

HISTORIC CHARACTER AND DESIGN ANALYSIS

411 and 419 Michigan Avenue

Miami Beach, Florida



*411 Michigan Avenue, 1955.
(Office of the Property Appraiser, Miami-Dade County)*

Prepared For:

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June 23, 2021

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INTRODUCTION

A project is being planned for the historic property at 411 Michigan Avenue, Miami Beach. The property is listed as a contributing building in the locally-designated Ocean Beach Historic District. Therefore, the project ultimately will require a Certificate of Appropriateness from the Miami Beach Historic Preservation Board.

Heritage Architectural Associates (HAA) has been commissioned by 411 Michigan SOFI Owner LLC, the owner of the property (the Owner), to provide an Historic Character and Design Assessment for the 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.

The Owner provided some documentation regarding the building's history to HAA at the onset of the project. To prepare the report, HAA conducted further on-line research. Additionally, on-site photography was conducted to document the building and its environs as they currently exist. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the property, a current description of the property, historic character analysis, project overview, and analysis of proposed project in terms of the Secretary of Interior's Standards. The text is supplemented by numerous historic and contemporary images.

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.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Steven Avdakov.

HISTORIC DISTRICT

The Ocean Beach Historic District was designated as a Local Historic District in 1995. (Fig. 1) Therefore, all proposed rehabilitation projects and new construction in the District are subject to review in accordance with the Miami Beach Historic Preservation Ordinance.

The following is noted regarding the Ocean Beach Historic District:

In 1995, after noting the potential loss of significant structures and sites in the South Pointe Redevelopment Area, the Miami Beach Historic Preservation Board designated the Ocean Beach Historic District south of Sixth Street.

Ocean Beach was not built for the social elite as areas further north, but as a modest resort community by the sea welcoming the common man. The small scale and simplicity of the architecture is reflective of generally modest Art Deco and Mediterranean Revival Hotels and small apartment houses within the center. (Ocean Beach Historic District (local) n.d.)



Fig. 1. Location of the subject property within the boundary of the Ocean Beach Historic District. (Ocean Beach Historic District (Local))

From the Ocean Beach Historic District designation report:

The proposed district represents a significant part of the first settlement on Miami Beach, becoming a magnet for pioneer tourists and adventurous residents of fledgling Miami in the early twentieth century. It is also the site of the first subdivision and infrastructure on the Beach, known as the Ocean Beach subdivision platted in 1912. The first hotel (still in existence at 112 Ocean Drive) is located within that original subdivision. The first recreational bathing facility, Smith's Casino, preceded even the original Ocean Beach subdivision. The "Ocean Beach" area was also at the site of Government Cut, which upon opening enabled Biscayne Bay to be dredged for oceanliner use and influenced the development of the greater Miami area. Because it began the development that eventually grew into the City of Miami Beach, Ocean Beach significantly contributes to the history and development of the City. (City of Miami Beach Planning; Design and Historic Preservation Division 1995)

HISTORIC OVERVIEW

In 1912, brothers James E. and John N. Lummus and others formed the Ocean Beach Realty Company and purchased 580 acres of land between what is now South Pointe Drive (formerly Biscayne Avenue) and 5th Streets in Miami Beach. In July 1912, they platted the original Ocean Beach Subdivision, which was bounded by Biscayne Avenue, Ocean Drive, 5th Street and Washington Avenue. It was the first plat recorded in what was to become the City of Miami Beach. The lots were relatively small at 50x130 feet and were intended to be developed for small cottages and small commercial buildings. The brothers platted Ocean Beach Additions 1 through 4 between 1913 and 1914.

The intent of the Lummus brothers was to create a modest resort community. Since no deed restrictions were attached, the area attracted non-gentiles and people of modest means. In the 1920s and 1930s, Ocean Beach thrived, and by 1935, it had 26 hotels and 47 apartment buildings. (City of Miami Beach Planning; Design and Historic Preservation Division 1995, 16)

