

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

**The Ritz-Sagamore Project**



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Prepared For:  
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October 18, 2021

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

**The Ritz-Sagamore Project**

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## 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 November 9, 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 Polevitsky, 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.

The Roy F. France-designed National Hotel (1940) is located just north of the subject properties at 1677 Collins Avenue and is also a contributing building in the Ocean Drive / Collins Avenue Historic District. Based upon recently the completed solar shading studies included in this report, the National 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 New National LLC to provide analysis of the Ritz-Sagamore Project 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.

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, 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 OF THE RITZ-SAGAMORE PROPERTIES

### Former DiLido Hotel (1953)

1669 Collins Avenue

The 8-story Miami Modern (MiMo) former DiLido Hotel (Figure 1, Figure 2) was designed by Melvin Grossman, with Morris Lapidus as associate architect. The building, which was constructed in 1953, is located at the northeast corner of Lincoln Road and Collins Avenue and is situated to the north and east of the 1948 Wolfie's Building, described below. The building has an irregular T-shaped footprint, and features front facades at both Collins Avenue and Lincoln Road. The property is bordered by the Sagamore Hotel to the north, Collins Avenue to the west, Lincoln Road to the south, and the beach to the east.

The building is constructed of concrete block clad with stucco. At the upper stories of the front façades, the fenestration is set into angled walls and is framed by projecting floor slabs and piers. This configuration provides varied shadow patterns throughout the day. Both front facades feature pilotis at the entrances.



*Figure 1. Collins Avenue façade of former DiLido Hotel, date unknown. (Miami Herald, 04/21/1998)*



*Figure 2. Former DiLido Hotel and Wolfie's Building, c. 1962. (FIU Libraries)*

## Former Wolfie's Building (1948, 1950)

1 Lincoln Road

The building at 1 Lincoln Road, which originally housed Wolfie's Restaurant, was designed by Igor Plevitsky and was constructed as a one-story building in 1948. (Figure 3) Two additional stories, also designed by Plevitsky, were added in 1950. The building provided retail space at the first level and office space at the upper stories.

The building is constructed of concrete block covered with stucco. It features a rounded corner, which is typical of buildings located at corners on Lincoln Road. The first level storefront is topped by a large continuous signboard area. The upper levels feature recessed windows shaded by continuous brise-soleils.



*Figure 3. Former Wolfie's Building, prior to the construction of the DiLido Hotel, early 1950s.  
(Miami Beach (Images of America))*

## Ritz-Carlton South Beach (2004)

1 Lincoln Road, 1669 Collins Avenue

The former DiLido Hotel and the former Wolfie's Building were combined to create the Ritz-Carlton South Beach, which opened in 2004. (Figure 4) Three additional stories were added to the former DiLido Hotel. The addition features continuous bands of windows with concrete canopies. New construction connects the two buildings. A non-original porte-cochere is located at the Collins Avenue entrance. The Town and Country Cabana Club, which was originally designed by Igor Plevitsky in 1948 but had been modified over the years, was demolished and replaced by a new pool and cabanas.



*Figure 4. Ritz-Carlton Hotel, October 2021.  
(Heritage Architectural Associates)*

## Sagamore Hotel (1948)

1671 Collins Avenue

The Sagamore Hotel, constructed in 1948, was designed by Albert Anis with Melvin Grossman as associate architect. (Figure 5) It is located immediately to the north of the Ritz-Carlton and to the south of the National Hotel. The five story building features an asymmetrical façade and MiMo styling.

Originally, the northern block was four stories and the projecting southern block was five stories. It appears that an additional story was added to the northern block in 1953, with Melvin Grossman as the architect. The roofline of the southern block was also modified.



*Figure 5. Sagamore Hotel, 1949.  
(Miami News 1/23/1949, p. 46)*

The building is constructed of concrete block covered with stucco. Features include banded, boxed and corner windows, eyebrows and sculptural signage. A non-original porte-cochere is situated in front of the northern block.

## The Architects

### DiLido Hotel

**Melvin Grossman** was born in Chicago in 1914. A graduate of Armour Institute of Technology in Chicago, he came to Miami in 1940 and began working for Albert Anis. He left for a few years but rejoined Anis in 1945. From 1947 to 1952, he was credited as associate architect on many of the firm's commissions, including the Sagamore, Delmonico, Brazil, Sea Gull, Royal York, and Biltmore Terrace hotels, all in Miami Beach. Grossman started his own firm in 1952. Significant examples of his hotel work in the 1950s and early 1960s include the DiLido, Seville, Deauville, and Doral Beach in Miami Beach and the Beau Rivage in Bal Harbour. He also designed tower additions for the Shore Club, Richmond and South Seas Hotels on Collins Avenue. In the 1960s, he designed numerous apartment buildings including the Imperial House, Mimosa Apartments, 100 Lincoln Road, and Roney Plaza Apartments, all in Miami Beach. In 1965, Grossman was the architect for Caesars Palace in Las Vegas, and he also designed a 13-story addition in 1969. Other work included the Americana Hotel in Atlanta, Dallas Cabana Motor Hotel, Executive House in Washington D. C. and the Acapulco Princess in Acapulco, Mexico.

