

From: [HPB](#)
To: [Fons, Monique](#); [Bueno, Lizbeth](#)
Subject: FW: HPB21-0457/ Ritz-Carlton/Sagamore Project/ Opposition to inadmissible Expert report by Delano Hotel
Date: Tuesday, December 21, 2021 4:24:45 PM
Attachments: [image001.png](#)
[The Delano Hotel Expert Report.pdf](#)
[Shelborne Expert Report \(1\).pdf](#)
[The National Hotel Expert report cover.pdf](#)

For the record.

From: GonzalezAJ@gtlaw.com <GonzalezAJ@gtlaw.com>
Sent: Sunday, December 12, 2021 12:47 PM
To: HPB <HPB@miamibeachfl.gov>
Subject: FW: HPB21-0457/ Ritz-Carlton/Sagamore Project/ Opposition to inadmissible Expert report by Delano Hotel

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

For the File.

Alfredo J. Gonzalez
Shareholder

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From: Gonzalez, Alfredo J. (Shld-Mia-LDZ-RE)
Sent: Friday, December 10, 2021 4:53 PM
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Subject: HPB21-0457/ Ritz-Carlton/Sagamore Project/ Opposition to inadmissible Expert report by Delano Hotel

Good afternoon Chairman Finglass and Board,

Let my email serve as an objection on behalf of the Applicant ("Ritz-Sagamore") of the attempted untimely introduction of a **Rebuttal report** on behalf of the Delano Hotel owners in violation of Sec. 118-6 which **deems them inadmissible** if not provided 30 days prior to the December 13, 2021 hearing.

So, the Expert report that was filed this week (see attached), clearly does not meet the 30-day requirement. In Addition, such report shall not be provided to the HPB board members or uploaded on to the Agenda of HPB for the December 13th meeting as the MB code deems them inadmissible and only at such time the HPB members votes allowing them to be entered as part of the record or it meets the required 30 days can they be circulated. Nonetheless, the expert report was published and added to the record incorrectly.

To reiterate, only if there is a 5/7th vote by the HPB members can such experts reports then become admissible under the HPB's clear authority; otherwise any such expert report continues to be inadmissible. Providing such reports to the HPB members or the public creates a clear prejudice to the Applicant who has met all the deadlines required under the Code.

Sec. 118-6. - Use of, and cost recovery for, consultants for applications for development approval.

* * *

(f) Expert reports and appearances.

- (1) All required consultant or expert studies and/or reports, including those requested by a board, shall be provided to the city in written form, supplemented with digital format when available.*
- (2) Applicant's reports and/or studies shall be submitted to the planning department a minimum of 60 days prior to the board hearing. Rebuttal reports submitted by opponent's consultants shall be submitted to the city no less than 30 working days before the public hearing. Failure to meet these deadlines shall result in the subject report/study being deemed inadmissible for that public hearing, subject to a waiver of this inadmissibility by a five-sevenths vote of the applicable board.*

While there are few rules of procedure within the HPB, this has been consistently upheld for years by the City Attorney's office and Planning Department who advises you on procedural matters. Most recently last year during the Raleigh Project, Senior Attorney Nick Kallergis ruled that the Shelborne Hotel's last-minute attempt to enter expert opposition report (see attached) was subject to Sec. 118-6 and the Historic Preservation Board took a vote and rejected the last-minute attempt to enter Expert report. It should also be noted the expert report rejected by HPB was prepared by Heritage Architectural Associates and Mr. Steven G. Avdakov on behalf of the Shelborne. This new report by the Delano is by the same author, only changing the images and who its for, but otherwise almost the same exact format.

The Applicant of the Ritz-Sagamore Project has been working in good faith with the owner of the Delano Hotel and surrounding neighbors for months. In fact, the

Applicant voluntary requested a continuance of application from the November HPB in order to work with Delano and others. The voluntary request for continuance resolved the similar expert report by the National hotel (see cover attached), which had the same time problem under Sec. 118-6, until a continuance last month. In fact, all three reports are by the same author with same framework, and since the first report was ruled an expert report by Mr. Kallergis, there is no question the rest are as well.

Furthermore, don't let the attorney for the Delano try to confuse or mislead the issue, by claiming the report by Heritage Architectural Associates/ Steven G. Avdakov is not an expert report.

IF IT LOOKS LIKE A DUCK, WALKS LIKE A DUCK AND QUACKS LIKE A DUCK, IT'S A DUCK NO MATTER WHAT YOU CALL IT!

Therefore, whatever expert report may have been submitted untimely, its INADMISSIBLE until either the HPB members vote by 5/7- or 30-days has elapse. Any position based on the untimely expert report should not be considered.

Respectfully,

Alfredo.

Alfredo J. Gonzalez
Shareholder

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**Application HPB 19-0341
Certificate of Appropriateness**

Raleigh Master Plan



Photo by Gordon B. Loader, Heritage Architectural Associates, August 2020

Prepared For:
Shelborne Hotel Partners WC LP
c/o W. Tucker Gibbs
Attorney at Law
P.O. Box 1050
Coconut Grove, FL 33133

August 11, 2020

Compiled By:
Heritage Architectural Associates
4770 Alton Road
Miami Beach, Florida 33140

**Application HPB 19-0341
Certificate of Appropriateness
Raleigh Master Plan**

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Submitted By:

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Submitted To:

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August 11, 2020

INTRODUCTION

The Miami Beach Historic Preservation Board is being asked to approve Application Number HPB 19-0341 for a Certificate of Appropriateness for design and demolition and a variance for the Raleigh Master Plan.

The Raleigh Master Plan development includes three adjoining properties located on the east side of Collins Avenue just south of 18th Street in the South Beach area of Miami Beach, Florida. The properties, which are owned by a single entity, are the Raleigh Hotel (1940) at 1775 Collins, the Richmond Hotel (1941) at 1757 Collins, and the South Seas Hotel (1941) at 1751 Collins Avenue. All three buildings were designed by noted architect L. Murray Dixon. All three properties are contributing buildings in the locally-designated Ocean Drive-Collins Avenue Historic District and the National Register-listed Miami Beach Architectural (Art Deco) District. Therefore, the project is subject to review by the Miami Beach Historic Preservation Board (HPB).

The owners/developers of the Raleigh Master Plan properties have applied for a Certificate of Appropriateness (COA) for the partial demolition, renovation and restoration of the three contributing buildings on the site, the construction of a detached ground level tower addition at the southeast portion of the site, the construction of a detached ground level addition at the northeast portion of the site and the construction of two attached additions, including one or more waivers and a variance to reduce the required subterranean rear setback.

The Shelborne Hotel (1940) is located just north of the subject properties at 1801 Collins Avenue and is also a contributing building in the Ocean Drive-Collins Avenue Historic District. Shelborne Hotel Partners WC LP., the owner of the Shelborne, is in opposition to the Master Plan in its current iteration. Based upon recently completed solar shading studies, the Shelborne property along with other contributing properties in the district would suffer the adverse impact of shading upon architecture and functions that were designed in response to Miami Beach's subtropical natural light. This adverse impact would be the result of the large scale of the proposed tower construction.

Heritage Architectural Associates has been commissioned by the owner to provide analysis of the Raleigh Master Plan as it relates to the governing ordinances and guidelines, including the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. This report only addresses items that relate to the Historic Preservation Ordinance and the Secretary of the Interior's Standards. Other items, such as those regarding setback, excavation, sea level rise and zoning, are outside the scope of this document.

CONTEXT

The Raleigh Master Plan concerns the Raleigh Hotel, the Richmond Hotel and the South Seas Hotel, all of which are contributing buildings in the Ocean Drive-Collins Avenue Historic District. The three buildings are located at the northern end of the 1700 block of Collins Avenue. The primary facades face Collins Avenue to the west, with the beach to the east. (Fig. 4)

The 1700 block on the eastern side of Collins is distinctive in terms of its urban design. The Raleigh, which is at the northern end of the block, and the Ritz Plaza, which is at the southern end of the block, are recessed back from the Collins Avenue building line, creating open space at both corners. Collins Avenue has moderate-to-heavy landscaping, palm trees and a wide pedestrian sidewalk. On the east side of Collins Avenue flanking the Raleigh Master Plan site are a cohesive generally contiguous assemblage of mid-rise hotels that were constructed within a few years of one another. From north to south, these include the Shelborne, the Marseilles, the Ritz, the Delano, and the National. The buildings on the western side of Collins Avenue in this area of the District generally have a lower scale than the eastern side of the street. On the western side are many examples of low-rise motel and apartment buildings.

Raleigh Hotel (1940)

The Raleigh Hotel is located at 1775 Collins Avenue and is bordered by 18th Street to the north and the Richmond Hotel to the south. The front of the property is currently not visible due to heavy vegetation and construction barriers.

The Raleigh was constructed for the Shore Corporation in 1940. The architect was L. Murray Dixon, and the engineer was R. A. Belsham. The building was 8 stories tall and had 114 hotel rooms, a dining room, and 6 apartment units. The distinctive swimming pool was also constructed in 1940. The pool was named the Most Beautiful Pool in American by Life Magazine in 1947. (Raleigh Hotel, 2014) In 1953-54, four new apartments were constructed, and two apartments and one hotel room were remodeled. Albert Anis was the architect and R. A. Belsham was the engineer.

The Raleigh was designed in the Streamline Moderne style and has an irregular plan. The building features curving forms that emphasizes its corner location, a strong horizontal emphasis, and asymmetrical fenestration. The horizontal



Fig. 1. Raleigh Hotel, August 2020
(Gordon B. Loader, Heritage Architectural Associates).

streamlining is most evident at the rounded corner, which features bands of horizontal ribbon windows.

The strong horizontal rhythm is punctuated by the equally strong vertical flat arch of Vitrolite panels that surrounds the bands of three windows at each of the first seven floors. This Vitrolite arch extends to the tower at the top of the building, which is emblazoned with a large 'R'. The tower is intricately detailed with its own series of twin vertical windows on both north and south. Windows to the south of the flat arch are paired, and the south end of the façade features a slightly projecting plain arch.

The pedestrian entrance located on the western façade along Collins Avenue is a contributing feature of the building. Situated off the center of the façade, it has a narrow flat roof structure over the entrance is supported by round steel pipe posts and has letters that read "The RALEIGH" centered above. There are also three vertical bands of bas-relief friezes above at the roofline above the main entrance.

The north elevation along 18th Street is punctuated by round porthole windows which reference the area's numerous Art Deco designed structures completed in the decade prior to the construction of the Raleigh. The ocean side of the property features a terrace, a Neo-Baroque Style pool with a configuration based on the shape of Sir Walter Raleigh's coat-of-arms, and a pool house.

Richmond Hotel (1941)

The Richmond Hotel is situated at 1757 Collins Avenue and is adjacent to the Raleigh Hotel to the north and the South Seas Hotel to the south. The building is set back to the Collins Avenue building line. A curved vehicular drop-off is situated in front of the building and is paved with an angled checkerboard tile pattern. Palm trees and other vegetation are situated in planting beds in front of the building.

The Richmond was constructed in 1941 for the Wallace Corporation. L. Murray Dixon was the architect and Richard A. Belsham was the engineer. The 3-story hotel was 45' wide and 254' deep. It featured 76 hotel rooms but no restaurant. The pool was constructed in 1947. Murray Grossman was the architect for a major remodeling project in 1954. At that time, a 6-story tower addition (45' wide by 54' deep) was constructed with 25 new hotel rooms. Ten of the existing rooms and the lobby were remodeled. In addition, three new cabanas, a

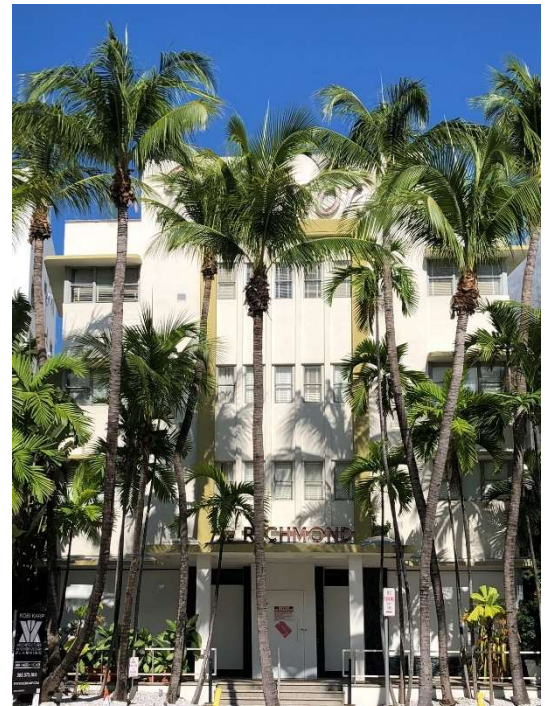


Fig. 2. Richmond Hotel, August 2020.
(Gordon B. Loader, Heritage Architectural Associates)

storage room and a cocktail lounge were added. The front façade was also modified generally to its current mid-20th century appearance.

The Richmond Hotel was constructed in the Art Deco style, but the 1954 modifications convey a Miami Modern style. The rectangular-plan building features a symmetrical design, eyebrows with rounded corners, a ziggurat roofline, and corner windows. The building has a tripartite composition and a strong central vertical emphasis over the entrance. The central upper story windows are framed by a squared arch that has been painted in a contrasting color. Between the five window openings on each story is a vertical strip that extends from the canopy to the underside of the arch. Windows to the north and south wrap the corners of the building. Non-original signage reading “Richmond” is situated above the arch near the roofline.

The primary entryway is a double glass door centered on the west elevation. A non-original canopy with plain square columns shelters the front entrance doors and the more modest original canopy above the first floor. The letters “RICHMOND” are centered above the canopy. The exterior of the first-floor is clad with marble veneer, and the lobby windows are non-original full height plate glass windows. The ocean side of the property features a pool.

South Seas Hotel (1941)

The South Seas Hotel is situated at 1751 Collins Avenue and is adjacent to the Richmond Hotel to the north, and the Marseilles Hotel to the south. The building is set back to the Collins Avenue building line. Hedges are situated along the front of the full-width porch. There is also vegetation atop the portico, along the original canopy, and in front of the north side first story windows. A paved parking area is situated along the front of the property to the pedestrian sidewalk.