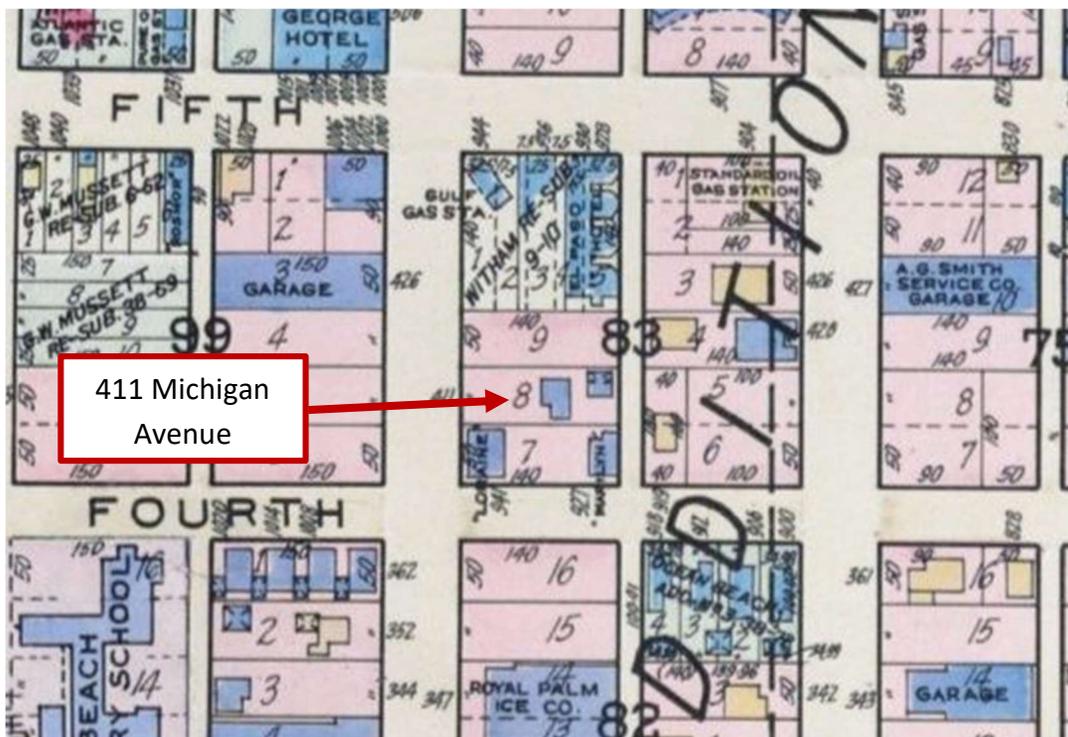


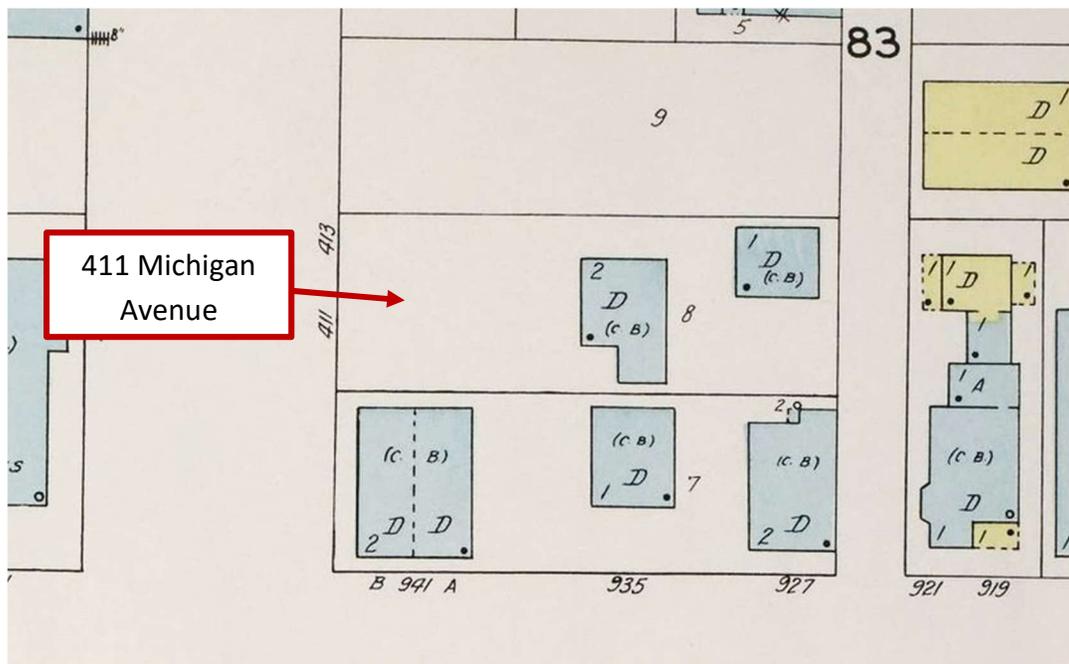
Fig. 2. Map showing property at 411 Michigan Avenue, 1935 (revised 1940).

The property at 411 Michigan Avenue is located on Lot 8, Block 83 of Ocean Beach Addition 3, which was platted in February 1914. (Fig. 2) According to the permit card, the owners were J. S. Benson and J. A. Benson, although it is unclear if this was two different people or a typographical error. The architect and general contractor were listed as “owner”. The first permit was issued

for the east building on July 24, 1933. It is listed as a “Garage-Residence” and had five plumbing fixtures and a sewer connection, which implies that it was used as a residence.

A permit for the west building was issued on June 20, 1934. It appears that the building was constructed as two apartments, as the original plans show that the only access to the second story was via exterior stairways. The building was permitted for eight plumbing fixtures, which is further evidence that there were two residences.

The 1944 Sanborn map shows both buildings as dwellings (“D”). (Fig. 3)



*Fig. 3. Sanborn Map showing subject property, 1944.
(Library of Congress)*

The permit card shows the “old garage” was remodeled into a bedroom and bath, with no cooking, in 1954. There is evidence that the northern end of the east building once had a garage door, so this may have been the “old garage” mentioned on the permit card. A property assessor record from 1955 shows two apartments, with two bedrooms and one bath in each, in the west building (Fig. 4) and an efficiency apartment with a toilet in the east building. (Fig. 5) The owners were listed as Sam Meeckler and Leon and Mary Pepp. The permit card does not list any activity after 1957.