**Morris Lapidus** was born in 1902 in Odessa, Ukraine. His family immigrated to the United States when he was an infant and settled in New York City. Lapidus attended Columbia University and graduated with a degree in architecture in 1927. In the late 1940s and early 1950s, he designed interiors for several Miami Beach hotels, including the Sans Souci, Nautilus, DiLido, Biltmore Terrace, and Algiers. Although he had practiced architecture for 20 years, Lapidus had never designed a building from scratch before he was retained as the architect of the Fontainebleau



Hotel in 1953. He subsequently designed the Eden Roc and the Americana in Bal Harbour. Lapidus' work in South Florida cemented his reputation as a hotel designer, and he was commissioned to design hotels throughout the United States and in many parts of the world. His South Florida work in the 1960s included the redesign of Lincoln Road, Crystal House, Temple Menorah expansion, Seacoast Towers South, Seacoast Towers East, all in Miami Beach, and Temple Judea in Coral Gables.

## **1 Lincoln Road**

**Igor Polevitzky** was born in St. Petersburg, Russia in 1911. His family fled the Russian Revolution and eventually settled in Philadelphia in 1922. He graduated with honors from the University of Pennsylvania. Polevitzky moved to Miami and formed a partnership with fellow classmate Thomas Triplett Russell. Projects completed by the partnership included the Lincoln Center Hotel and Office Building, Saks Fifth Avenue, Albion Building, Triton Hotel and Ocean Apartments, and the Shelborne Hotel, all in Miami Beach. The partnership was dissolved during World War II. Polevitzky's post war work included the 7 Seas Restaurant, an unbuilt design for the Center Hotel and Office Building, the Golden Strand Hotel, 1 Lincoln Road, and the Golden Gate Hotel. He also designed innovative residences, including the "Birdcage House" and the "Porch House." One of Polevitzky's most significant designs of the post-war era was the Havana Riviera Hotel, which was commissioned by Meyer Lansky. When it opened in Cuba in December 1957, the Havana Riviera was the largest purpose-built casino-hotel in the world outside of Las Vegas.

## **Sagamore Hotel**

**Albert Anis** was born in Chicago in 1889 and was practicing as an architect by 1912. He was a part-time resident of Florida from the mid-1920s until about 1933, when he established permanent residency in South Florida. He designed a number of hotels in the period before World War II, including the Normandie, Whitelaw, Nassau, Olympic, Waldorf Towers, Leslie, and Bancroft, Abbey, Berkeley Shore, Glades, Copley Plaza, Majestic, Cadet and Avalon. The firm also designed retail and office buildings on Lincoln Road, including the Mercantile Bank Building at 420 Lincoln Road. Melvin Grossman was with the firm from 1940-41 and returned in 1945. He was credited as associate architect on many projects beginning in 1947. In the immediate post-war period (1946-49), the firm designed apartments, theaters, office and retail space at 235 Lincoln Road, and the Temple Emanu-El. Hotels included the Claremont, Sagamore, Delmonico, Brazil, and Shore Club. In the early 1950s, the firm produced designs for the Royal York, Sea Gull and Nautilus Hotels. The firm also designed the Biscayne Terrace, which opened in Miami 1951. It was the first major new hotel constructed in Miami since the boom years of the 1920s. Anis' last significant project was the Biltmore Terrace in 1951, with Melvin Grossman as associate architect and Morris Lapidus as interior designer.

## OCEAN DRIVE / COLLINS AVENUE HISTORIC DISTRICT

The properties associated with the Ritz-Sagamore Project are located within the Ocean Drive / Collins Avenue Historic District. (Figure 6)

