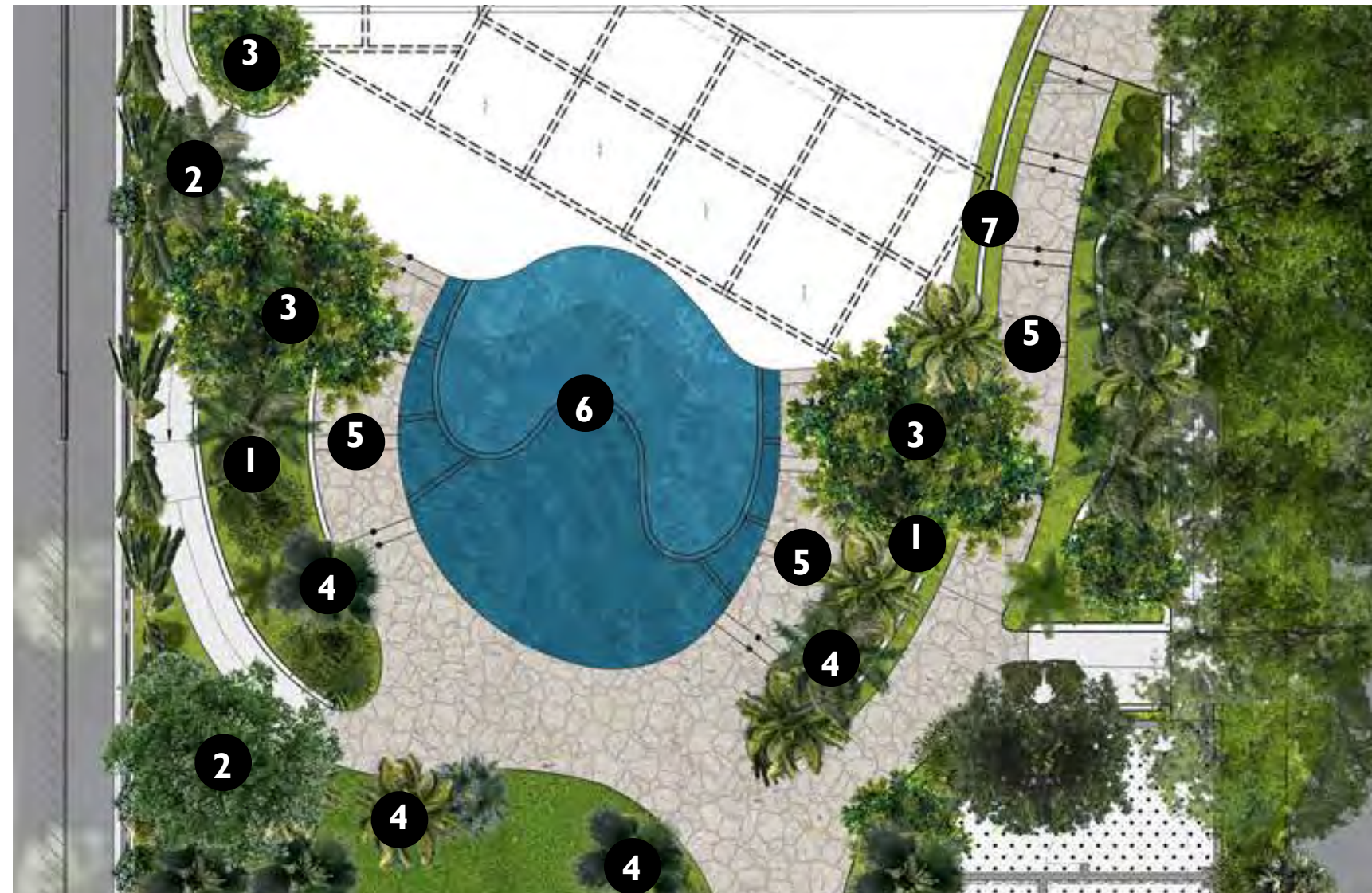
- 1** PLANTING SLOPING WITH GRADE
- 2** RELOCATED TREE
- 3** SPECIMEN TREE
- 4** EXISTING TREE
- 5** NEW STEPS
- 6** POND BASIN WITH AQUATIC PLANTS
- 7** RETENTION WALL WITH RAILING



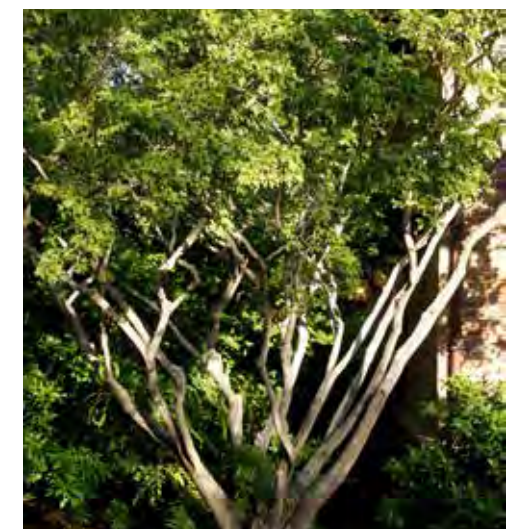
CLUSIA ROSEA



LEUCOTHRINAX MORRISII



REAR TERRACE GARDEN



GUAIAECUM SANCTUM



DICTYOSPERMUM ALBUM

REAR TERRACE RENDERING



REQUESTED MODIFICATIONS TO ORDER

I. C. I. b. “All exterior windows and doors shall have a clear anodized aluminum frames except for the ~~three~~ center ground level openings at the front porch which may be permitted to be impact wood or aluminum in a dark brown color, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.”

I. C. I. d. “Further investigation shall occur relative to existence of any original terrazzo flooring underneath the existing wood floors within the lobby. If original terrazzo flooring exists, it shall be retained and restored. If the condition of the terrazzo is such that it is beyond repair, as determined by staff, ~~a new terrazzo floor may be introduced in a pattern and color to match the original.~~ or if no terrazzo flooring is present, the terrazzo floor design as proposed may be introduced, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.”



HISTORIC PRESERVATION BOARD
CITY OF MIAMI BEACH
HPB17-0176

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MIAMI BEACH, FL

INTERIOR DESIGNER

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ARCHITECT
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