*Fig. 4. View of the west building, March 1955.
(Office of the Property Appraiser, Miami-Dade County)*



*Fig. 5. View of the east building, March 1955.
(Office of the Property Appraiser, Miami-Dade County)*

The property was designated as contributing to the Ocean Beach Historic District in 1995. The property was converted into a medical clinic in 2000-2001. At that time, the windows were replaced, the accessible ramp was constructed, and metal fencing was installed. (Fig. 6, Fig. 7)



*Fig. 6. View of the west building, January 2002.
(Office of the Property Appraiser, Miami-Dade County)*



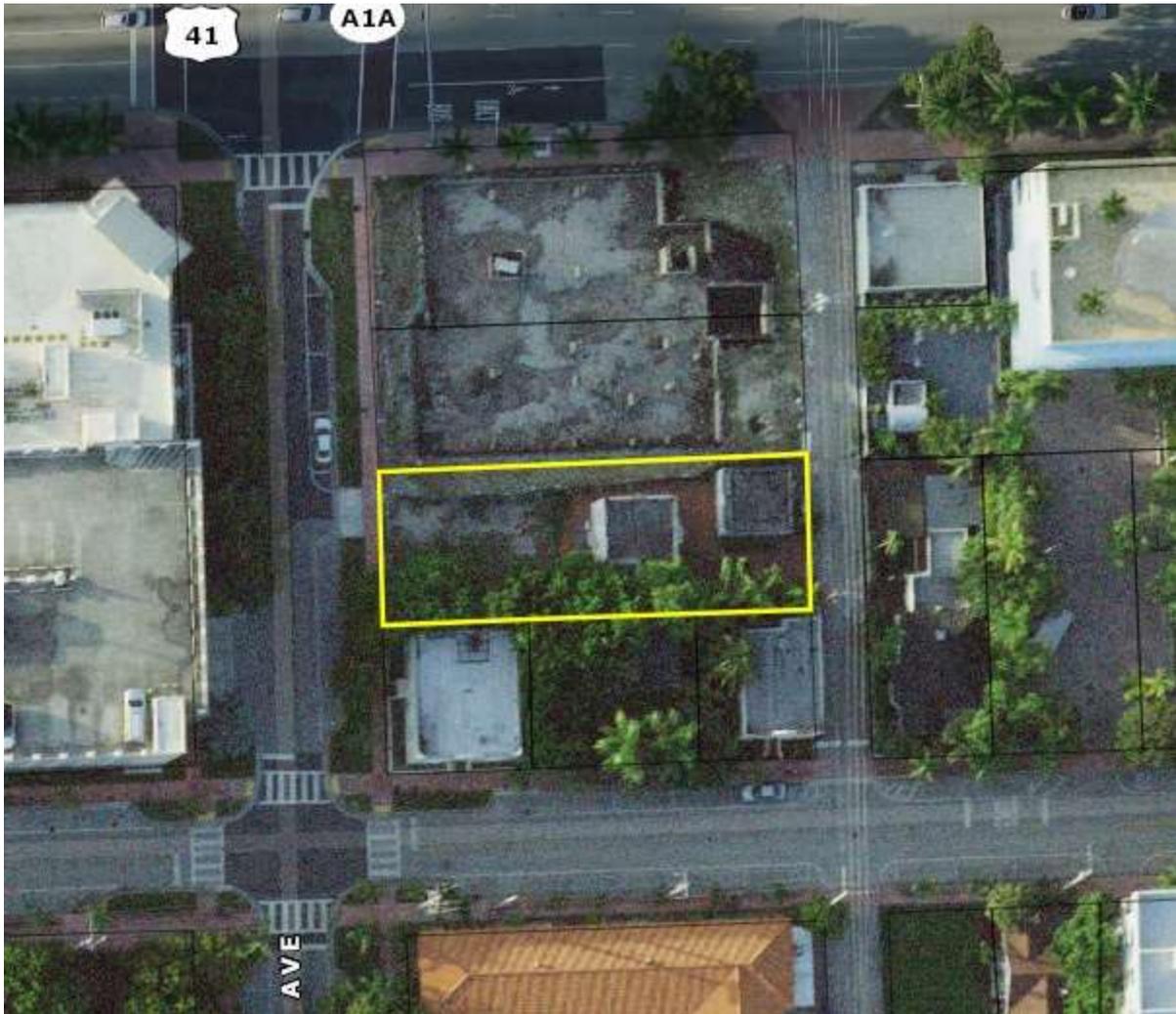
*Fig. 7. View of the west building, January 2002.
(Office of the Property Appraiser, Miami-Dade County)*

By 2012, the property was occupied by a real estate office. In 2012, the owner, 411 Aqua LLC, applied for a Certificate of Appropriateness (COA) to construct two office buildings on the property. The historic east building was to be demolished. A 3-story building was to be constructed at the front of the property, and a 4-story building was to be constructed on the site of the demolished east building. The project received a COA, but it did not come to fruition.