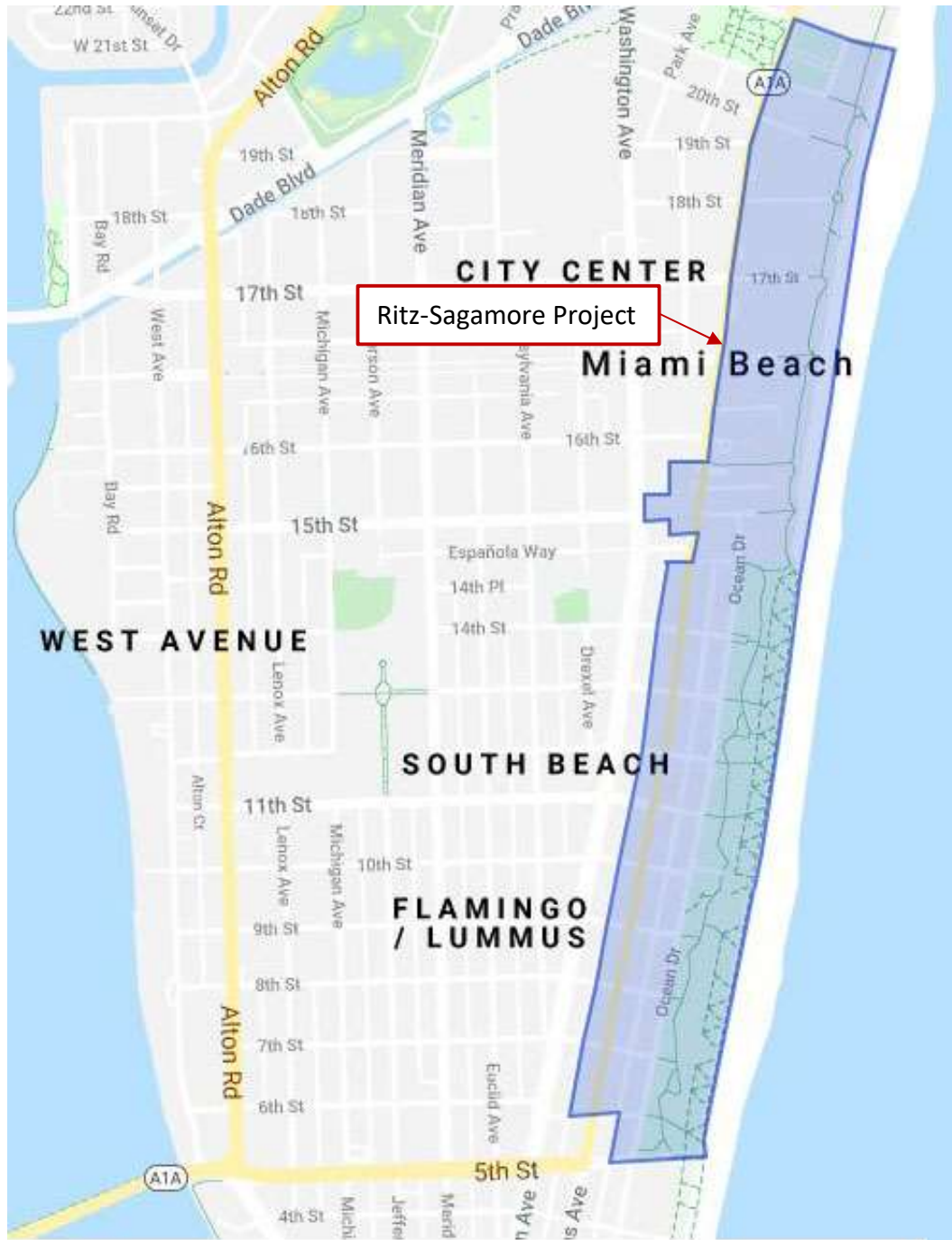


Figure 6. Location of the Ritz-Sagamore Project within the boundary of the Ocean Drive /Collins Avenue Historic District.  
(Ocean Drive / Collins Avenue Historic District (Local))

In 1986, the Ocean Drive / Collins Avenue Historic District was designated as the first Local Historic District in Miami Beach. The original boundary of the District was roughly 5<sup>th</sup> and 6<sup>th</sup> Streets at the south, Collins Court and Collins Avenue at the west, 16<sup>th</sup> Street at the north and the Erosion Control line at the east. In 1992, the boundary was expanded to include the east side of Collins Avenue to 22<sup>nd</sup> Street. All proposed rehabilitation projects and new construction within the Local Historic District are subject to review in accordance with the Miami Beach Historic Preservation Ordinance.

The Designation Report for the expanded district states:

The expanded Ocean Drive / Collins Avenue Historic District is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930s through the 1940s, 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 mecca and built-up in a relatively short period of time. The result is visual cohesiveness and a high concentration of distinct resort architecture typical of the fashionable style of the 1930s-1940s period....With an open front terrace, a standard design feature, the buildings were clearly designed to take advantage of the beach...

There is a strong consistency in scale in the expanded district. Between 5<sup>th</sup> and 15<sup>th</sup> Street, most of the buildings are two to three stories in height (with a few notable exceptions). The hotels north of 15<sup>th</sup> Street utilize similar design principles, but on a more impressive scale. Larger lots and direct ocean frontage created the setting for the next phase of resort architecture where buildings contained more private amenities; such as restaurants, nightclubs and private pools and beaches.<sup>1</sup>

The following are general 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.

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<sup>1</sup> City of Miami Beach Department of Historic Preservation and Urban Design, "Ocean Drive / Collins Avenue Historic District Expanded District Designation Report", (1992), 4. 8-9.