The South Seas was designed by L. Murray Dixon and constructed in 1941 for True Partners, Inc. The hotel was 3 stories with 40’ frontage and a depth of 254’, and it featured 76 rooms and a coffee shop. The pool was constructed in 1948. In 1954, Melvin Grossman was the architect for an addition that added a 7-story tower (55’ wide x 56’ deep) with 31 new rooms to the rear of the original building. Additionally, 14 hotel rooms and the lobby were remodeled, and the front façade was modified to its current mid-20th century appearance.

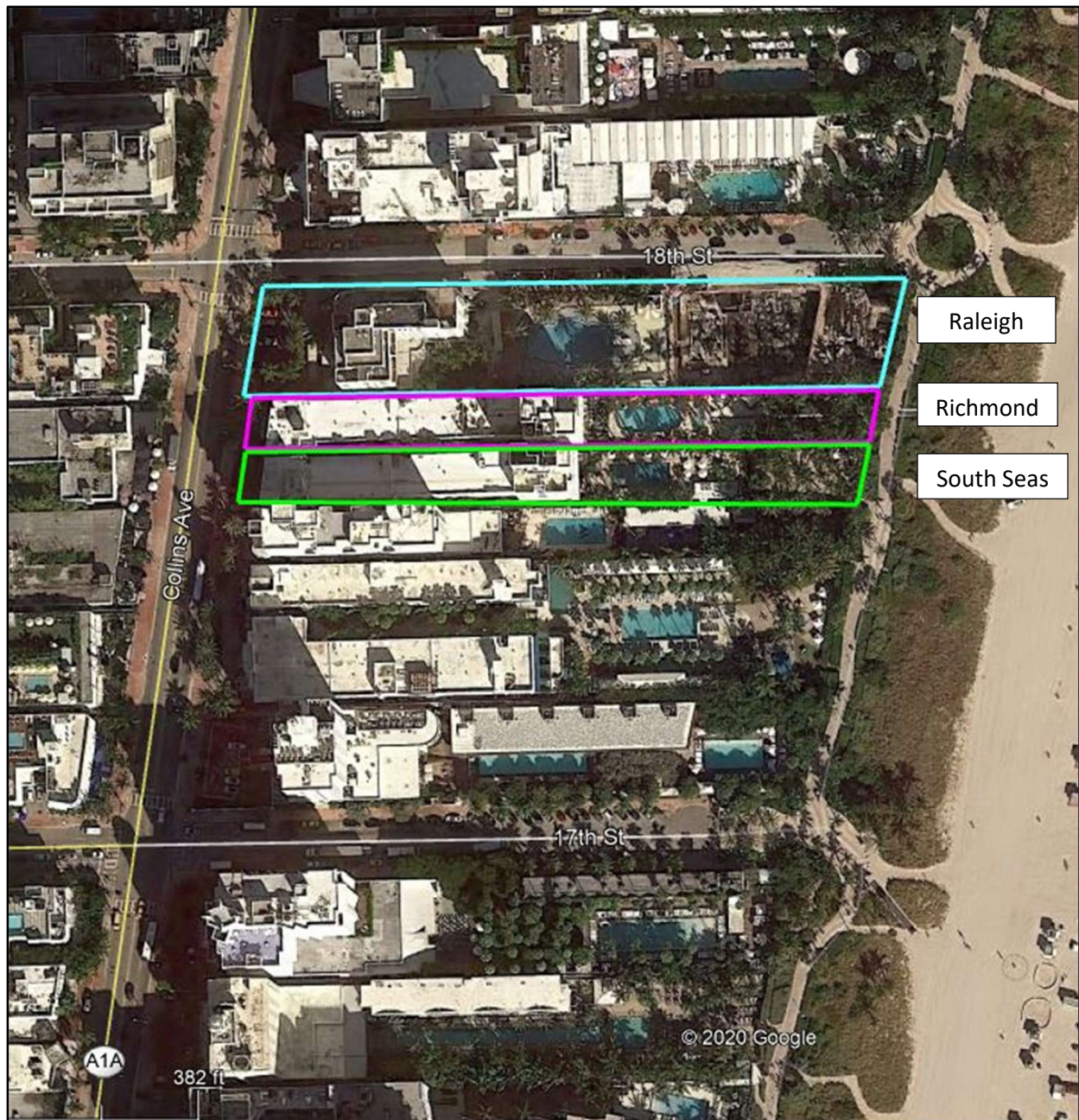


*Fig. 3. South Seas Hotel, August 2020.
(Gordon B. Loader, Heritage Architectural
Associates)*

The South Seas was constructed in the Art Deco style, but the 1954 modifications convey a Miami Modern style. It has a rectangular plan and features a symmetrical design. The building has a tripartite composition and a strong central vertical emphasis over the entrance. The central

upper floors have a bowed bay with four vertical sections. The upper-story windows are recessed and separated by vertical strips that extend from the canopy to the underside of the parapet. Contrasting painted “flutes” punctuate the verticality over the entrance.

The entrance is accessed via a full-width open porch with a canopy that is supported by square columns at the central entry. It is situated below the original full-width canopy above the first floor. The double door glass entry has full height sidelights and transoms. The remaining first floor has non-original full height plate glass windows. The porch has an original terrazzo floor design. Non-original signage reading “SOUTH SEAS” is situated within a double eave along the roofline. The ocean side of the property features a pool.



*Fig. 4. Aerial photo depicting location of Raleigh Master Plan properties.
(Adapted from Google Earth, 2020).*

OVERVIEW OF THE PROPOSED RALEIGH MASTER PLAN

The Raleigh Master Plan development includes three adjoining properties located on the east side of Collins Avenue just south of 18th Street in the South Beach area of Miami Beach, Florida. The properties are the Raleigh Hotel (1940) at 1775 Collins, the Richmond Hotel (1941) at 1757 Collins, and the South Seas Hotel (1941) at 1751 Collins Avenue. All three buildings were designed by noted architect L. Murray Dixon.

The Raleigh Master Plan documents that have been submitted to the Historic Preservation Board were prepared by Kobi Karp Architecture and Interior Design Inc., dated April 6, 2020 and supplemental plans dated June 15, 2020 and July 20, 2020.

The following is a summary of the proposed scope of work excerpted from the Staff Report and Recommendations prepared by the City of Miami Beach Planning Department for the Historic Preservation Board for the meeting scheduled for August 11, 2020.

Raleigh Hotel - 1775 Collins Avenue

The Board previously reviewed and approved the renovation and restoration of the Raleigh Hotel, pool and 2-story folly in 2013 as well as the construction of cabana structures in the rear yard. The previously approved restoration work included the reconstruction the original grand entry site plan for the front yard as well as the restoration of the exterior of the building and the ground level public spaces. In 2015, the Board approved modifications to the project as well as additional restoration work including the recreation of the historic signage. Subsequently, a full building permit was issued, and demolition work has proceeded. The approved and permitted plans have been provided as part of this submittal set mainly for reference purposes, as the applicant is currently moving forward with most of the work already permitted.

Additionally, as part of the current Certificate of Appropriateness submittal, an expanded scope of restoration is proposed including the removal of several inappropriate rooftop additions. According to the Staff, these rooftop additions have an exceedingly adverse impact on the integrity of the original 1940 Dixon design and their removal will restore the skyline of the Raleigh Hotel to its former grandeur. Other notable restoration includes the reintroduction of a missing window within each set of ribbon windows along the broad curved corner of the building.

Richmond Hotel - 1757 Collins Avenue

Modifications to the primary façade in 1954 included the construction of a 1-story penthouse, reconfiguration of the lobby window openings, the introduction of a bi-level porte-cochere at the ground level and monumental signage at the parapet.

The applicant is currently proposing the substantial demolition, renovation and partial restoration of the Richmond Hotel and the construction of an attached 2-story rear addition. The demolition requested includes the rear approximately 84% of the building. Additionally, the façade elements introduced during the 1954 renovation are proposed to be removed allowing for the primary façade to be fully restored to its 1941 Art Deco design.

Within the original public lobby, the applicant is proposing to retain and restore significant architectural features including the terrazzo flooring and several presumed Art Deco era fixtures including the elevator details and lighting elements. Additionally, the applicant is proposing to remove the non-original wood paneling.

Additionally, the applicant is proposing to construct a 2-story attached addition to the rear of the portion of the Richmond Hotel building proposed to be retained. The double-height addition will contain a dining room for a proposed restaurant.

South Seas Hotel - 1751 Collins Avenue

The applicant is currently proposing the substantial demolition, renovation and partial restoration of the South Seas Hotel and the construction of an attached 3-story rear addition. The demolition requested includes the removal of the Melvin Grossman-designed front façade treatment, the rear approximately 84% of the building and the non-original 1-story cabana structure located east of the main hotel building. While the amount of demolition is extensive, the applicant is proposing the full restoration of the original 1941 Dixon façade design.

Within the original public lobby, the applicant is proposing to retain and restore significant architectural features including the patterned terrazzo flooring and reception desk in its original location. In combination with the restoration, the applicant is proposing to reconfigure the remaining portion of the ground level, to be used as a lobby for the new residential tower. Additionally, the applicant is proposing to construct a 3-story attached addition to the rear of the portion of the South Seas Hotel building proposed to be retained. The addition will contain a double-height rear lobby and ancillary service space.

New 18-story Residential Tower

The applicant is proposing to construct a new 200', 18-story residential addition at the southeast corner of the site. The addition includes a double height ground level lobby, residential units on levels 3 through 17 and three penthouse units on level 18, each with a private rooftop pool deck. The proposed tower location, behind the remaining portions of the Richmond and South Seas hotels, maintains an important view corridor between the Raleigh and Richmond Hotels. The tower is proposed to be set back approximately 270'-0" from the front facades of the Richmond and South Seas Hotels.

Pavilion and Basement

The applicant is proposing to construct a 2-story dining pavilion at the northeast corner of the site, behind the Raleigh Hotel pool and 2-story folly. At the ground level, the pavilion contains a kitchen as well as an FPL vault. Additionally, driveway ramps are located on either side of the building, leading to the vehicular residential drop off area at the basement level. The second floor and roof will contain al-fresco dining areas.

A new approximately 64,000 sq. ft. basement is proposed to be constructed primarily below the new residential tower and pavilion with connections to the three contributing buildings along Collins Avenue. In addition to back of house and service areas, the basement contains a residential reception area, an approximately 15,000 sq. ft. spa and screening room.

HISTORIC DISTRICT

Characteristics of an Historic District

- A district is important as a unified entity, even if composed of a wide variety of resources.
- The district's identity is derived from interrelationship of resources, which convey a visual sense of the overall historic environment.
- The district must be significant for historical, architectural, archeological, engineering, or cultural values.
- The majority of the components that add to the district's historic character, must possess integrity, as must the district as a whole.
- a district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. (How to Apply the National Register Criteria for Evaluation, 1995)

The Ocean Drive-Collins Avenue Historic District was the first locally designated Historic District in Miami Beach (1986) and is also included in the larger National Register-listed Miami Beach Architectural District (1979). Therefore, the District is subject to review in accordance with the Miami Beach Historic Preservation Ordinance.

"This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture are reflective of its physical setting, prevalent architectural styles of the 1930's, the aspirations of its original developers, and the changing economic conditions of the nation and the local community. the area was planned and developed as a resort destination and was constructed within a short amount of time. As a result, there is a high concentration of distinct resort architecture typical of the 1930s. the hotels from this period were clearly designed to take advantage of their proximity to the beach." (Ocean Drive-Collins Avenue Historic District (Local), n.d.)

The District:

- includes a variety of resources and styles that evolved organically over time and create a visual sense of the historic environment
- is significant for its architecture – Art Deco, Streamline Modern, Mediterranean Revival and Miami Modern (MIMO)
- retains historic integrity

All the resources involved with the project are contributing buildings in the Ocean Drive-Collins Avenue Historic District. **None is more or less important than any other.**

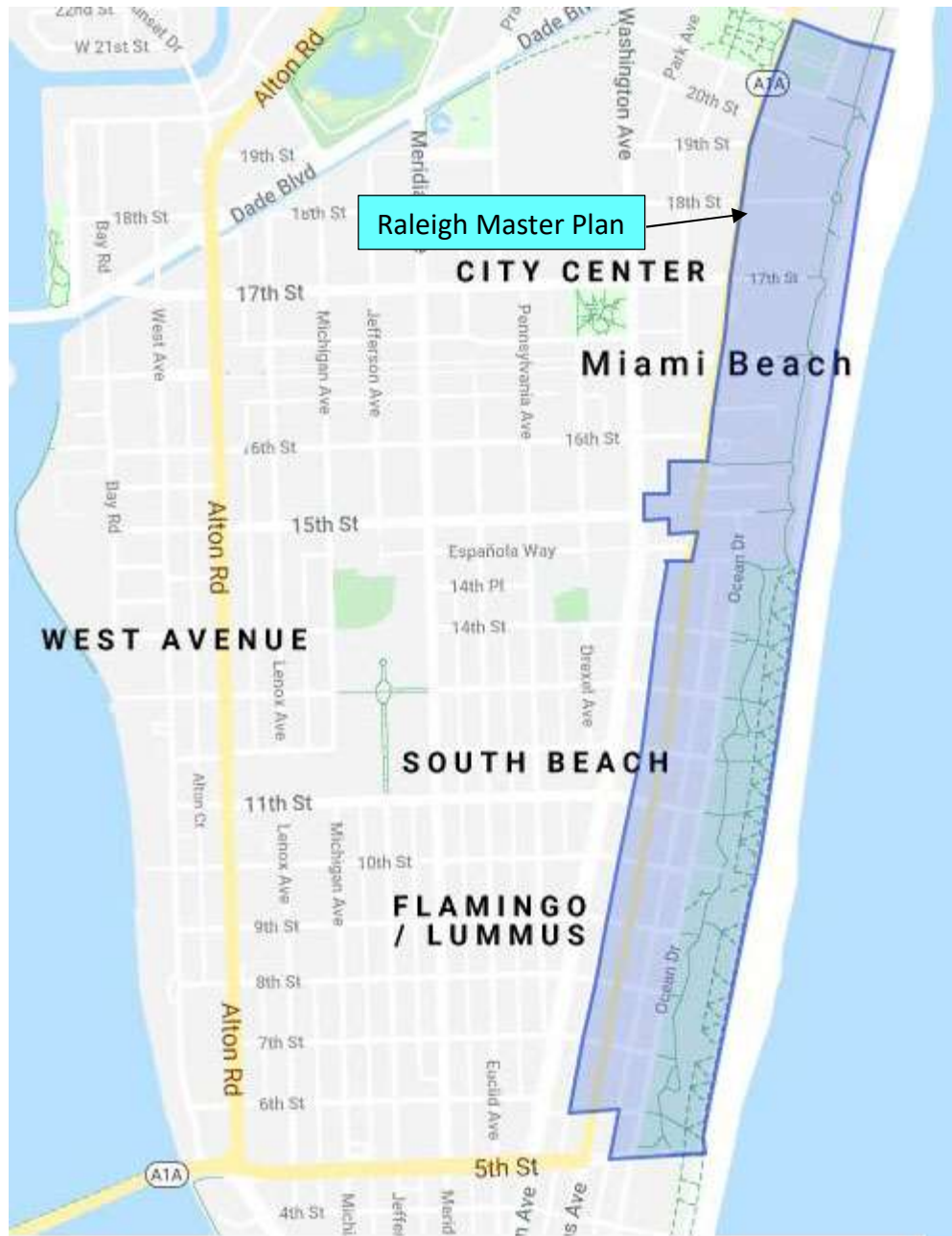


Fig. 5. Location of the subject buildings within the boundary of the Ocean Drive-Collins Avenue Historic District.
(Ocean Drive-Collins Avenue Historic District (Local))