ARCHITECTURAL DESCRIPTION

Setting

The buildings are located on Miami-Dade County Tax Parcel 02-4203-009-6160, which is a 7,000 square foot lot located on the east side of Michigan Avenue between 4th and 5th Streets. (Fig. 8) Michigan Avenue is a north-south 2-lane street with no parking lanes. Jerusalem Street, which is a paved 2-lane alley, runs behind the parcel parallel to Michigan Avenue. 4th Street is a 2-lane street with parking lanes, and 5th Street (Florida A1A) is a major east-west artery with 6 lanes divided by a grass median and no parking lanes.



*Fig. 8. Tax parcel map showing property lines of 411 Michigan Avenue.
(Miami-Dade County Property Appraiser)*

The property is located in a mixed-use area, with primarily commercial buildings and multi-family residences. Directly to the north of the property is an abandoned construction site, which will be developed as part of the project involving 411 Michigan Avenue. (Fig. 9)



Fig. 9. Abandoned construction site immediately north of 411 Michigan Avenue, May 2021.

To the south are two 2-story Mediterranean Revival commercial buildings that face 4th Street. (Fig. 10) Directly across Michigan Avenue is a 4-story office building (constructed 2004) that occupies the entire block. (Fig. 11) To the rear of the site, across Jerusalem Avenue, are a 1-story retail store (1951), a 3-story office building (1994), and a 1-story office building (1938). (Fig. 12, Fig. 13)



Fig. 10. Buildings facing 4th Street, south of the site, May 2021.



Fig. 11. Office building directly across Michigan Avenue from the site, May 2021.



Fig. 12. Buildings across Jerusalem Avenue, northeast of the site, May 2021.



Fig. 13. Office building directly east of the site, May 2021.

Site

Two free-standing structures are located on the site. The west building is set back significantly from Michigan Avenue and is clearly visible from the street. (Fig. 14) It is fronted by a large expanse of grass yard with little paving, and it is accessed via a driveway off Michigan Avenue. The east building is situated near the rear lot line and is only slightly visible from Michigan Avenue. The property is accessed from Jerusalem Avenue through a metal picket fence with a sliding gate. Chain link fencing is situated at the west and north property lines. Palm trees and unkempt vegetation line the south side of the lot. Non-original brick paving is located to the west, north, and east of the west building.



Fig. 14. View of the site looking east from Michigan Avenue, May 2021.

Primary Historic Structure (West Building)

The primary historic structure is the 2-story west building. (Fig. 15) The main block of the building is generally square in plan, and a small wing extends to the south, creating an L-shaped plan. The building is constructed with concrete block clad with stucco and features simple Mediterranean Revival styling. The structure has a flat roof with parapet.

Exterior

Front Façade

At the front façade, the parapet features a slightly elevated scallop at the center and piers at each end. Painted barrel tiles serve as coping between the elevated sections. (Fig. 16)

Paired clay tile attic vent tubes are situated above the 2nd level windows. (Fig. 17)



Fig. 15. Front façade of primary historic structure at 411 Michigan Avenue, May 2021.



Fig. 16. Detail of scalloped parapet at front façade, May 2021.



Fig. 17. Detail of paired attic vent tubes at front façade, May 2021.

The windows, which have painted concrete sills, are covered with plywood and are not visible. The main entrance door is non-original and is covered by a pent roof topped with barrel tiles and supported by knee braces. (Fig. 18) The door is accessed from a stoop covered with non-original square gray tile. The stoop appears to be larger than the original and the handrail configuration is blocking part of the window on the north side. (Fig. 15)



Fig. 18. Detail of pent roof with barrel tile and knee braces at entrance door, May 2021.



Fig. 19. Detail of stair to 2nd Level, May 2021.

The primary exterior stair has stucco walls, is accessed from the stoop, and returns at the southwest corner of the main block. (Fig. 19) The wing walls at the base of the stairs are not original, and the handrails are not original. The treads and risers are covered with the same tile as the stoop. The stair continues to a door at the 2nd Level that is covered with the same style of pent roof as at the main entrance door.

A non-original accessible ramp with stucco walls leads on a straight run from the front yard to a first-level entrance in the south wing. (Fig. 20) The area between the main block and south wing is covered by a non-original wood pergola structure. (Fig. 21)



Fig. 20. Detail of accessible ramp, May 2021.



Fig. 21. Detail of pergola at ell, May 2021.



Fig. 22. View of north elevation, May 2021.

North Elevation

The north elevation has two non-original wooden awning brackets without awnings at the 1st Level windows. (Fig. 22)

East Elevation

The rear (east) elevation features a secondary exterior stair with stucco walls and non-original handrail. (Fig. 23) The door hood at the 2nd Level is the same type as at the other doors. The stair has a non-original notched opening at the 1st Level that provides access to a small stoop with the same paving as at the front entrance. (Fig. 24) A door at the 1st Level is directly below the door at the 2nd Level. The secondary exterior stairs are completely hidden behind the building and are not visible from the street.



Fig. 23. View of east elevation, May 2021.



Fig. 24. Detail of non-original door opening at 1st Level, May 2021.

South Elevation

The south elevation of the West Building is not visible.

Interior

The interior retains its 2-story floorplate, but the only access to the second level is via exterior stairs. The interior has been significantly altered over time as it was transitioned from residential to office space. There is no evidence of any contributing features, finishes or fixtures.