- 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.<sup>2</sup>

The Ocean Drive / Collins Avenue Historic 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).
- Represents the work of many prominent architects, including Roy France, Albert Anis, Henry Hohauser, L. Murray Dixon, Melvin Grossman, Morris Lapidus, Robert Swartburg, Gilbert Fein, Igor Plevitsky, Robert A. Taylor, and others.
- Retains historic integrity.

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<sup>2</sup> *How to Apply the National Register Criteria for Evaluation* (Washington D. C., U. S. Department of the Interior, National Park Service, 1995)

## **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 Plevitzky. 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 scheduled for November 9, 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 public amenities, 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 3<sup>rd</sup> 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 5<sup>th</sup> floor and a ground-up addition, which includes rebuilding existing rooms with a 5<sup>th</sup> 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 tower with approximately 50 units and residential amenities 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, an amenity 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 16<sup>th</sup> and 21<sup>st</sup> Streets. The subject properties, with combined lot sizes, meet the lot size criteria.

The proposed tower would be constructed 52'-3" east of the 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 7)

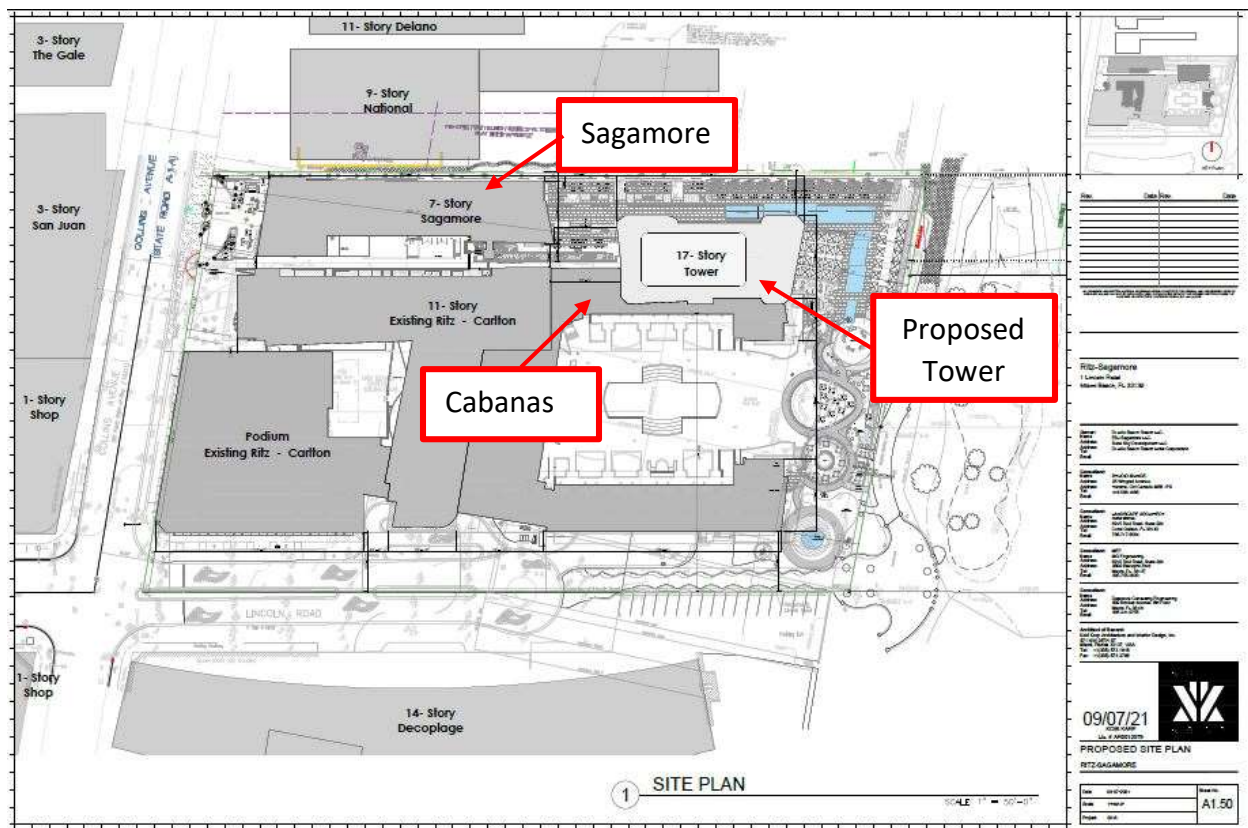


Figure 7. Proposed Site Plan for Ritz-Sagamore Project, 9/7/2021.  
(Kobi Karp Architecture and Interior Design, Inc., Drawing A1.50)

Based upon the information that was submitted to the Miami Beach Historic Preservation Board for its November 9, 2021 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 8)



*Figure 8. 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 9-Figure 13)