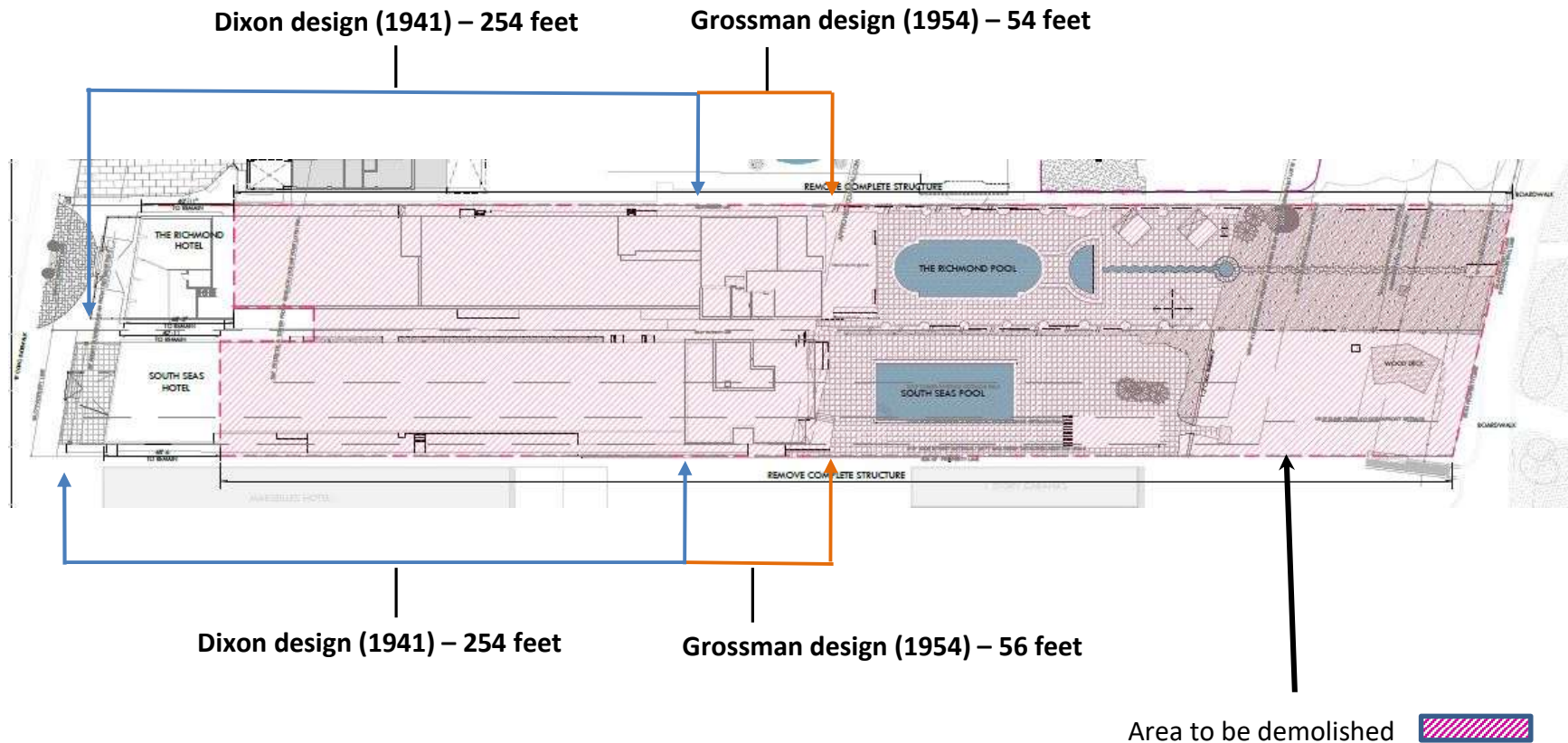
ANALYSIS OF PROPOSED WORK

Demolition of Significant Historic Fabric

The proposal includes the demolition of approximately 84% of the Richmond and South Seas Hotels, including 100% of the Grossman additions and the majority of the original Dixon buildings. (Fig. 6)

- Demolition will generate two building footprints that never existed, creating a false sense of history
- Result will be neither a Dixon building nor a Grossman
- Extent of the demolition will destroy the historic architectural fabric and historic urban relationship of two contributing resources
- Contributing historic buildings can be modified, without adversely affecting historic character, to support contemporary functions
- Demolition of 84% of these two contributing buildings will create an adverse effect

Demolition Of Significant Historic Fabric



*Fig. 6. Excerpt of Demolition Plan showing extent of demolition of Dixon and Grossman designs.
(designation of historic construction approximate)
(from Drawing A2.01 – Demolition Site Plan, 4/6/2020, Kobi Karp Architecture and Interior Design, Inc.)*

Demolition of Historic Layering

The proposal includes the removal of the 1954 facades for both the Richmond and South Sea buildings and restoring the original 1941 facades.

- Stripping back facades to 1941 will create a false sense of history
- Grossman renovations are contributing and are within the era of significance
- Existing facades have been extant for 66 of the 80 years of building existence
- Facades were present when the District was listed, both at the national level (1979) and at the local level (1986)
- Miami Modern (MIMO) architecture is an important component of the District
- Approximately 17% of the buildings in the District are classified as MIMO, including the Richmond and South Seas
- Removal of historic layers will create an adverse effect

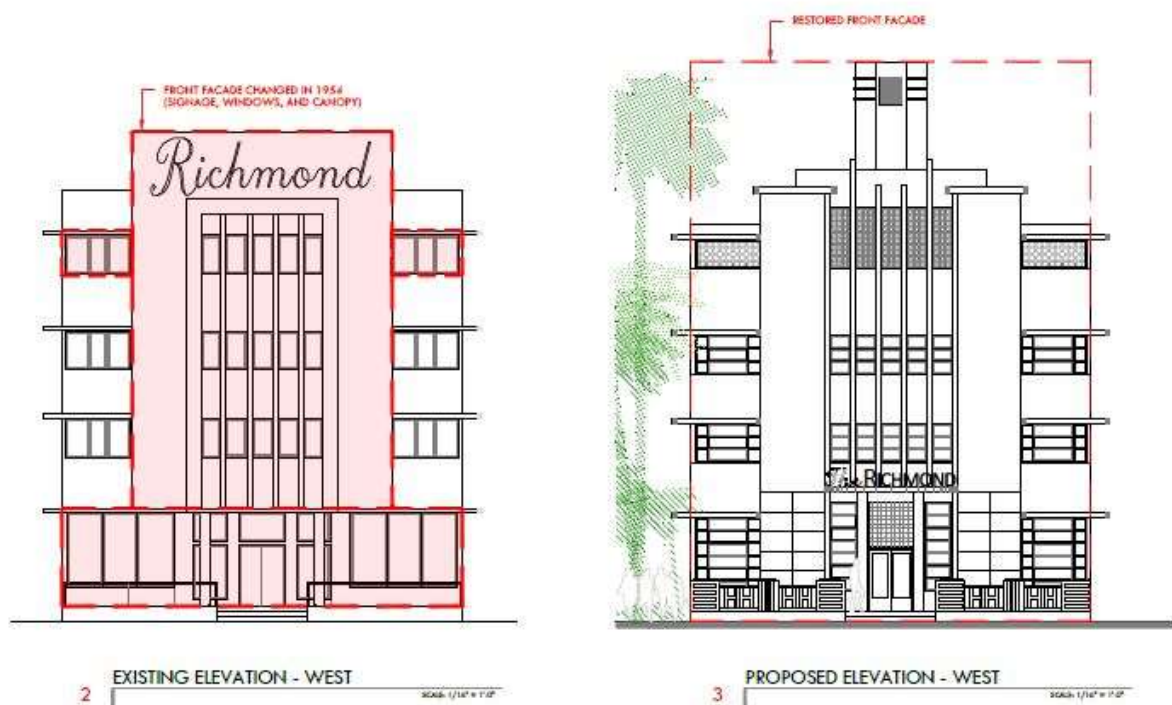


Fig. 7. Drawings of existing (l) and proposed (r) front facades for the Richmond.
(from Drawing B2-A1.03 – Elevations Comparison – The Richmond, 4/6/2020, Kobi Karp Architecture and Interior Design, Inc.)

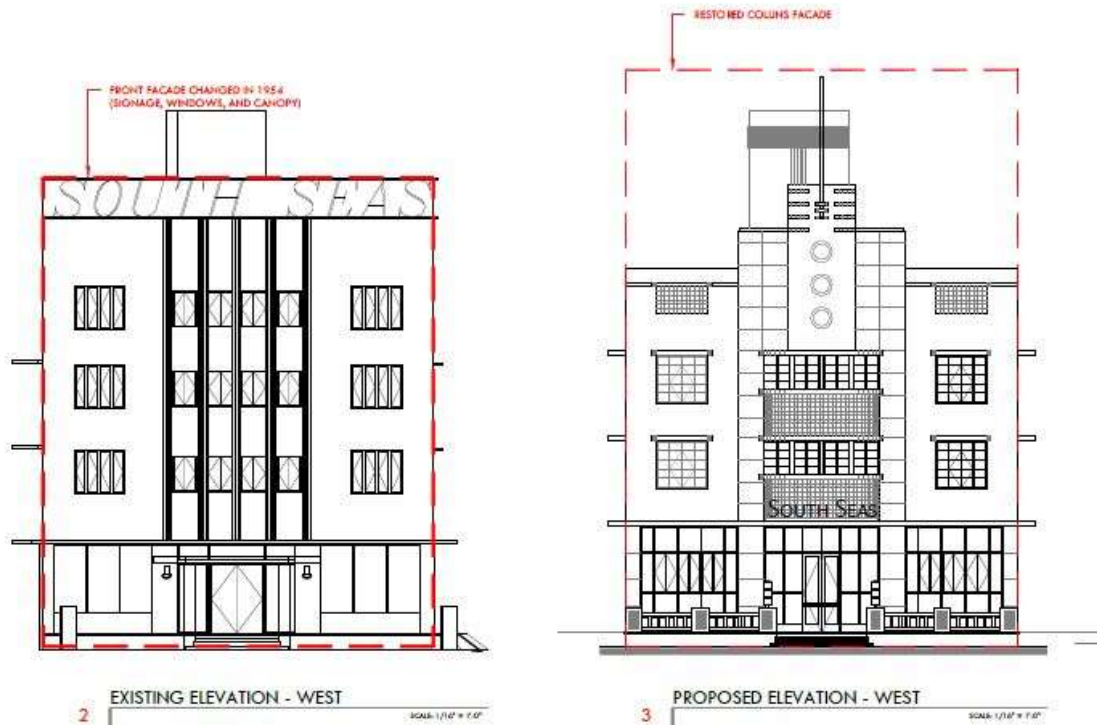


Fig. 8. Drawings of existing (l) and proposed (r) front facades for the South Seas.
 (from Drawing B3-A1.03 – Elevations Comparison – The South Seas, 4/6/2020, Kobi Karp Architecture and Interior Design, Inc.)

Proposed Scale of New Construction

The Raleigh Master Plan proposes the construction of an 18-story, 200' tower behind the Richmond and South Seas Hotels. In 2019, the maximum building height for additions on lots of 115,000 square feet or greater was increased to 200 feet for RM-3 zoned oceanfront properties between 16th and 21st Streets. The subject properties, with combined lot sizes, meet the lot size criteria.



Fig. 9. Beach hotels along Collins Avenue.
(Wikipedia)

Approximate heights of neighboring buildings along Collins Avenue in the RM-3 area:

Name (south to north)	Stories	Height	Name (south to north)	Stories	Height
Loews *	18	200	Marseilles	8	85
Georgia Condo *	10	100	South Seas	8	85
Decoplage Condo *	16	170	Richmond	7	75
Dildio/Ritz Carlton *	12	130	Raleigh	8	85
Sagamore *	6	65	Shelborne	14	150
National	12	125	Nautilus	7	75
Delano	13	135	Shoreclub	19	200
Ritz Plaza	12	125	Setai Hotel	7	75
Surfcomber	3	38	Setai Condo	37	400
Seacomber	3	39	Days Inn/Seagull	7	75

* Not shown in photo
(Morales, July 31, 2019)

- Proposed massive tower is out of scale with its surroundings
- The tower would dwarf the Richmond and the South Seas buildings (Fig 10-12)
- Any addition should be compatible in size and scale with the other buildings in the immediate area

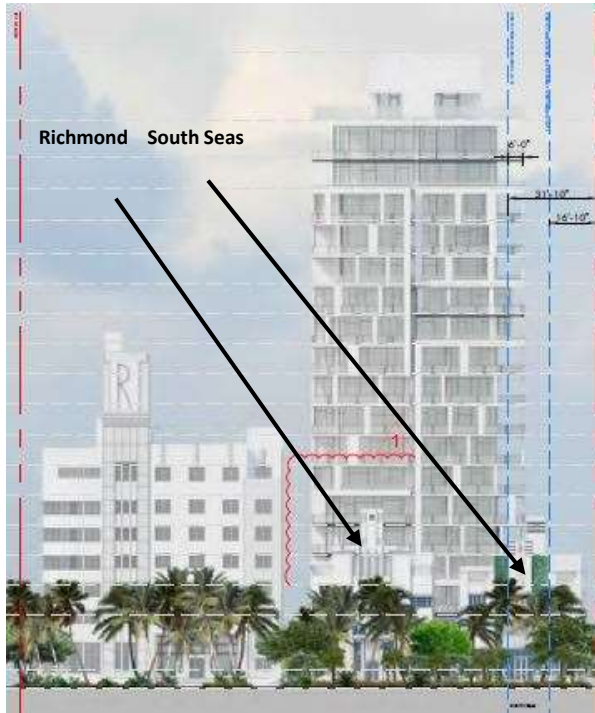


Fig. 10. Proposed west elevation.
(from Drawing A4.05 – Overall Elevation West & East, 4/6/2020, Kobi Karp Architecture and Interior Design, Inc.)