Secondary Historic Structure (East Building)

The east building is a secondary historic structure. It is one story with a rectangular plan and has a flat roof with parapet. It is constructed of concrete block clad with stucco and features simple Mediterranean Revival styling.

Exterior

Front Facade

The structure has the same parapet treatment as the primary historic structure, and it has a triple attic vent centered under the parapet. The north bay, which appears to have been the original garage bay, has been infilled with a picture window and door. A non-original door and vinyl replacement window are located in the south bay. (Fig. 25)

Other Elevations

The other elevations are utilitarian with no architectural distinction. (Fig. 26, Fig. 27) The windows have been covered with plywood. The east elevation has one door and no windows. Utility service and air conditioning equipment are visible at the east elevation.



Fig. 25. Front façade of secondary building, May 2021.



Fig. 26. North and east elevations of secondary building, May 2021.



Fig. 27. South elevation of secondary building, May 2021.

HISTORIC CHARACTER ANALYSIS

Site

Contributing features to be retained

1. Primary historic structure with nearly unobstructed view from the street. (Fig. 14)

Non-contributing features to be removed

1. Brick paving
2. Overgrown landscaping

Exterior

Contributing features to be retained

1. Hierarchy – west elevation is the primary façade and has the most significance. (Fig. 15)
2. Stucco finish in white. (Fig. 15)
3. Scalloped parapet with barrel tile. (Fig. 16)
4. Clay tile attic vent tubes. (Fig. 17)
5. Pent-roofed door hoods with barrel tile and knee braces. (Fig. 18)
6. Primary exterior stairs with stucco walls. (Fig. 19)

Non-contributing items to be removed and/or replaced

1. Windows – replace with period-appropriate 1/1 windows that meet current code requirements; paint window trim dark brown.
2. Doors – replace with period-appropriate doors that meet current code requirements.
3. Barrel tile – strip paint; if not possible, replace with new terra cotta to match original.
4. Attic vent tubes – strip paint; if not possible, replace with new terra cotta to match original.
5. Front stoop – modify configuration to match original; replace pavers with glazed terra cotta tile in color to match barrel tiles; provide period-appropriate handrails.
6. Primary Exterior Stairs – replace pavers with painted concrete in color to match wood trim; replace handrails with period-appropriate style; remove non-original wing walls.
7. Accessible ramp and walls – remove and relocate to a less intrusive location.
8. Wood pergola – remove.
9. Awning brackets attached to north elevation – remove.

10. Light fixtures, including emergency lighting – remove.
11. Conduit and piping at east and north elevations – remove.
12. Electrical weather head at east elevation – remove.
13. HVAC equipment – remove.

Interior

Non-contributing features to be removed

1. All interior finishes, fixtures and features are non-contributing and may be removed.

PROJECT OVERVIEW

Previous Proposed Project -- 2012

In 2012, a previous owner, 411 Aqua, LLC, requested a COA for the following work:

- Demolition of the secondary historic structure.
- Partial demolition*, renovation and restoration of the primary historic structure.
- Construction of an office complex with a new 3-story building on one side of the historic structure and a new 4-story building on the other side of the historic structure.

*Note: It was not possible to determine the scope of demolition planned for the primary historic structure based on the approved design documents.

The Historic Preservation Office Staff Report made the following observations regarding the demolition of the secondary historic structure:

- Although the rear facing garage structure is proposed for total demolition, this structure has been significantly altered over time and is only visible from the alley. Staff does not object to the granting of a Certificate of Appropriateness for Demolition for the rear garage structure as it had been altered over the years and likely would have had to be removed as part of any future development project on the site. As such, staff believes that the demolition is warranted and will result in more cohesive site. In this regard, the original framework and shell of the 1934 residence would be retained, restored, and framed by the proposed contemporary structure at the front of the property, which is designed to be partially see-thru.

The Historic Preservation Office Staff was very supportive of the overall project concept and had only minor design concerns related to the design of the new buildings.

Project Analysis

The 2012 project documents were reviewed in the context of the current proposed project with the following observations:

- The primary historic structure was to be retained and the secondary historic structure was to be demolished.
- The project would have changed the context of the site by blocking the open view of the primary historic structure, thereby causing a loss of visual connection of the structure from the street.
- The primary historic structure would have been flanked by two new buildings, and there would have been no room to view the primary historic structure from a distance.

Previous Proposed Project – 2016

Construction of a 27,000 square foot boutique hotel at the corner of Michigan Avenue and 5th Street commenced in early 2017. The lot at 411 Michigan Avenue was part of the project and was to be used for parking. Only the foundation and underground parking was completed before the project stalled, and it went into foreclosure in 2018. This property, along with 411 Michigan Avenue, are included in the current proposed project.

Current Proposed Project -- 2021

The following is a summary of the current proposed project.

- Construction of a 5-story mixed-use (retail and office) building at the corner of 5th Street and Michigan Avenue.
- Rotation of the primary historic structure 90 degrees clockwise and relocation to the west adjacent Michigan Avenue on the same parcel.
- Restoration of the exterior of the primary historic structure, with the exception of the secondary rear stairs, which are not visible from the Michigan Avenue.
- Adaptive reuse of the interior space of the primary historic structure as a component of the overall project. Removal of non-contributing items from the interior. Removal of the 2nd level floorplate and incorporation of a skylight on the flat roof that would not be visible from pedestrian level to provide natural light to the entire interior.
- Demolition of the secondary historic structure (previously approved in unbuilt 2012 project).
- Provision of underground parking, which is accessed via a new structure to be located to the east of the primary historic structure.
- Creation of a Feature Plaza that will unite the relocated primary historic structure with the new construction.