*Figure 9. View of Sagamore Hotel, looking west,  
October 2021.  
(Heritage Architectural Associates)*



*Figure 10. View of Sagamore Hotel with proposed  
tower.  
(Heritage Architectural Associates with K4  
Architecture)*



*Figure 11. Rendering of proposed tower looking south from Beachwalk, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 12. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking west from beach, October 2021.  
(Heritage Architectural Associates)*



*Figure 13. 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 16<sup>th</sup> and 20<sup>th</sup> 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.<sup>3</sup> 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	6	65	Richmond	7	75
<b>Proposed Tower</b>	<b>17</b>	<b>200</b>	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 14-Figure 19)

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<sup>3</sup> Adapted from Jimmy L. Morales, *Miami Beach Commission Memorandum*, 7/31/19





*Figure 14. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking northwest from beach, October 2021.  
(Heritage Architectural Associates)*



*Figure 15. Rendering showing proposed tower behind Sagamore Hotel, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 16. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking southwest from beach, October 2021.  
(Heritage Architectural Associates)*



*Figure 17. Rendering showing proposed tower looking southwest from beach, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*





*Figure 18. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) from east, October 2021.  
(Heritage Architectural Associates)*



*Figure 19. Rendering showing proposed tower in relation to area hotels, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*

## **Visual Effect and Shadowing on the National 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 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 21-Figure 25)

The National 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 National Hotel and will cast shadows on the pool area from approximately 10 a.m. until 3 p.m. during the Equinoxes. (Figure 26-Figure 33)

Significantly, the pool area at the National will be enveloped in shadows cast by a 200’ building during most of the day at the Winter Solstice, a time of year when occupants will be expecting sun in these light-inspired areas. (Figure 34-Figure 45) The studies also show that the pool area at the Delano Hotel, two doors away from the Sagamore, will be in shadows cast by the 200’ tower from 11 a.m. until after 2 p.m. during the Winter Solstice. (Figure 37-Figure 45)





*Figure 20. View of pool area at National Hotel, looking southeast, October 2021.  
(Heritage Architectural Associates)*



*Figure 21. View of pool area at National Hotel with proposed tower.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 22. View looking southeast from pool at National Hotel, October 2021.  
(Heritage Architectural Associates)*



*Figure 23. View looking southeast from pool with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*





*Figure 24. View looking east from the National Hotel, October 2021.  
(Hotels.com)*



*Figure 25. View looking east from National Hotel with proposed tower, October 2021.  
(Hotels.com, Heritage Architectural Associates with K4 Architecture)*