Fig. 11. Proposed east elevation.
(from Drawing A4.05 – Overall Elevation West & East, 4/6/2020, Kobi Karp Architecture and Interior Design, Inc.)

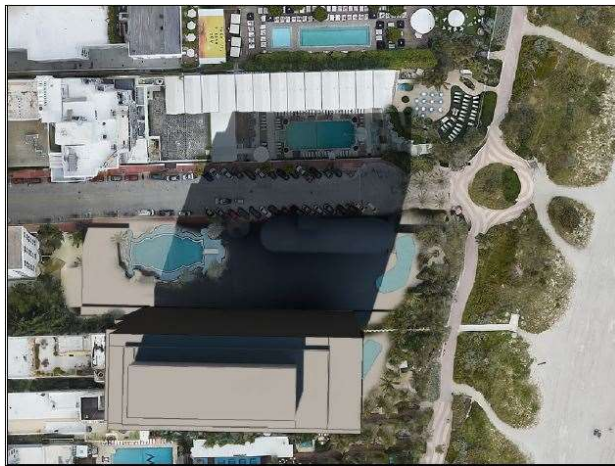


Fig. 12. Proposed south elevation.
(from Drawing A4.03 – Overall Elevations South, 4/6/2020, Kobi Karp Architecture and Interior Design, Inc.)

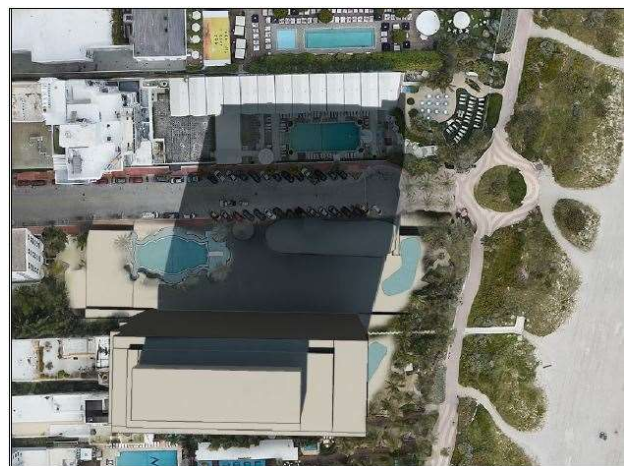
Effect on Neighboring Buildings

The design response to the brilliant sub-tropical light of South Florida has historically been an essential component of the architecture of Miami Beach, Miami, and the surrounding region – and continues to be to this day. Buildings have been designed to play upon, and “come to life”, through the response to light. The historic architecture of Miami Beach exemplifies this, and celebrates it. Building orientations, shapes, design features, and windows are strategically planned to take advantage of the sun, the light, and the views. Light draws attention to textures and building nuances, features, and forms. Colorful and lighter palettes are utilized in response to this light. However, the construction of the proposed 200’ tower will adversely impact adjacent contributing historic buildings – including those on the project site – by the introduction of shade upon buildings, building components, and sites that have been designed in response to this light.

The Shelborne Hotel, a contributing building in the Ocean Drive-Collins Avenue Historic District (local) and the National Register-listed Miami Beach Architectural (Art Deco) Historic District, was designed in response to the light. The main buildings, with their ribbon windows and stepped, windowed corners, and the site, which has had the function of a pool and cabanas since the opening of the hotel villas, are light dependent. According to the Shelborne Sun Study Impact (Sun Study), the addition of a 200 foot tower on the east side of the Richmond and South Seas Hotels will have a significant impact on the eastern portion of the Shelborne property, casting shadows on the pool and villas at a minimum through the months of September-January, a time of year when new and returning guests will be expecting sun in these light-inspired areas. (Fig. 13-14)



*Fig. 13. Fall Equinox Projected Site Plan.
(Shelborne Sun Study Impact)*



*Fig. 14. Winter Solstice Projected Site Plan.
(Shelborne Sun Study Impact)*

As evidenced in the Sun Study and the Raleigh Solar Studies (prepared by Kobi Karp in 2020), the tower will also adversely affect the surrounding area, casting new and unfamiliar morning shadows onto contributing historic structures located in the district to the west and southwest. The adverse effect of shading will be particularly evident upon the Marseilles, an Art Deco jewel that, like the Shelborne, was designed with features that celebrate the light.

In a district in which the design response to light is an essential component of historic architectural fabric, the adverse impact of giant shadows upon contributing buildings is significant. This impact strikes at one of the essential characteristics of the historic architecture of Miami Beach.

ANALYSIS OF PROPOSAL IN CONSIDERATION OF THE MIAMI BEACH CODE AND THE SECRETARY OF INTERIOR'S STANDARDS AND GUIDELINES

Applicability

- The project involves the Raleigh Hotel, 1775 Collins Avenue, the Richmond Hotel, 1757 Collins Avenue, and the South Seas Hotel, 1751 Collins Avenue., all in Miami Beach, Florida.
- All three buildings are contributing buildings in the Ocean Drive-Collins Avenue Historic District, which was established in 1987 per Sec. 118-593.(2)b) of the Miami Beach Code (MBC).
- As such, all work is subject to review and must be authorized by a Certificate of Appropriateness (COA)

Purpose of the review

MBC Sec. 118-502. – Purpose

- (2) The protection of such historic sites and districts to combat urban blight, promote tourism, foster civic pride, and ***maintain physical evidence of the city's heritage***; (emphasis added)
- (4) The promotion of excellence in urban design by ***assuring the compatibility*** of restored, rehabilitated or replaced structures within designated historic districts; (emphasis added)

Decision process

MBC Sec. 118-564. - Decisions on certificates of appropriateness.

- (a) A decision on an application for a certificate of appropriateness shall be based upon the following:
 - (1) Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable compliance with the following:
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time; and
 - b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.

Project Review

- Heritage Architectural Associates reviewed the project documentation that was included in the submission for the hearing before the Miami Beach Historic Preservation Board on August 11, 2020.

- The project specifications were compared with the Miami Beach HPO and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Based upon the review of the above referenced documentation with the criteria set forth in the Historic Preservation Ordinance set forth above, in our expert opinion, the request for the Certificate of Appropriateness should be denied based upon the following items of non-compliance:

Historic Preservation Ordinance

In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the MBC.

- a. exterior architectural features
Not satisfied due to the proposed removal of historic layers and demolition of historic fabric
- b. general design scale massing and arrangement
Not satisfied due to size and scale of proposed tower
- d. relationship of A and B above to other structures and features of the District
Not satisfied due to the above items
- e. The purpose for which the district was created.
Not satisfied due to the above items.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

- Demolition destroys historic character of property

Guidelines

Site

NOT RECOMMENDED

- Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.
- Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape.

Setting

NOT RECOMMENDED

- Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.
- Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- Stripping back facades to 1941 and removal of 84% of buildings creates a false sense of history
- Resultant buildings will be neither a Dixon nor a Grossman

Guidelines

Site

NOT RECOMMENDED

- Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.
- Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape.

Setting

NOT RECOMMENDED

- Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

- Stripping back facades to 1941 and removal of 84% of buildings creates a false sense of history
- Grossman renovations are 66 years old and contribute to the historic character

Standard 9

New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- Scale, proportion and massing not compatible with historic district
- Shadows cast by 200' tower will adversely impact other buildings in the district

Site

NOT RECOMMENDED

- Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.
- Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features.

Setting

NOT RECOMMENDED

- Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.
- Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.
- Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.

Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- Demolition is not reversible!
- Essential form and integrity of property will be impaired
- Even if new construction removed, remaining buildings and site will no longer will be an accurate physical record of time, place and use

Guidelines

Site

NOT RECOMMENDED

- Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.
- Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape.

Setting

NOT RECOMMENDED

- Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.
- Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.

CONCLUSION

In order to receive a Certificate of Appropriateness, the Historic Preservation Ordinance of the Miami Beach Code requires proposed changes to comply with the Secretary of the Interior's Standards for Rehabilitation. (Sec. 118-564(a)(1)a)

The proposed demolitions, re-creation of historic facades and scale of new construction are not in compliance with the Secretary of the Interior's Standards for Rehabilitation, numbers 2, 3, 4, 9 and 10. Therefore, the requested COA should be denied in accordance with the Miami Beach Historic Preservation Ordinance.

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APPENDICES

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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EDUCATION:

1994: Master of Science in Historic Preservation, Columbia University, New York, NY

1989: Bachelor of Architecture, University of Miami, Coral Gables, FL

PROFESSIONAL REGISTRATION:

Florida, AR0015613

Ohio, A-03-13277

West Virginia, 3056

Michigan, 1301049985

Pennsylvania, RA403346

National Council of Architectural Registration Board, (NCARB), certificate number 48641

PROFESSIONAL EXPERIENCE:

Meets federal professional qualifications for Historic Architecture consultants.

1998 to present: Principal, Heritage Architectural Associates, Wheeling, WV / Miami Beach FL

1993, 1994-1997 Associate Vice President, RJ Heisenbottle Architects, Coral Gables, FL

1991-1992 Intern Architect, DRS/Hundley Kling Gmitter, Pittsburgh, PA

1990-1991 Intern Architect, Robert D. Graham, Architect, Sewickley, PA

1989-1990 Senior Designer, CYP of Florida Architects, Ft. Lauderdale, FL

1987, 1988, 1989 Designer, Cuhaci and Peterson Architects, Orlando, FL

1986 Designer, Shaeffer and Madama Architects, Wheeling, WV

AFFILIATIONS:

Association for Preservation Technology

Columbia Preservation Alumni, Inc.

Preservation Alliance of West Virginia

Heritage Ohio, Inc.

National Trust for Historic Preservation, Forum Member

Partners for Sacred Places

Florida Trust for Historic Preservation

ACADEMIC AWARDS:

Columbia University: Oesters Scholarship

University of Miami: Henry King Stanford Scholarship

SELECTED AWARDS:

One Bistro Restaurant / Xenia, OH

2016 Ohio Conference of Community Development *President's Award for Innovative Practices*

Historic Hampton House Restoration and Adaptive Reuse / Miami, FL

2017 Florida Trust for Historic Preservation *Outstanding Achievement Award, Adaptive Use*

2016 AIA Florida Chapter *Merit Award of Excellence for Historic Preservation/Restoration*

2016 AIA Miami Chapter *Merit Award of Excellence for Historic Preservation/Restoration*

2016 Dade Heritage Trust *Preservation Award*

Villa Providence / Hallandale Beach, FL

2011 Florida Trust for Historic Preservation *Outstanding Achievement Award, Adaptive Use*

2011 Broward County Historical Commission *Stuart McIver Award*

Henrietta Baum Building / Wheeling, WV,
2006 Friends of Wheeling *Outstanding Restoration Award*

Egerter Building / Wheeling, WV
1999 Friends of Wheeling *Outstanding Restoration Award*

Wheeling Coffee and Spice / Wheeling, WV
1999 Friends of Wheeling *Outstanding Restoration Award*

SELECTED LECTURES / PRESENTATIONS:

Removing the Rust: Preservation Opportunities and Challenges in Post-Industrial South Wheeling
Preservation Alliance of West Virginia, Webinar / May 2020

Master Architects of Wheeling
Preservation Forum, Wheeling, West Virginia / January 2020

Revitalization Opportunities in Barnesville, Ohio
Barnesville Rotary Club, Barnesville, Ohio / October 2019

South Wheeling Historic District
South Wheeling Preservation Alliance, Wheeling, West Virginia / February 2019

Historic Structures Reports
Heritage Ohio Annual Conference, Cincinnati, Ohio / October 2016

Downtown Revitalization: Making it Happen
London, Ohio / September 2014

Preservation Analysis of the Ward L. Lambert Field House and Gymnasium
Purdue University / November 2012

Epworth Park: An Overview of a Historic Chautauqua Community
The Ohio Questers 2012 State Convention, Bethesda, Ohio / October 2012

Archimedes and the Farmstead: Leveraging Resources and Historic Preservation, Panel Discussion
Preservation Alliance of West Virginia Conference, Charles Town, West Virginia / September 2012

Downtown Redevelopment Strategies Workshop
Xenia Downtown Revitalization Committee, Xenia, Ohio / June 2012

Ohio Modern: Preserving the Recent Past
Miami Valley Planning Conference, Dayton, Ohio / December 2015
Webinar, Heritage Ohio, Columbus, Ohio / December 2011
National Preservation Conference, Buffalo, New York / October 2011
The Ohio Historical Society, Dayton, Ohio / February 2011
The Ohio Historical Society, Columbus, Ohio / September 2010

The Impact of Hurricane Katrina upon the Historic Architecture of New Orleans
Mount Pleasant Historical Society, Mount Pleasant, Ohio / October 2008
Bethany College, Bethany, West Virginia / January 2008
Olney Friends School, Barnesville, Ohio / May 2006

The Historic National Road in Belmont County, Ohio

The Ohio Questers 2005 State Convention, St. Clairsville, Ohio / October 2005

Main Street 101: Design

Building Connections: Ohio's Conference on History, Preservation, and Revitalization,
Columbus, Ohio / November 2003

Revitalization Opportunities in Downtown Barnesville

Barnesville Rotary, Barnesville, Ohio / October 2003

Main Street Basic Training: Design

Downtown Ohio, Inc., Columbus, Ohio / February 2002

Main Street Design Workshop

Downtown Ohio, Inc., Cambridge, Ohio / November 2001

The Economic Impact of Historic Theatres,

Uptown Merchants Association, Moundsville, West Virginia / September 2001

Revitalization Opportunities in Downtown Cadiz

Cadiz Business Association, Cadiz, Ohio / August 2001

SELECTED PROFESSIONAL SERVICE:

Hurricane Assessment Team, National Trust For Historic Preservation

New Orleans, LA / December 2005

SELECTED ACADEMIC SERVICE:

Design Juror – 1996, 1997, 2000, 2001, 2002, University of Miami School of Architecture

EXPERT WITNESS SERVICE:

Midtown Delray, Application for Certificate of Appropriateness, Relocations/Demolitions, Old School
Square Historic District, Delray Beach Historic Preservation Board / December 2017

Harbour Bay Condominium, Appeal of Designation as a Local Historic Site Miami-Dade County
Commission, Miami, Florida / June 2017

Coconut Grove Playhouse, Revision of Existing Designation of a Local Historic Site
Miami Historic and Environmental Preservation Board, Miami, Florida / April 2017

St. Jude Melkite Catholic Church, Designation as a Local Historic Site
Miami City Commission, Miami, Florida / February 2016

Miami Herald Building, Designation as a Local Historic Site
Miami Historic and Environmental Preservation Board, Miami, Florida / December 2012

GRANTS:

Provided grant writing assistance for the following:

2016 Ohio Facilities Construction Commission

Renovation of Interior Annex Space, New Lexington Opera House, New Lexington, OH

2016 Ohio Facilities Construction Commission

Phase I Roof Replacement and Portico Rehabilitation, Unionville Tavern, Madison, OH

- 2015 HUD Hope VI Main Street Grant
Upper Level Housing, Xenia Shoe & Leather Repair, Xenia, OH
- 2015 Jeffris Heartland Fund, Jeffries Family Foundation
Historic Structures Report / Master Plan, Unionville Tavern, Unionville, OH
- 2015 Johanna Favrot Fund, National Trust for Historic Preservation
Historic Structures Report / Master Plan, Unionville Tavern, Unionville, OH
- 2009 Certified Local Government Grant, Ohio Historic Preservation Office
Box Gutter / Drainage Improvement, Elizabeth House Mansion Museum, Mount Pleasant, OH
- 2008 Transportation Enhancement Grant, West Virginia Department of Highways
Cockayne Residence Exterior Restoration - Completion, Marshall County Historical Society, Glen Dale, WV
- 2006 Scenic Byways Grant, Ohio Department of Transportation
Exterior Restoration of Brick Tavern, Ohio University, Eastern Campus, St. Clairsville, OH
- 2006 Transportation Enhancement Grant, West Virginia Department of Highways
Cockayne Residence Exterior Restoration – Part I, Marshall County Historical Society, Glen Dale, WV
- 2004 Survey and Planning Grant, West Virginia Division of Culture and History
National Register Listing, Morrow Hall, Fairmont State University, Fairmont, WV
- 2003 Johanna Favrot Fund, National Trust for Historic Preservation
Building Evaluation Report, The “Main”, Olney Friends School, Barnesville, OH
- 2003 Johanna Favrot Fund, National Trust for Historic Preservation
Architectural Conditions Assessment, First Congregational Church, Manistee, MI
- 2003 Cultural Facilities and Capital Resources Grant, West Virginia Commission on the Arts
Strand Theatre Exterior Restoration, Strand Theatre Preservation Society, Moundsville, WV
- 2003 General Development Grant, West Virginia Division of Culture and History
Cockayne Residence Roof Replacement, Marshall County Historical Society, Glen Dale, WV
- 2001 Johanna Favrot Fund, National Trust for Historic Preservation
Preservation Master Plan, Brick Tavern – Ohio University, Eastern Campus, St. Clairsville, OH

**Application HPB 21-0457
Certificate of Appropriateness**

**Addendum Report
The Ritz-Sagamore Project
Potential Effects on the Delano Hotel**



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Prepared For:
Beach Hotel Associates LLC
1685 Collins Avenue
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December 3, 2021

Compiled By:
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**Application HPB 21-0457
Certificate of Appropriateness**

**Addendum Report
The Ritz-Sagamore Project
Potential Effects on the Delano Hotel**

Prepared By:

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Submitted To:

Beach Hotel Associates LLC
1685 Collins Avenue
Miami Beach, FL 33139

December 3, 2021

INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve Application Number HPB 21-0457 for a Certificate of Appropriateness for demolition, renovation and new construction associated with the Ritz-Sagamore Project. The item is scheduled to be heard at the HPB meeting on December 13, 2021.

The Ritz-Sagamore Project involves two adjoining properties located on the east side of Collins Avenue, just north of Lincoln Road, in the South Beach area of Miami Beach, Florida. The properties, which are owned by a single entity, are the Ritz-Carlton (formerly the DiLido) Hotel at 1669 Collins Avenue / 1 Lincoln Road and the Sagamore Hotel at 1671 Collins Avenue. The Ritz-Carlton property includes the three-story former retail and office building (Wolfie's Building) at 1 Lincoln Road. All three buildings were designed by noted architects. The former DiLido Hotel (1953) was designed by Melvin Grossman, with interiors by Morris Lapidus. The building at 1 Lincoln Road (1948, 1950) was designed by Igor Polevitzky, and the Sagamore Hotel (1948) was designed by Albert Anis. Both the Ritz-Carlton and Sagamore properties are contributing buildings in the locally-designated Ocean Drive / Collins Avenue Historic District and the National Register-listed Miami Beach Architectural (Art Deco) District. Therefore, the project is subject to review by the Miami Beach Historic Preservation Board.

The owners/developers of the Ritz-Sagamore Project properties have applied for a Certificate of Appropriateness (COA) for design modifications and restoration of the Sagamore Hotel lobby, partial demolition of the middle and rear portions of the Sagamore Hotel, complete demolition of the non-contributing Sagamore Hotel cabana building, the construction of a residential tower and new pool deck.

A report has been prepared detailing the adverse impact that this project would have on the National Hotel (1940), which is located just north of the subject properties at 1677 Collins Avenue. This addendum report details the adverse impact that the project would have upon the Delano Hotel (1948)¹, which is located two doors north of the subject property at 1685 Collins Avenue. All of the properties are contributing buildings in the Ocean Drive / Collins Avenue Historic District.

Based upon recently the completed solar shading studies included in this report, the Delano Hotel property, along with other contributing properties in the district, would suffer the adverse impact of shading upon architecture and functions that were designed in response to Miami Beach's subtropical natural light. This adverse impact would be the result of the large scale of the proposed tower construction and its siting.

Heritage Architectural Associates (HAA) has been commissioned by Beach Hotel Associates LLC, the current owners of the Delano, to provide analysis of the Ritz-Sagamore Project as it relates

¹ 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.

to the governing ordinances and guidelines, including the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. This report only addresses items that relate to the Historic Preservation Ordinance and the Secretary of the Interior's Standards. Other items, such as those regarding setback, excavation, sea level rise and zoning, are outside the scope of this document.

HAA has conducted a thorough review of the plans that were submitted to the HPB, the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards. Due to the significant adverse impact that would occur upon the Sagamore Hotel and the historic architectural character of the surrounding Ocean Drive / Collins Avenue Historic District, including the Delano Hotel, the construction of a 200' tower would fail to comply with the Secretary of the Interior's Standard Number 9. Therefore, the application for a COA should be rejected by the Miami Beach Historic Preservation Board, in accordance with the requirements of the Historic Preservation Ordinance as set forth in the Miami Beach Code.

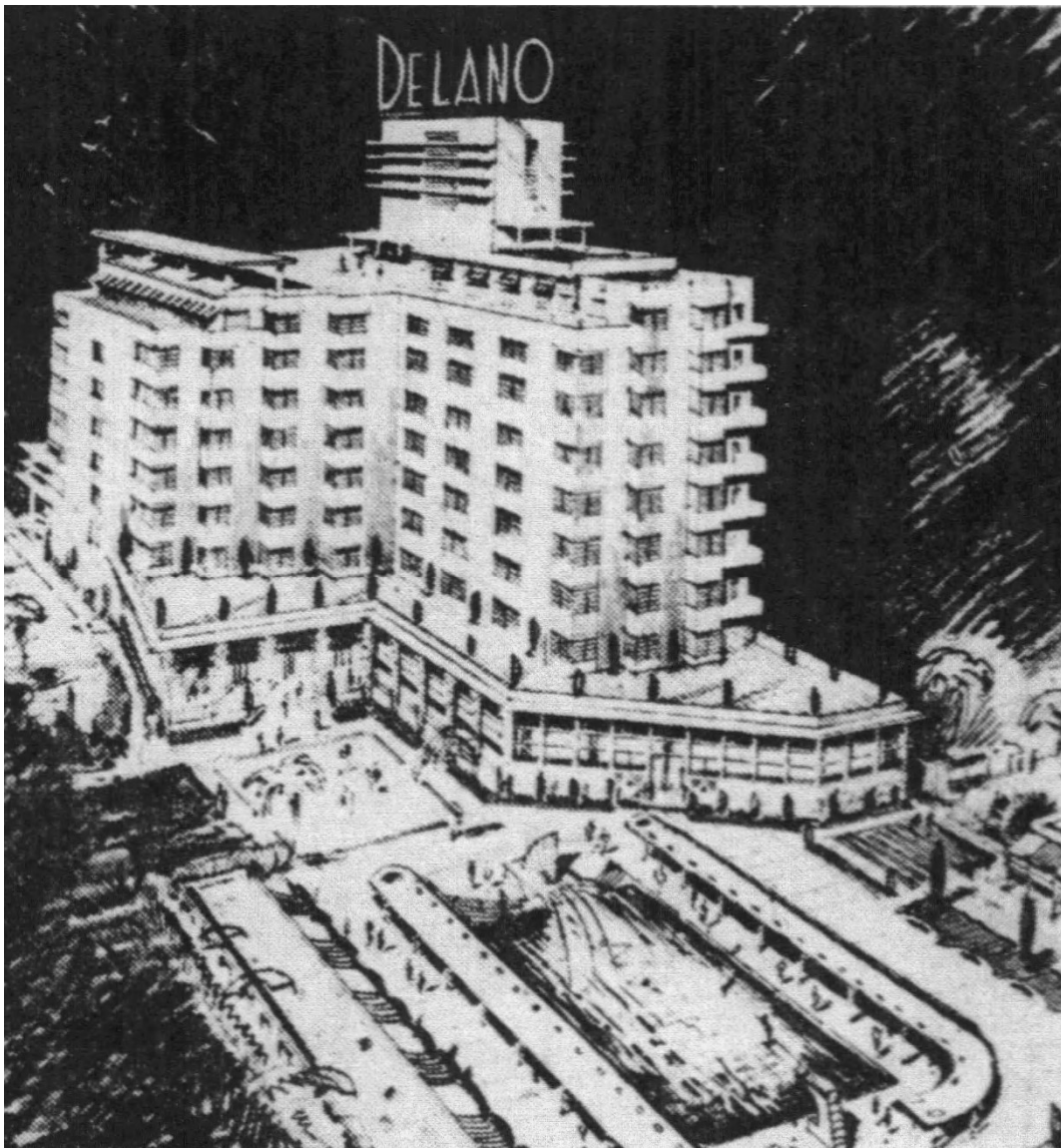
OVERVIEW

The project concerns two properties that are located on the east side of Collins Avenue, north of Lincoln Road. The Ritz-Carlton is comprised of the former DiLido Hotel (1953) and the former Wolfie's Building (1948, 1950) and is located at 1669 Collins Avenue and 1 Lincoln Road. The Sagamore Hotel (1948) is located immediately north of the Ritz-Carlton at 1671 Collins Avenue. For details on the buildings and their architects, please refer to Overview of the Ritz-Sagamore Properties in the Ritz-Carlton Project report.

The properties associated with the Ritz-Sagamore Project are located within the Ocean Drive / Collins Avenue Historic District. For details on the District and its significance, please refer to Ritz-Carlton Project report. For an overview of the proposed project, please refer to Ocean Drive / Collins Avenue Historic District in the Ritz-Carlton Project report.

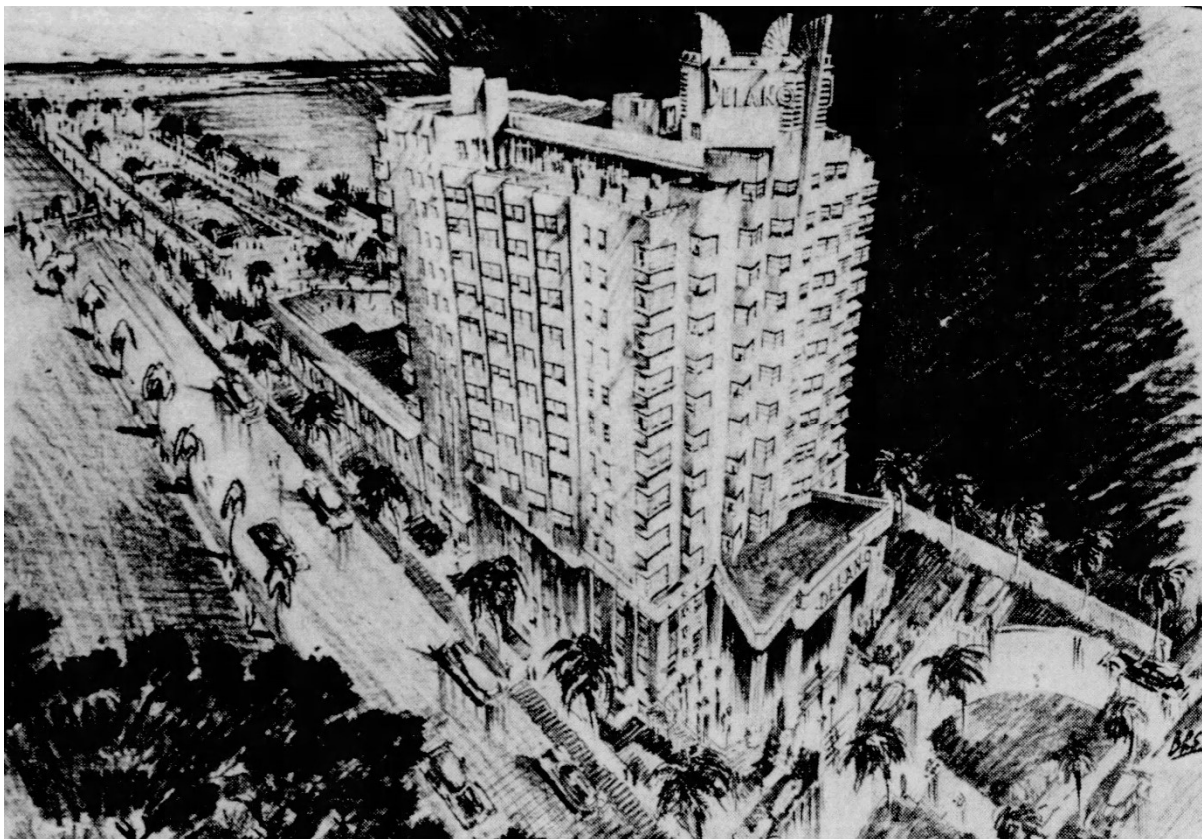
DELANO HOTEL²

In May 1947, a rendering for the new Delano Hotel was published in the Miami News. (Figure 1) By mid-1948, when the hotel was under construction, the design had taken on its current form. (Figure 2) The building was slated to be 10 stories tall, but an additional story was permitted in April 1948. The hotel had 201 rooms, 3 one-bedroom apartments, a dining room and a swimming pool. Permits were obtained for 52 cabanas and a band shell in the autumn of 1948. The architect was B. Robert Swartburg and the engineer was Alexis B. Kononoff. The general contractor was J. Y. Gooch Co., Inc.