DESIGN PHILOSOPHY

The following statement regarding the design intent of the proposed project was provided by the Design Team:

The new development represents a great opportunity to reinforce the historical character of this unique and important site, a threshold for the Ocean Beach Historical District. Our goal is to integrate the contributing structure into the master plan of the site, and through adaptive reuse, ensuring that it is integral to the everyday use and function of the building, keeping it relevant and weaving into the fabric of the neighborhood.

Based on this purpose, the design keeps the exterior of the building intact, seeking to restore its original conditions and maintaining the current elevation of the ground so that it creates a datum line with the adjacent historical structures, and matches the scale of the surrounding historic context. The house is proposed to be moved West on to Michigan Avenue, mirroring the urban condition of its façades to the neighboring historical building. This allows this piece of heritage to be seen from public spaces around and reinforce the historical character of the street, while at the same time bringing history to the forefront, allowing the building to be viewed as an introduction to the historical neighborhood, viewed as you come off 5th street and travel down Michigan avenue.

The house is then rotated 90 degrees to embrace a Feature Plaza, connecting the historic piece and the new development, old and new, in a unique way through modern day function, materiality, and exposure on 5th street, aligning with the adjacent neighboring building that makes up the important corner along 4th and Michigan. This plaza is highlighted by contextual material, local landscaping, and new signage that welcomes all residents and visitors into the neighborhood, while at the same time paying respect the history of the area.

We aim to give the historic house a central role in the function of the new building. It is the main entrance to a whole set of amenities underground, a place where history connects to present and brings us to the future, a perfect reinterpretation of its architectural features. While the exterior materiality of the house remains intact, preserving all its historical value, the interior is emptied, creating a space of great beauty, naked, in which the architecture is shown in all its splendor.

To emphasize the clarity of this space, the ceiling is replaced by a transparent surface that allows the entire home to be illuminated. This makes the house become a light well for the ground floor: the history brings light to the future; and, at the same time, a lantern for the city.

Maintaining the perimeter intact gives more value to the openings in the wall and makes them more visible from both exterior and interior. The elements that connect the ground floor with the basement are designed to reinforce the architectural value of the house. To do this, they are separated from the facades and positioned in the center of the building. The elevator is the only element touching the façades.

The integration of the garage structure is also a key element for us to create a cohesive design, embracing old and new. This structure applies and reinterprets local building materials, such as ventilation block, to be a transitional piece of architecture that binds the historic structure to the modern building. In this way, the 3 elements of the site represent a transition in scale, architecture, and history creating a linear relationship that speaks to the history of South Beach, but also protects, amplifies, and showcase how historic and modern architecture can contribute equally.

The new modern office building showcases the elegance and precision of the architecture of Campo Baeza, a celebrated and world-renowned architect. The materiality both represents a modern approach by using a stark white expression of elegant structure, contrasted by glass facades that create a purity and simplicity that read as an elegant solution to the program and function of the building. 10'-0" wide cantilevered balconies surround all 4 sides of the building, as a reinterpretation of Florida architecture, providing shading for the glazed facades and creating usable area for the office tenants, recreating the idea of a 'Florida room' used historically in architecture that successfully adapts to climate conditions by providing relief for the facades with the strong solar conditions of Miami Beach. Additionally, the building is raised 5'-0" above grade, becoming resistant against flooding that follows the resiliency guidelines set forth by the City of Miami beach. The center of the building is hollowed out to provide an elegant atrium that travels through all 4 office floors, culminating in a skylight for the feature lobby, ensuring all users take full advantage and appreciate the beautiful environment provided by the location. A retail space on the ground floor provides ample outdoor space on an elevated plaza, that brings life to the building by providing a new and exciting viewpoint for users raised slightly above the street level. The elevated podium celebrates the local context by using locally sourced materials to cover the podium, establishing an immediate relationship with both the past, present and future. In addition, an elegant sculpture is featured on the elevated podium, providing more public art for the neighborhood. This all ties to the historic building located directly south of the podium along Michigan Avenue, by extending the materiality of the podium to the ground plane and plaza surrounding the historic structure. As a master plan, this connects the experience both functionally and aesthetically for the everyday user and passerby creating a template for both structures to rest.

Our site contains all the elements of the entire neighborhood, new construction, a historic building, and is a representation of the scale and intensity decrease from 5th street down to the Ocean Beach Historic district. The transition from larger scale on 5th down to lower scale in the neighborhood is portrayed by the 3 elements on our site decreasing in scale, culminating in the celebration of the historic building that fully integrates and weaves itself into the neighborhood in its new position that reacts to, and relates to modern urban conditions.

Wholistically our project not only aims to achieve a new and valuable piece of architecture for Miami Beach, but also an adaptive strategy that integrates environmental sustainability, adaptive reuse of a contributing structure, and appreciation of the surrounding history and context through a master plan that celebrates the neighborhoods past and future.