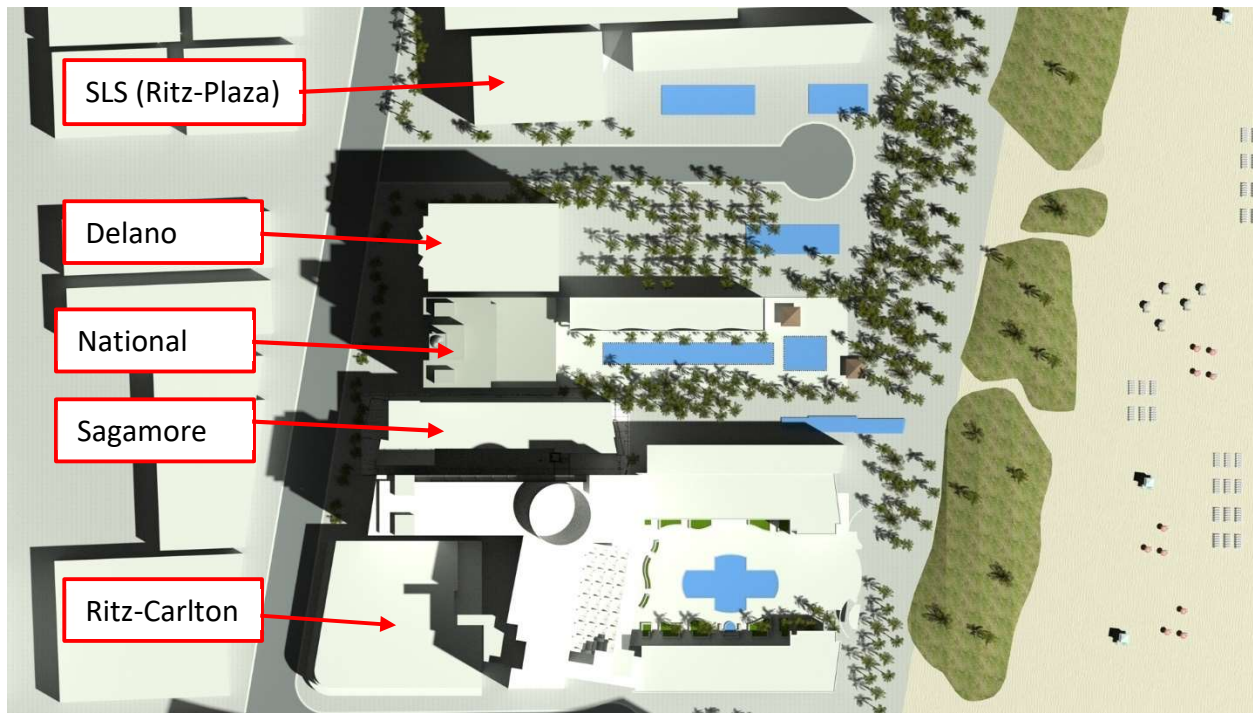
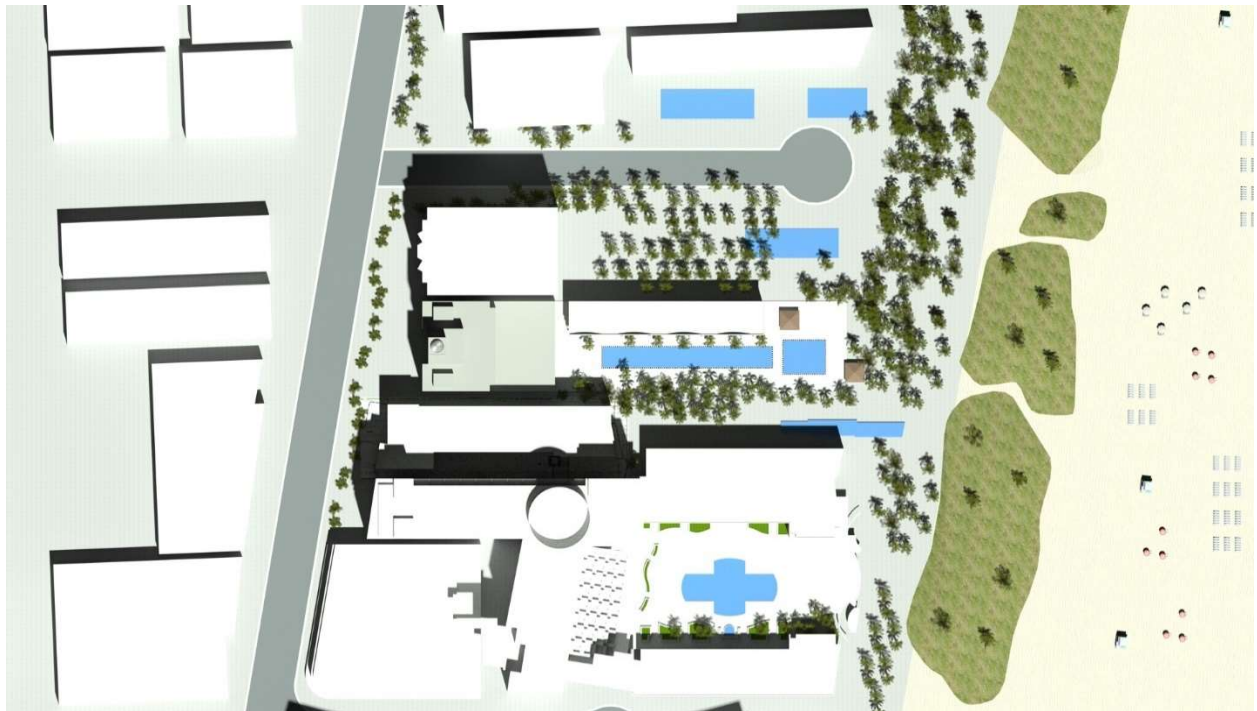


Figure 26. Existing shadowing at Equinox, 10 a.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)



Figure 27. Shadowing at Equinox, 10 a.m. with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)





*Figure 28. Existing shadowing at Equinox, noon, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 29. Shadowing at Equinox, noon, with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*