*Figure 1. Rendering showing original design of the Delano Hotel, 1947.
(Miami News, 5/18/1947, p. 36)*

² 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.



*Figure 2. Rendering of the revised design for the Delano Hotel, 1948.
(Miami Herald, 4/4/1948, p. 96)*

The hotel, which was named for the late President Franklin Delano Roosevelt, opened on December 15, 1948. Former First Lady Eleanor Roosevelt stayed at the hotel during a visit to Miami Beach in 1955. In 1957, a 2-bedroom, 2-bath suite and two 1-bedroom, 2 bath apartments were added to the penthouse level. Also in 1957, the bandstand was demolished, and the dancing patio was covered to form an auto storage garage.

“...Swartburg’s Delano Hotel...still had one foot firmly planted in the Art Deco era. Its vertical thrust and winged finial made a fine bookend to L. Murray Dixon’s definitely Deco Grossinger Beach (now the Ritz Plaza) of 1940 across Seventeenth Street. The Delano’s monumental entry canopy was also a complement to the canopy of Roy France’s National Hotel of 1940 next door. The Delano completed South Beach’s signature Deco skyline begun by the Ritz Plaza and the National before the war.”³

³ Eric P. Nash and Randall C. Robinson, Jr., *MiMo: Miami Modern Revealed*, (San Francisco: Chronicle Books, 2004), 54-55.



*Figure 3. Delano Hotel, 1949.
(Miami Herald, 1/16/1949, p. 104)*



*Figure 4. Delano Hotel, December 1957.
(Miami-Dade Property Appraiser)*



*Figure 5. Pool area at Delano Hotel, looking east, November 1953.
(FIU Libraries)*



*Figure 6. Pool area at Delano Hotel, looking west, November 1953.
(FIU Libraries)*



*Figure 7. Terrace at Delano Hotel pool area, looking northwest, December 1957.
(Miami-Dade Property Appraiser)*



*Figure 8. Pool area at Delano Hotel, looking northwest, August 1955.
(Miami-Dade Property Appraiser)*

The Delano remained under the original ownership until 1971. By that time, South Beach was beginning its decline from the earlier glory days. The hotel was sold in 1979 and again in 1986, but it was repossessed in 1989. The Delano Hotel was closed around 1990.

In 1993, the Delano was purchased by Ian Schrager, a co-founder of Studio 54. Schrager intended to turn the dilapidated Delano into a full-service five-star luxury hotel, which was non-existent on South Beach at that time. In early 1994, when the project was approved by the Miami Beach Historic Preservation Board, the building was described as “little more than a pink husk.”⁴ Schrager hired Phillipe Starck, a French architect and industrial designer, to design the \$22 million renovation. The two had worked together on renovations of other Schrager properties, including the Royalton and the Paramount in New York City.

Schrager was looking to create a destination to attract people who normally would not come to Miami Beach. The hotel was to be ultra-chic. The entire exterior was painted white, which caused the building to stand out from its colorful surroundings. The hotel rooms were almost completely white. The lobby was dark but opened to the light of the outdoor areas and beach.

One of the most distinctive features of the new Delano was the pool area. The pool was moved to a sunnier spot, which required the granting of 17 variances.⁵ The new pool was created as a “water salon”, which promoted relaxation rather than exercise. (Figure 9) The 30’ x 150’ foot infinity pool ranged in depth from 1’ to 5’ and featured piped-in classical music and built-in wrought iron furniture. “It is a modern take on the multi-tiered tropical fantasy pool at Morris Lapidus's Fontainebleau Hotel nearby. The Delano's pool is intended to be the hotel's centerpiece -- in effect, an outdoor lobby.”⁶ Howard Fields, the pool designer, stated that it “will be one of the great pools of the world.”⁷ In addition to the pool, the surrounding area featured a grass lawn with full-length mirrors leaning against the trees, indoor light fixtures hanging from branches, a marble kitchen table sitting on a tile area “rug”, a lawn chess board, and curtained cabanas, all under towering Washington palm trees.



*Figure 9. Infinity pool at the Delano, looking west, 1995.
(Miami Herald, 8/24/1995, p. 439)*

The visually-spectacular infinity pool at the Delano was like no other in Miami Beach, and the pool area helped to define the resort. It served as a gathering and lingering place for celebrities

⁴ Anthony Faiolo, “Beach Oks Delano Renovation,” *Miami Herald*, January 12, 1994, 23.

⁵ Suzanne Slesin, “The New Deal in Miami Beach,” *New York Times*, June 29, 1995, <https://www.nytimes.com/1995/06/29/garden/the-new-deal-in-miami-beach.html?searchResultPosition=7>.

⁶ Timothy Jack Ward, “Remaking a Hotel, the Un-Miami Way,” *New York Times*, August 4, 1994, <https://www.nytimes.com/1994/08/04/garden/remaking-a-hotel-the-un-miami-way.html?searchResultPosition=1>

⁷ Ibid.

and non-celebrities alike. The Delano pool helped to popularize the infinity pool in South Florida. In 2004, a real estate advertisement for a private home mentioned a “Delano style infinity edge pool.”⁸

The revitalization of South Beach began with the renovation of the Delano Hotel. The hotel was “instrumental in putting South Beach back on the map as a fashionable destination favored by celebrities and models...The Delano...played an influential role ushering in the boutique hotel trend.”⁹

⁸ “S. Beach Estate,” (classified ad), *Miami Herald*, May 2, 2004, 204.

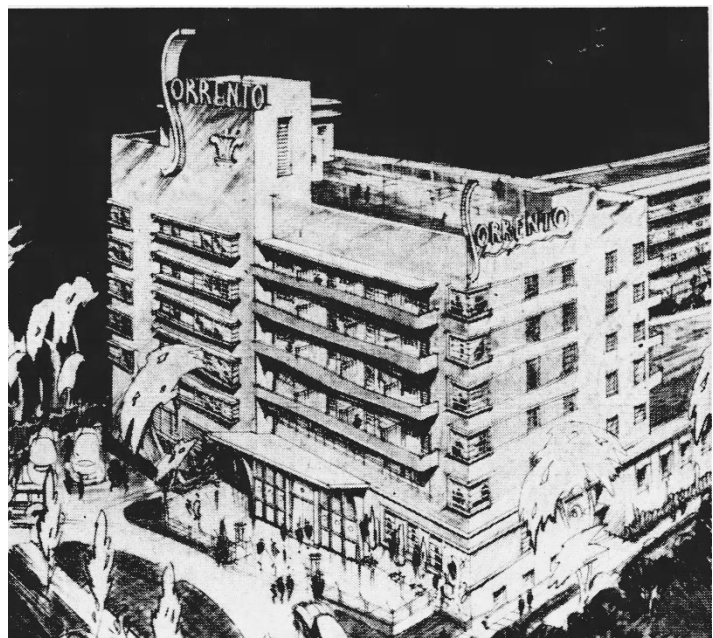
⁹ “Delano Hotel South Beach celebrates its 21st birthday,” *Miami Herald*, February 7, 2019, <https://www.miamiherald.com/miami-com/hotels-motels/article225844595.html>

The Architect of the Delano

B. Robert Swartburg was born in 1895 in Bucharest, Romania. His family immigrated to New York City in 1905. He studied architecture at Columbia University, Beaux-Arts Institute of Design in New York, École des Beaux-Arts in Paris, and the American Academy in Rome. He established an architectural practice in New York in 1922, but he spent time in South Florida beginning in the mid-1920s. He relocated his architectural practice to Miami Beach in 1944. Swartburg became one of the prominent modernists in South Florida. Besides the Delano, other works include the Marseilles (Figure 10) and Sorrento (Figure 11) Hotels in Miami Beach, Vagabond Motel in Miami, (Figure 12) several commercial establishments and numerous apartment buildings, including the complex at 6881 Bay Drive in Miami Beach. (Figure 13) He also designed the Miami Beach Civic Center Complex. Swartburg retired from practice in 1972 and died in 1975.



*Figure 10. Marseilles Hotel, Miami Beach, August 2021.
(Heritage Architectural Associates)*



*Figure 11. Rendering of Sorrento Hotel, 1948.
(Miami Herald, 7/18/1948, p. 33)*



*Figure 12. Vagabond Motel, Miami, 2014.
(Wikipedia)*



*Figure 13. 6881 Bay Drive, Miami Beach, 2018..
(Google maps)*

DELANO POOL AREA

The Delano Pool Area is accessed via a full-width terrace that extends from the rear of the hotel. The terrace is covered by a shed roof with a whimsical curled section. The roof is supported by wide columns. Broad concrete steps, interlaced with artificial turf, lead from the terrace to the lawn.



*Figure 14. View of grass lawn and landscaping, looking east, December 2021.
(Heritage Architectural Associates)*



*Figure 15. View of grass lawn and landscaping, looking west, December 2021
(Heritage Architectural Associates)*

The grass lawn is dotted with tall Washington palms, deciduous trees, and shrubbery. (Figure 14, Figure 15) Large gameboards (Figure 16) and a tile “area rug” (Figure 17) are embedded in the lawn.



*Figure 16. Large chessboard in lawn of pool area,
December 2021.
(Heritage Architectural Associates)*



*Figure 17. Tile "area rug" in lawn of pool area,
December 2021.
(Heritage Architectural Associates)*

Two-story contiguous cabanas line the north side of the pool (Figure 18), and one-story individual cabanas are located south of the pool. (Figure 19)



*Figure 18. Two-story cabanas north of pool,
December 2021.
(Heritage Architectural Associates)*



*Figure 19. One-story cabanas south of pool,
December 2021.
(Heritage Architectural Associates)*

The 30' x 150' infinity pool is located east of the grass lawn and is surrounded by stone paving. (Figure 20, Figure 21) The pool depth ranges from 1" to 5'. The eastern end of the pool features a long shallow area that leads to steps. (Figure 22) The western end of the pool features steps but does not have the shallow area. (Figure 23)



*Figure 20. View of Delano pool, looking east,
December 2021.
(Heritage Architectural Associates)*



*Figure 21. View of Delano pool, looking west,
December 2021.
(Heritage Architectural Associates)*



*Figure 22. Detail of long shallow area at eastern end
of pool, December 2021.
(Heritage Architectural Associates)*



*Figure 23. Detail of pool steps at western end of pool,
December 2021.
(Heritage Architectural Associates)*

A patio paved with wood slats laid in a herringbone pattern is located near the eastern end of the pool area. (Figure 24, Figure 25) A bar covered by a pergola-type structure with a solid roof is located on the patio. (Figure 24) Beyond the bar, two large couches are situated at the eastern end of the pool area. (Figure 25)



*Figure 24. Bar and patio at eastern end of pool area,
looking west, December 2021.
(Heritage Architectural Associates)*



*Figure 25. Detail of one of the couches at eastern end
of patio, December 2021.
(Heritage Architectural Associates)*

OVERVIEW OF THE PROPOSED RITZ-SAGAMORE PROJECT

The Ritz-Sagamore Project includes two adjoining properties located on the east side of Collins Avenue just north of Lincoln Road in the South Beach area of Miami Beach, Florida. The properties are the Ritz-Carlton South Beach at 1 Lincoln Road / 1669 Collins Avenue, and the Sagamore Hotel at 1671 Collins Avenue. The Ritz-Carlton is comprised of the former DiLido Hotel (1953), designed by Melvin Grossman with Morris Lapidus as associate, and the former Wolfie's Building (1948-1950), designed by Igor Polevitzky. The Sagamore Hotel (1948) was designed by Albert Anis, with Melvin Grossman as associate.

The Ritz-Sagamore Project documents that have been submitted to the Historic Preservation Board (HPB) were prepared by Kobi Karp Architecture and Interior Design Inc., dated September 7, 2021. The following is a summary of the proposed scope of work that has been excerpted from the Letter of Intent prepared by Greenburg Traurig, attorneys for the applicants, for the Historic Preservation Board for the meeting originally scheduled for November 9, 2021 and continued to December 13, 2021.

Sagamore Hotel

The applicant is proposing the restoration of the front façade, entry signage and canopy. Interior modifications include restoration of the lobby and reception desk, elimination of most of below-grade basement, demolition of non-historic, raised lobby corridor and new lobby corridor additions. Additionally, the project includes the complete demolition of the 1999 Rear Addition, complete demolition of the pool deck, and demolition of the detached, five-story Cabana/Bungalow Addition along the eastern portion of the property. A new roof deck terrace, new pool deck and exterior hardscapes, and covered, open-air walkway will be constructed.

Ritz-Carlton Hotel

The applicant is proposing minor interior demolition and reconfiguration of the northernmost portion of the 3rd floor of the Ritz for a new bridge connecting the two properties. Additional modifications include the partial demolition of the North Cabana wing at the Ritz-Carlton Hotel from the basement to the 5th floor and a ground-up addition, which includes rebuilding existing rooms with a 5th floor new amenity area. Further, the ground floor parking garage will be renovated and reconfigured.