ANALYSIS OF PROPOSED PROJECT

Because the subject property contributes to the Ocean Beach Historic District, all modifications are subject to review for compliance with the Miami Beach Historic Preservation Ordinance and the Secretary of Interior's Standards and Guidelines. (APPENDIX A).

The following are comments and recommendations to facilitate conformance to the requirements of the Ordinance and the Standards and Guidelines.

Standards Specific to the Existing Historic Resource

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis

The property is no longer being used as a multi-family residence, which was its original historic use. It has a history of adaptive re-use, as it was converted to offices approximately 20 years ago.

1. The proposed re-use as a gym / spa is compatible and is an appropriate re-use of the historic structure.
2. Modifications will not impact the significant contributing features and will reference the historic components.
3. The interior is non-contributing and can be modified as required to accommodate program.
4. The provision of natural light to the interior from a skylight at the roof will not be visible from the exterior.
5. The 2nd level floorplate will be referenced by the retention of a 12" return at the 2nd Floor perimeter walls.
6. The proposed project provides another layer of re-use for the property.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis

The project will reinforce the integrity of the primary historic building as part of the adaptive re use.

1. The complete footprint of the structure (with the exception of the secondary rear stairs that are not visible from Michigan Avenue) will be retained.
2. Missing or altered elements will be reinstated, including windows, doors, front stoop, clay tile, period lighting, color scheme, and fabric awnings (optional).
3. Non-contributing elements will be removed, including accessible ramp, lighting, conduit/piping and pergola.
4. The secondary historic structure will be demolished, per the previously-approved project (refer to Staff Report language in Project Overview section above)
5. New elements required for function / code will be incorporated in a compatible manner, including accessible ramp, mechanical units and electrical service.
6. Refer to the Historic Character Analysis above for a complete list of items to be retained, removed and reinstated.

Standards Related to the New Construction

The new construction consists of two buildings. The multi-story office building is the primary building, due to its corner location, scale, use and design. Due to its function and placement on the site, the stacking garage is the secondary building.

Standard 9

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

Analysis

The context of the site has changed and will further change with the new construction, which will provide another layer in the evolution of the site. The historic resource will retain its character and relationships, and the new construction will be an additive layer while being complimentary in siting and scale. The design provides a connection between the historic structure and the new structures which reflects this evolution. The relocation of the historic structure to the front of the site and its rotation to face the plaza will reinforce the relationship of the historic and new construction in a new urban context.

Relationship between Historic Structure and Site

1. The design will retain the historic association of the structure and the site
2. The historic building will remain a detached freestanding structure.
3. The primary façade of the historic structure will continue to be visible from the street and will not be obscured (unlike the 2012 approved project).
4. The reorientation of the structure will reflect the new urban context of the site.
5. The new plaza maintains open space around the historic structure.

Relationship between Historic Structure and New Primary Structure

1. The new primary structure adds a new layer to the site, and the architecture will be contemporary and of its time.
2. The new primary structure is compatible in scale to other buildings along 5th Street.
3. The entrance to the reoriented historic building and the entrance to the new building will be linked by a plaza, which will create a dialog between the two layers of urban fabric.
4. The buildings will be connected spatially by organization on the plaza.
5. The buildings will be separated by the plaza, which will accommodate the differences in scale.
6. The buildings will be unified by a common color.

Relationship Between Historic Structure and New Secondary Structure

1. The new secondary structure adds a new layer to the site, and the architecture will be contemporary and reflect its time.
2. The lower scale of the new secondary structure is compatible with the scale of the historic structure and other buildings in the Ocean Beach Historic District.
3. The two structures will be connected visually by placement along the south property line.
4. The two structures will be aligned, and the historic structure, which will be located near the street, will obscure the view of the new secondary structure
5. Spatial separation between the structures will be maintained to allow the historic building to retain its historic status as a freestanding structure.
6. The structures will be visually unified by a common color.
7. The new building will be simple, in deference to the ornament of the historic structure.

Standard 10

New additions and adjacent or related new construction shall 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.

Analysis

The new layer is additive, and if the new construction were removed, the historic structure would retain its essential form and contributing elements.

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 proposed modifications to the historic building at 411 Michigan Avenue and the proposed new construction at 419 Michigan Avenue are **in compliance** with the Secretary of the Interior's Standards for Rehabilitation, numbers 1, 2, 5, 6, 9 and 10.