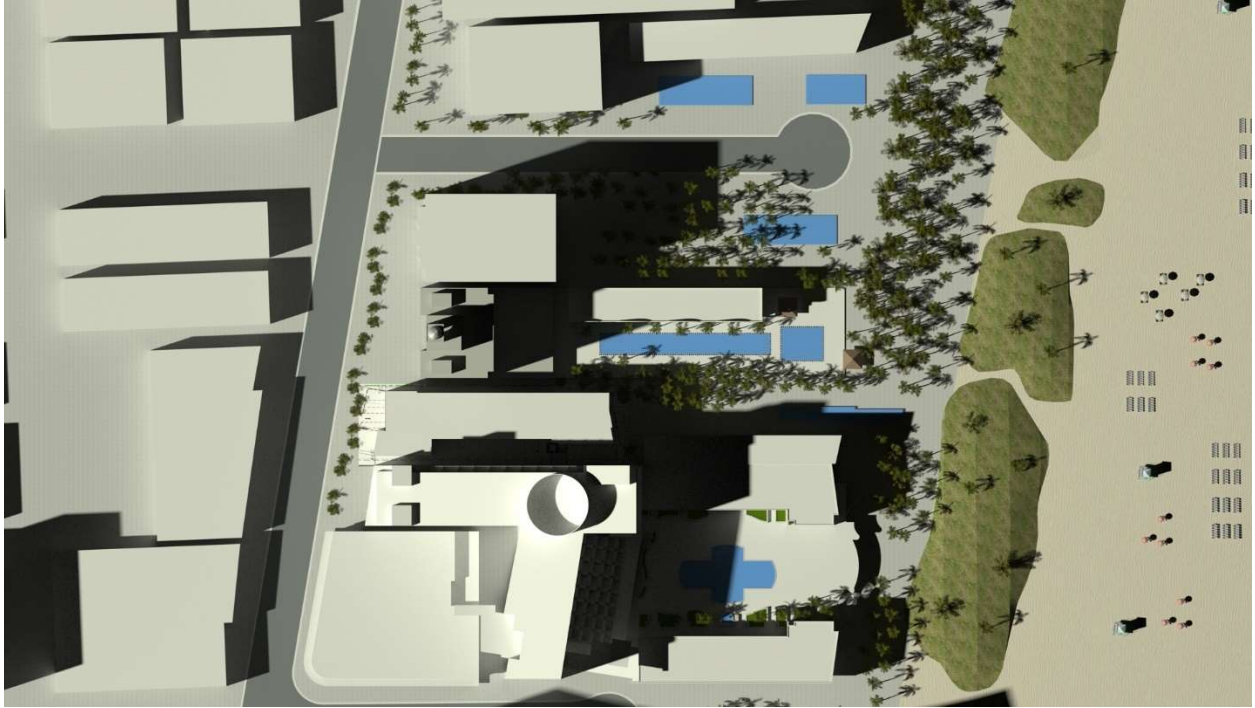




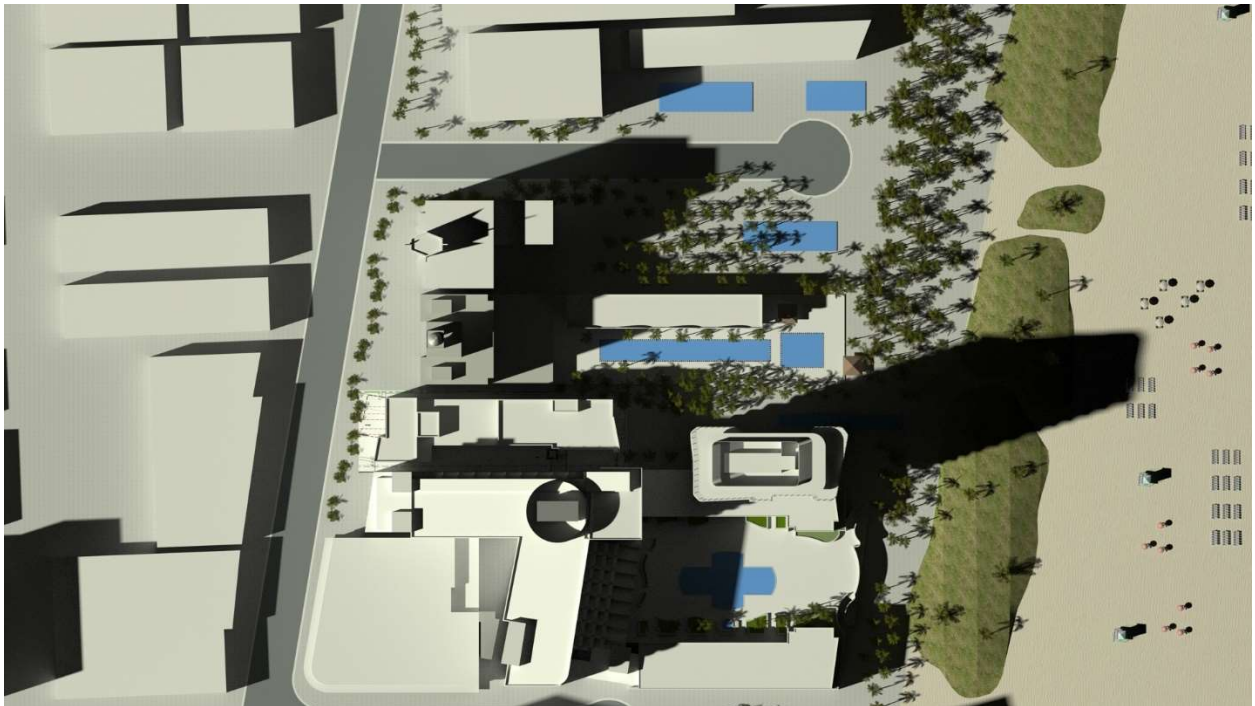
Figure 30. Existing shadowing at Equinox, 2 p.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)