New Construction – Residential Tower

The applicant is proposing the construction of a residential condominium tower with approximately 50 units and common areas located in place of the Sagamore 1990s Addition and cantilevered over the existing 4-story cabana (northern wing) of the Ritz Property (with no structural connection to the existing Ritz structure below). The new residential tower includes a lobby on the ground floor, one residential unit located on each of Levels 3-4, a common area and pool deck located on Level 5, and the remaining residential units contained on Levels 6-17 (four residential units per floor).

Site

Additionally, the application is proposing new landscaping pools and water features along the rear yard with two proposed service bars and interior renovations to the existing Beach Club Café for a new show kitchen, and new event space located along the eastern portion of the Ritz Property.

ANALYSIS OF PROPOSED WORK

The Ritz-Sagamore Project proposes the construction of a 17-story, 200' tower behind the 7-story Sagamore Hotel. In 2019, the maximum building height for additions on lots of 115,000 square feet or greater was increased to 200 feet for RM-3 zoned oceanfront properties between 16th and 21st Streets. The subject properties, with combined lot sizes, meet the lot size criteria.

The proposed tower would be constructed 52'-3" east of the existing Sagamore Hotel. The northwest corner of the tower would be 37'-5" from the northern edge of the Sagamore. The tower would be cantilevered over the cabanas located to the east of the Ritz-Carlton Hotel. (Figure 26)

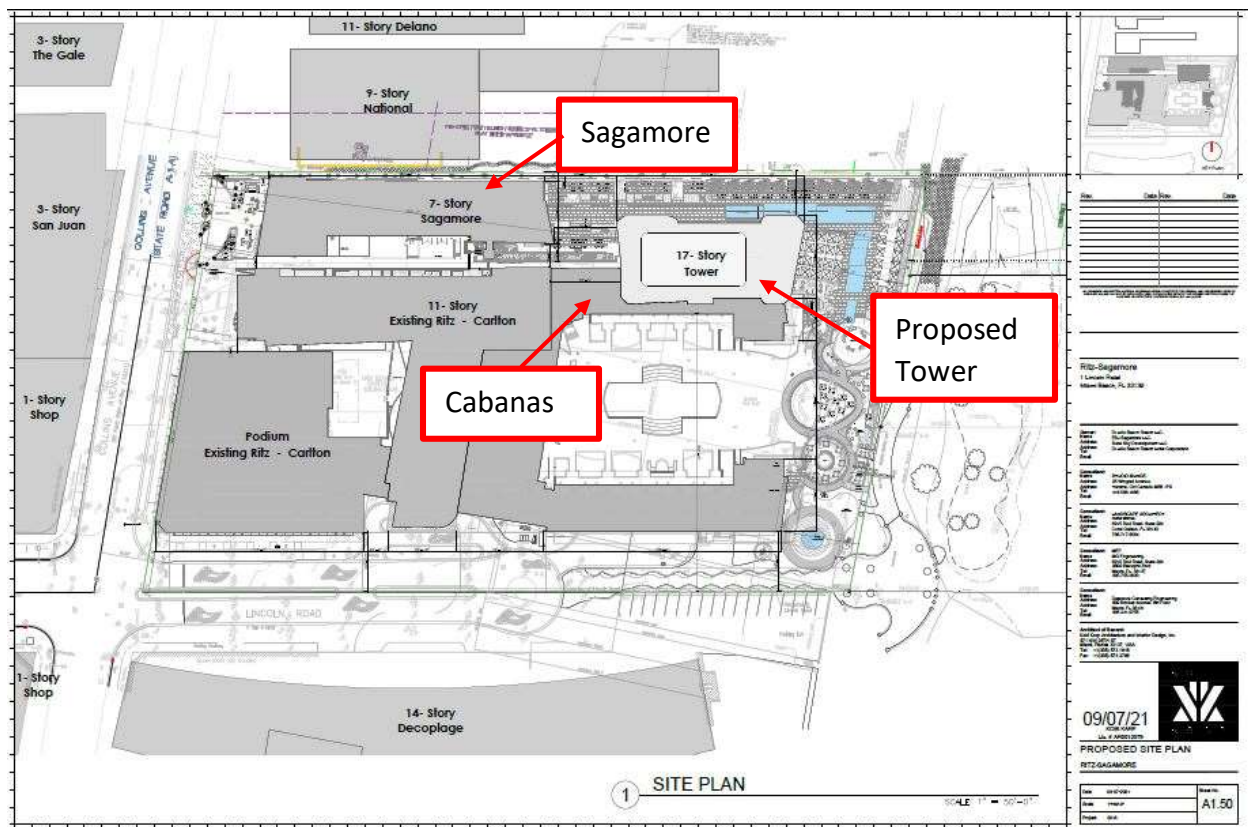


Figure 26. Proposed Site Plan for Ritz-Sagamore Project, 9/7/2021.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A1.50)

Based upon the information that was submitted to the Miami Beach Historic Preservation Board for its November 9, 2021 (continued to December 13, 2021) meeting, the effects of the proposed height of a 200' tower on the site have been analyzed. Renderings of a proposed conceptual design for the site were generated based upon the documentation that was presented.

The proposed 200' height limitation excludes certain items that may be placed on a building roof. The height limit for these additional items is 25', which would result in a total height of 225'. (Miami Beach Code Sec. 142-1161)

Some examples are:

- Mechanical equipment and equipment rooms
- Chimneys and air vents
- Decorative structures used only for ornamental or aesthetic purposes
- Elevator bulkheads or elevator mechanical rooms
- Radio, television, and cellular telephone towers or antennas, and rooftop wind turbines
- Stairwell bulkheads
- Swimming pools, whirlpools or similar structures, which shall have a four-foot wide walkway surrounding such structures, not to exceed five feet above the main roofline
- Wind turbines on oceanfront properties

Size, Scale and Placement upon Site

The proposed 200' tower located behind the Sagamore Hotel would be out of scale with its surroundings and would dwarf the historic hotel. (Figure 27)



*Figure 27. Proposed west elevation.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A4.06)*

The proposed placement of the new construction will cause the view of the Sagamore from the beach to be partially obscured. This will have an adverse effect upon the Sagamore Hotel and its historic relationship with its site. (Figure 28-Figure 32)



*Figure 28. View of Sagamore Hotel, looking west,
October 2021.
(Heritage Architectural Associates)*



*Figure 29. View of Sagamore Hotel with proposed
tower.
(Heritage Architectural Associates with K4
Architecture)*



*Figure 30. Rendering of proposed tower looking south from Beachwalk, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



Figure 31. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking west from beach, October 2021.

(Heritage Architectural Associates)



Figure 32. Rendering showing scale and placement of proposed tower behind Sagamore Hotel, October 2021.

(Heritage Architectural Associates with K4 Architecture)

Impact Upon the Integrity of Skyline and Adjacent Historic Architecture

Due to its scale and height, the proposed 200' tower to be constructed behind the Sagamore Hotel would have an adverse impact upon the integrity of the historic architectural integrity of the Ocean Drive / Collins Avenue Historic District. In the four-block oceanfront area between 16th and 20th Streets, there are only two buildings that are approximately 200' in height, and these buildings, Loews and the Shore Club, are located at each end of the four-block area.

The following table illustrates the approximate heights of neighboring buildings along Collins Avenue between 16th and 20th Streets.¹⁰ It is notable that the proposed tower is 65-75' taller than the neighboring buildings. The construction of a 200' tower in the middle of this four-block area would adversely impact the integrity of this section of the Historic District.

Name (south to north)	Stories	Height	Name (south to north)	Stories	Height
Loews	18	200	Seacomber	3	39
Georgia Condo	10	100	Surfcomber	3	38
Decoplage Condo	16	170	Marseilles	8	85
Dildio/Ritz-Carlton	12	130	South Seas	8	85
Sagamore	7	65	Richmond	7	75
Proposed Tower	17	200	Raleigh	8	85
National	12	125	Shelborne	14	150
Delano	13	135	Nautilus	7	75
Ritz Plaza	12	125	Shore Club	19	200

In particular, construction of a 200' tower will impact the "postcard" view of the iconic skyline formed by the National, Delano and SLS (Ritz Plaza) Hotels. (Figure 33-Figure 40)

¹⁰ Adapted from Jimmy L. Morales, *Miami Beach Commission Memorandum*, 7/31/19



*Figure 33. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) from east, October 2021.
(Heritage Architectural Associates)*



*Figure 34. Rendering showing proposed tower in relation to area hotels, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 35. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking southwest from beach, December 2021.
(Heritage Architectural Associates)*



*Figure 36. Rendering showing proposed tower looking southwest from beach, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 37. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking northwest from beach, October 2021.
(Heritage Architectural Associates)*



*Figure 38. Rendering showing proposed tower behind Sagamore Hotel, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 39. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) from 17th Street, December 2021.
(Heritage Architectural Associates)*



*Figure 40. Rendering showing proposed tower from 17th Street, December 2021.
(Heritage Architectural Associates with K4 Architecture)*

Visual Effect and Shadowing on the Delano Hotel

The design response to the brilliant sub-tropical light of South Florida has historically been an essential component of the architecture of Miami Beach, Miami, and the surrounding region – and continues to be to this day. Buildings have been designed to play upon, and “come to life”, through the response to light. The historic architecture of Miami Beach exemplifies this and celebrates it. Building orientations, shapes, design features, and windows are strategically placed to take advantage of the sun, the light, and the views. Light draws attention to textures and building nuances, features, and forms. Colorful and lighter palettes are utilized in response to this light. However, the construction of a building with a height of 200’ will adversely impact adjacent and nearby contributing historic buildings – including those on the project site – by the introduction of shade upon buildings, building components, and sites that have been designed in response to this light. (Figure 41-Figure 48)

The following images show the visual effect that the proposed 200’ tower would have on the pool area of the Delano.



*Figure 41. View of pool area at Delano Hotel, looking southwest, December 2021.
(Heritage Architectural Associates)*



*Figure 42. View of pool area at Delano Hotel, looking southwest, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 43. View of pool bar area at Delano Hotel, looking southwest, December 2021.
(Heritage Architectural Associates)*



*Figure 44. View of pool bar area at Delano Hotel, looking southwest, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 45. View looking south from pool area at Delano Hotel, December 2021.
(Heritage Architectural Associates)*



*Figure 46. View looking south from pool area at Delano Hotel, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 47. View of pool area at Delano Hotel, looking southeast, December 2021.
(Heritage Architectural Associates)*



*Figure 48. View of pool area at Delano Hotel, looking southeast, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)*

The Delano Hotel, a contributing building in the Ocean Drive / Collins Avenue District (local) and the National Register-listed Miami Beach Architectural (Art Deco) District, was designed in response to South Florida's sub-tropical light. The building, with its windows, windowed corners and oceanfront site, is light dependent.

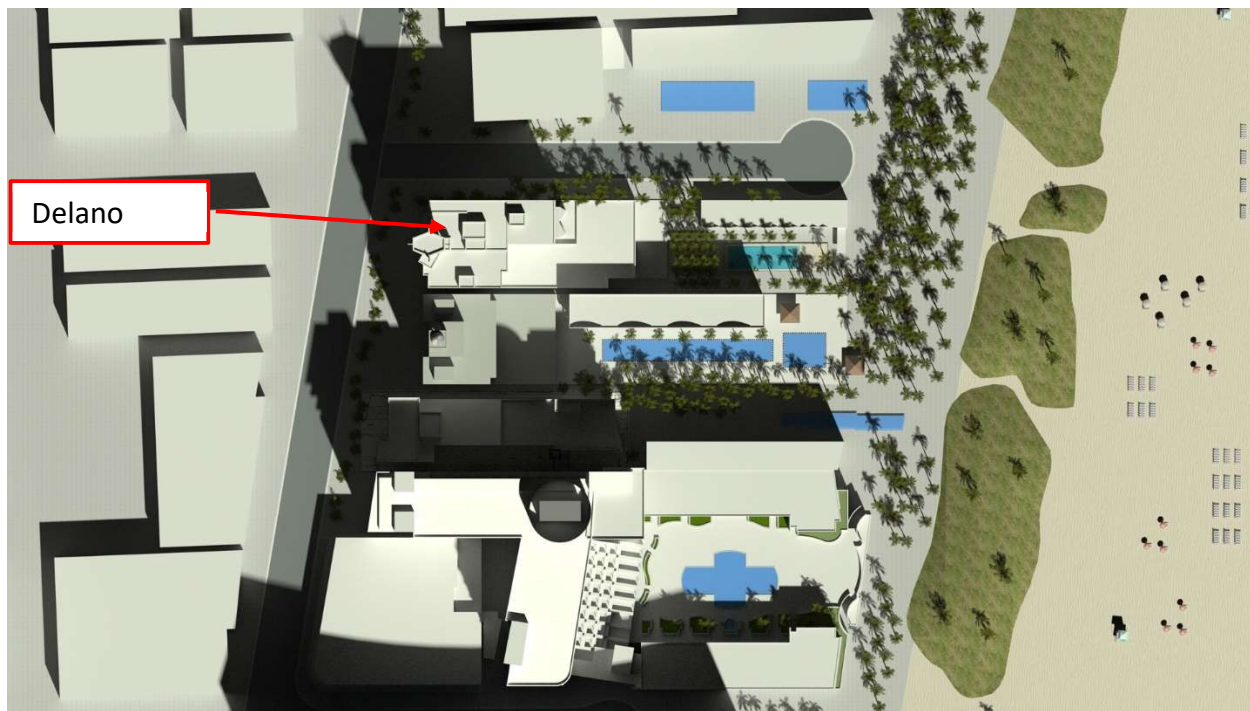
According to the solar shading studies shown, the addition of a 200' building on the adjacent lot behind the Sagamore will have a significant impact on the Delano Hotel. The tower will cast shadows on the Delano pool area during most of the day at the Winter Solstice, the peak season for tourism and a time of year when occupants will be expecting sun in these light-inspired areas. (Figure 49-Figure 60)



*Figure 49. Existing shadowing at Winter Solstice, 10 a.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)*