Figure 31. Shadowing at Equinox, 2 p.m., with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)

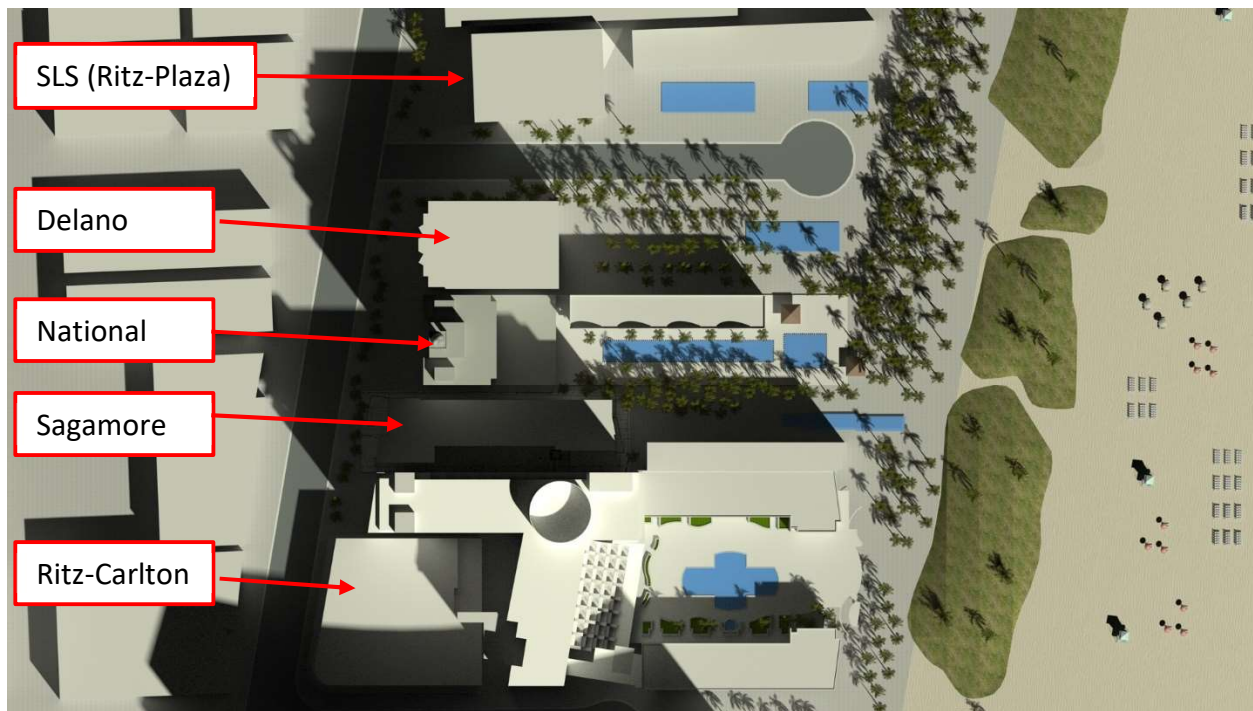


*Figure 32. Existing shadowing at Equinox, 4 p.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 33. Shadowing at Equinox, 4 p.m., with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*





*Figure 34. Existing shadowing at Winter Solstice, 10 a.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 35. Shadowing at Winter Solstice, 10 a.m. with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 36. Existing shadowing at Winter Solstice, 11 a.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 37. Shadowing at Winter Solstice, 11 a.m. with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*





*Figure 38. Existing shadowing at Winter Solstice, noon, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 39. Shadowing at Winter Solstice, noon, with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 40. Existing shadowing at Winter Solstice, 1 p.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 41. Shadowing at Winter Solstice, 1 p.m., with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*





*Figure 42 Existing shadowing at Winter Solstice, 2 p.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 43. Shadowing at Winter Solstice, 2 p.m., with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 44. Existing shadowing at Winter Solstice, 3 p.m., October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



*Figure 45. Shadowing at Winter Solstice, 3 p.m., with proposed tower, October 2021.  
(Heritage Architectural Associates with K4 Architecture)*



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, Roy France, architect of the National, stated, "Let in the air and sun. That's what people come to Florida for."<sup>4</sup>

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<sup>4</sup> Roy France obituary. 1972. *Miami Herald*, 2/17/1972, 157.

# ANALYSIS OF PROPOSED AMENDMENTS 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.
- 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.
- 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.
- 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, especially the National Hotel, that were designed to be seen and function in light.
- The tower would also impact views from the neighboring National 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 of 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 46), 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 46. View of (l-r) National, Delano and SLS (former Ritz Plaza) Hotels from the east, October 2021.  
(Heritage Architectural Associates)*

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