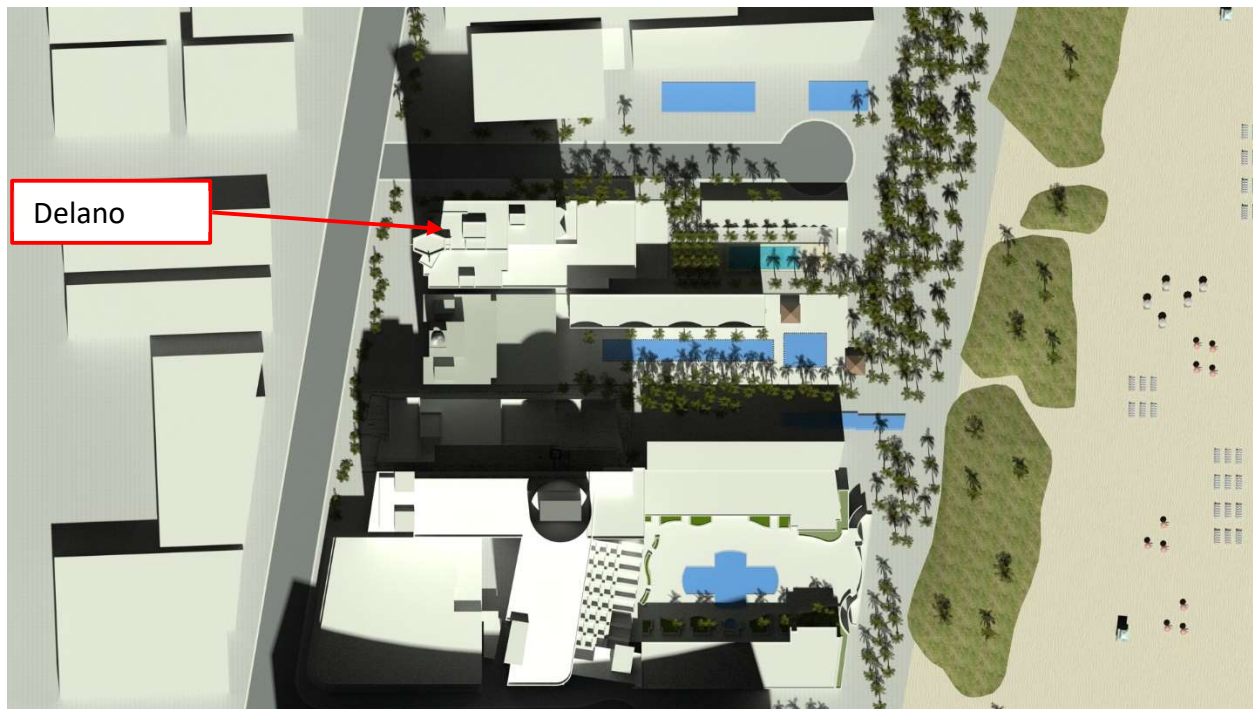
*Figure 50. Shadowing at Winter Solstice, 10 a.m. with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 51. Existing shadowing at Winter Solstice, 11 a.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)*



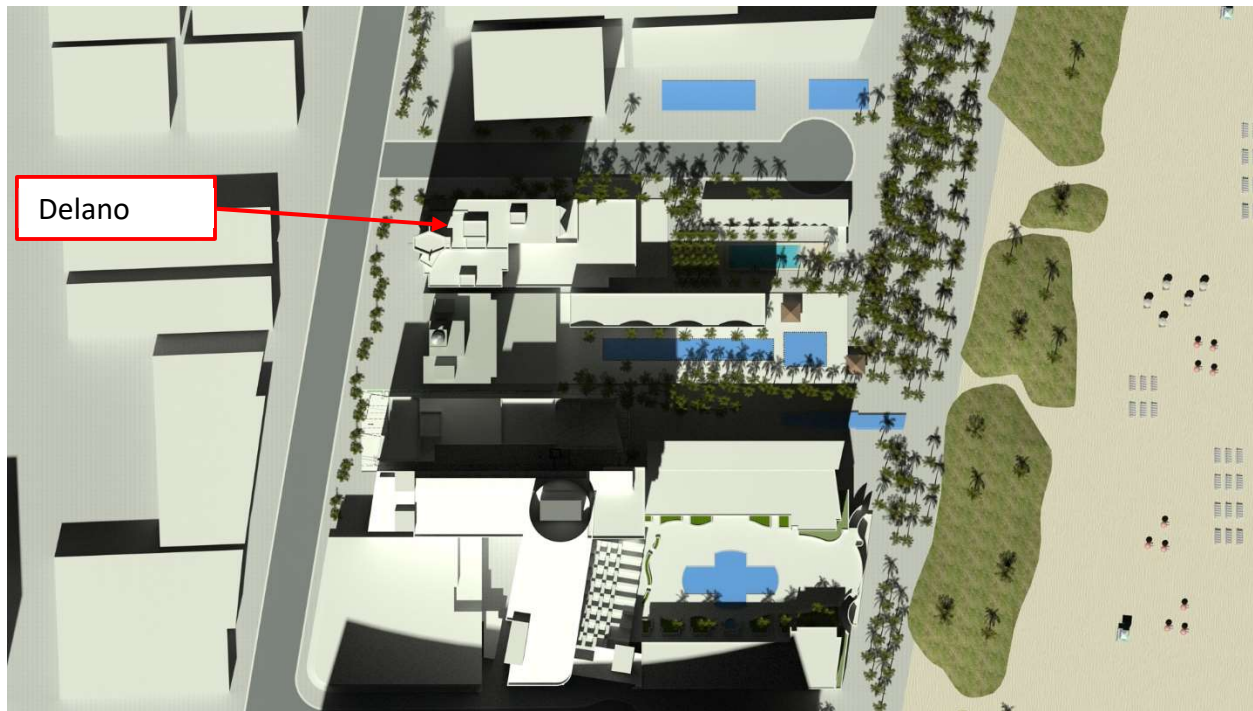
*Figure 52. Shadowing at Winter Solstice, 11 a.m. with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 53. Existing shadowing at Winter Solstice, noon, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



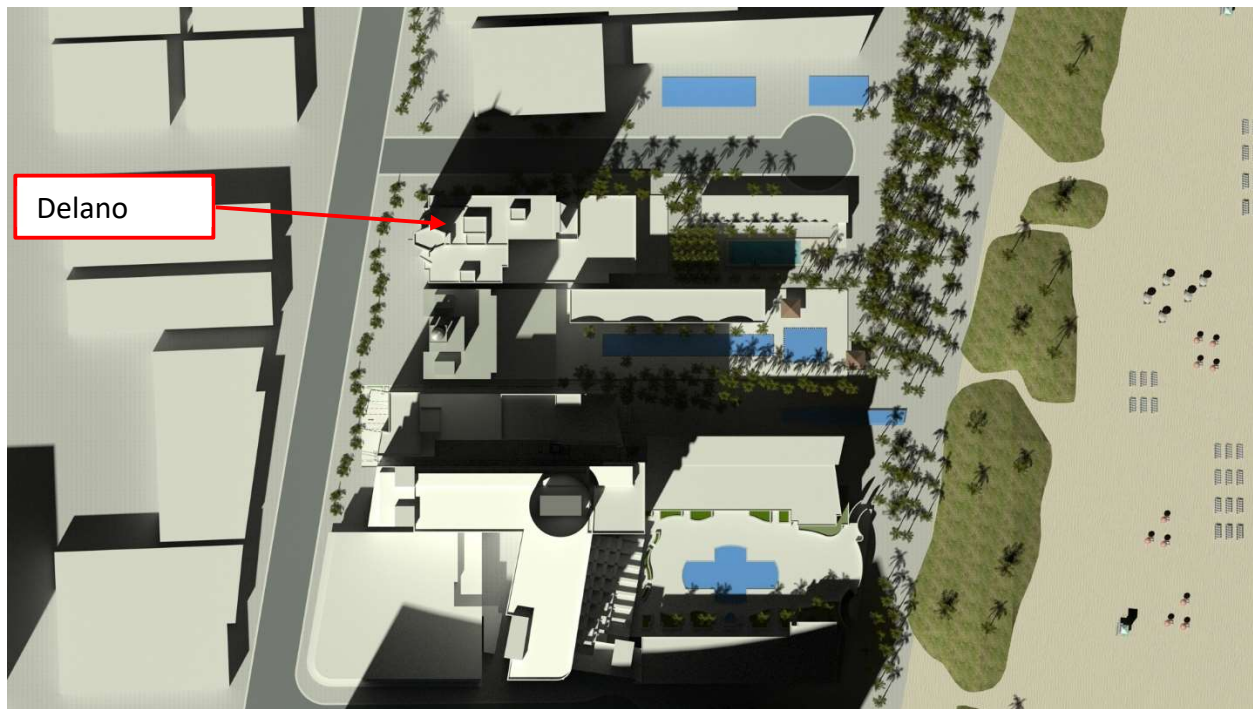
*Figure 54. Shadowing at Winter Solstice, noon, with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 55. Existing shadowing at Winter Solstice, 1 p.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 56. Shadowing at Winter Solstice, 1 p.m., with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 57 Existing shadowing at Winter Solstice, 2 p.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 58. Shadowing at Winter Solstice, 2 p.m., with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 59. Existing shadowing at Winter Solstice, 3 p.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 60. Shadowing at Winter Solstice, 3 p.m., with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)*

In addition to the adverse impact presented by the shading that would be caused by the proposed tower, the proposed modern glass tower with extensive exterior glazing conflicts with the unique architectural aesthetic of the Historic District.

In a district in which the design response to light is an essential component of historic architectural fabric, the adverse impact of giant shadows upon contributing buildings is significant. This impact strikes at one of the essential characteristics of the historic architecture of Miami Beach.

Regarding architectural design, noted Miami Beach architect Roy France stated, "Let in the air and sun. That's what people come to Florida for."¹¹

¹¹ Roy France obituary. 1972. *Miami Herald*, 2/17/1972, 157.

ANALYSIS OF PROPOSED PROJECT IN CONSIDERATION OF THE MIAMI BEACH CODE AND THE SECRETARY OF INTERIOR'S STANDARDS AND GUIDELINES

Applicability

- The project involves the Ritz-Carlton Hotel, 1669 Collins Avenue, and the Sagamore Hotel, 1671 Collins Avenue., in Miami Beach, Florida.
- Both buildings are contributing buildings in the Ocean Drive / Collins Avenue Historic District, which was established in 1987 and amended in 1992 per Sec. 118-593.(2)b) of the Miami Beach Code (MBC).
- As such, all work is subject to review and must be authorized by a Certificate of Appropriateness (COA).

Purpose of the review

MBC Sec. 118-502. – Purpose

- (2) The protection of such historic sites and districts to combat urban blight, promote tourism, foster civic pride, and ***maintain physical evidence of the city's heritage***; (emphasis added)
- (4) The promotion of excellence in urban design by ***assuring the compatibility*** of restored, rehabilitated or replaced structures within designated historic districts; (emphasis added)

Decision process

MBC Sec. 118-564. - Decisions on certificates of appropriateness.

(edited for relevance)

- (a) A decision on an application for a certificate of appropriateness shall be based upon the following:
 - (1) Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable compliance with the following:
 - a. **The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** as revised from time to time; and
 - b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.
 - (2) In determining whether a particular application is compatible with surrounding properties the historic preservation board shall consider the following:
 - b. General design, scale, massing and arrangement.

- d. The relationship of subsection b, above, to other structures and features of the district.
 - e. The purpose for which the district was created.
- (3) The examination of architectural drawings for consistency with the criteria stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The historic preservation board and planning department shall review plans based upon the below stated criteria and recommendations of the planning department may include, but not be limited to, comments from the building department. The criteria referenced above are as follows:
- d. The proposed structure, and/or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.
 - e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
 - j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Project Review

- Heritage Architectural Associates reviewed the project documentation that was included in the submission for the hearing before the Miami Beach Historic Preservation Board on November 9, 2021 (continued to December 13, 2021).
- The project specifications were compared with the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Based upon the review of the above referenced documentation with the criteria set forth in the Historic Preservation Ordinance set forth above, in our expert opinion, the request for the Certificate of Appropriateness should be denied based upon the following items of non-compliance:

Historic Preservation Ordinance

In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the MBC.

- b. General design scale massing and arrangement
Not satisfied due to size and scale of proposed tower.
- d. Relationship of subsection b. to other structures and features of the District
Not satisfied due to the size, scale and placement of the proposed tower.
- e. The purpose for which the district was created.
Not satisfied due to the size, scale and placement of the proposed tower.

Additionally, the Board shall consider Section 118-564(a)(3) of the MBC.

- d. Appropriate and compatible with environment, enhance appearance of surrounding properties.
Not satisfied due to size, scale and placement of proposed tower, as well as the modern design of the proposed glass tower, which will conflict with the historic character of the neighborhood.
- e. Relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, pedestrian sight lines and view corridors.
Not satisfied due to size, scale and placement of proposed tower as well as the modern design of the proposed glass tower, which will conflict with the historic character of the neighborhood.
- j. Orientation and massing sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridors.
Not satisfied due to size, scale and placement of proposed tower.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Standard 9

New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- Proposed tower is out of scale with its surroundings.
- The tower is nearly three (3) times the height of the the Sagamore and would dwarf it.

- Any addition should be compatible in size and scale with the other buildings in the immediate area.
- The tower would create shade that would adversely impact adjacent contributing buildings, including the Delano Hotel, that were designed to be seen and function in light.
- The tower would also impact views from the neighboring Delano Hotel.
- The proposed project is located in the **HEART OF THE DISTRICT**, adjacent three iconic towers – the National, Delano and SLS (former Ritz Plaza) – that have iconic visual significance and integrity.
- Placing a 200' tower in this location will adversely impact this “postcard” skyline.

Guidelines

Site

NOT RECOMMENDED

- Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features.

Setting

NOT RECOMMENDED

- Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.

CONCLUSION

In order to receive a Certificate of Appropriateness, the Historic Preservation Ordinance of the Miami Beach Code requires proposed work to comply with the Secretary of the Interior's Standards for Rehabilitation. (Sec. 118-564(a)(1)a)

The scale and character of the proposed new construction is not in compliance with the Secretary of the Interior's Standards for Rehabilitation, Number 9. Therefore, the requested COA should be denied in accordance with the Miami Beach Historic Preservation Ordinance.

Due to the significant adverse impact that would occur upon the historic architectural character of the **heart** of the surrounding Ocean Drive / Collins Avenue Historic District, including the "postcard skyline" of the National, Delano and SLS Hotels (Figure 61), construction of a 200' tower would **fail to comply** with the Secretary of the Interior's Standard Number 9. **Therefore, the requested COA should be denied in accordance with the Miami Beach Historic Preservation Ordinance.**



*Figure 61. View of (l-r) National, Delano and SLS (former Ritz Plaza) Hotels from the east, October 2021.
(Heritage Architectural Associates)*

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