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APPENDIX A

THE SECRETARY OF THE INTERIOR'S STANDARDS
FOR REHABILITATION

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

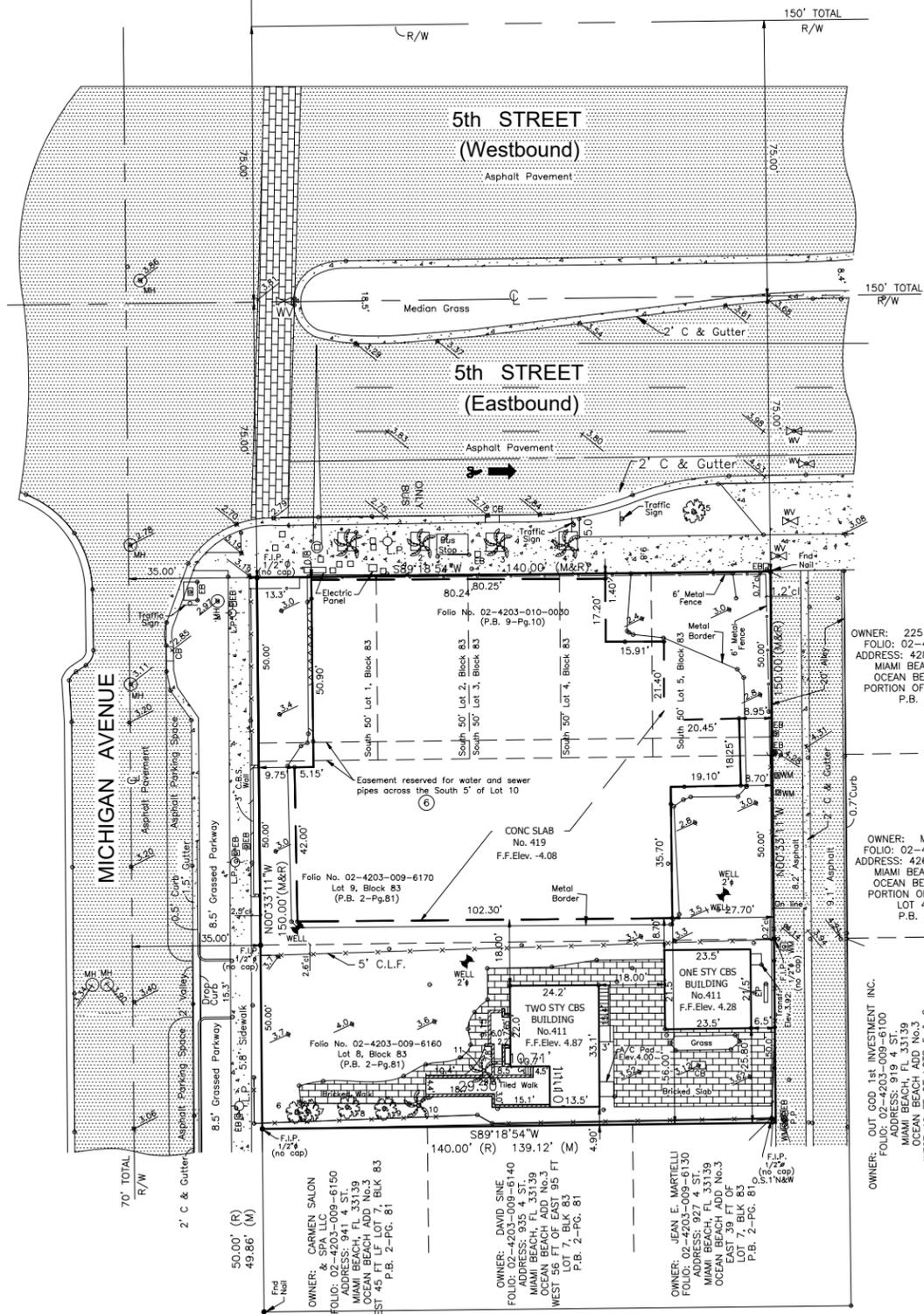
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of 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.

APPENDIX B

SITE SURVEY REPORT

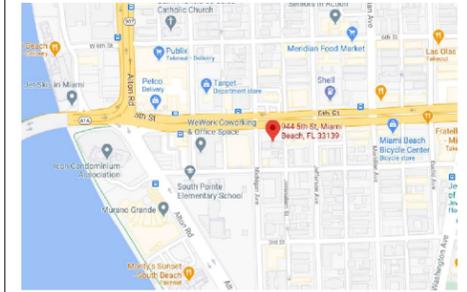
944 5th ST., 419 & 411 MICHIGAN AVE. MIAMI BEACH, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SKETCH OF SURVEY



| No. | TREE NAME | BOTANICAL NAME | D.B.H. | HEIGHT | SPREAD |
|-----|------------|--------------------------|--------|--------|--------|
| 1-4 | ROYAL PALM | ROYSTONIA ELATA | 1.5" | 50' | 40' |
| 5 | LIVE OAK | QUERCUS VIRGINIANA | 4.0" | 25' | 40' |
| 6 | LIVE OAK | QUERCUS VIRGINIANA | 1.2" | 35' | 15' |
| 7 | LIVE OAK | QUERCUS VIRGINIANA | 0.9" | 35' | 12' |
| 8 | LIVE OAK | QUERCUS VIRGINIANA | 1.1" | 15' | - |
| 9 | LIVE OAK | QUERCUS VIRGINIANA | 1.2" | 40' | 15' |
| 10 | LIVE OAK | QUERCUS VIRGINIANA | 1.3" | 45' | 12' |
| 11 | QUEEN PALM | ARECASTRUM ROMANOFFIANUM | 0.7" | 20' | 20' |

LOCATION MAP



SITE PHOTO



| TYPE OF PARKING SPACES | |
|------------------------|---------------|
| PARKING LOT | HANDICAP(ADA) |
| 0 | 0 |

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SURVEY CERTIFICATION:

- The Survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveyors and with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016 and meets the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1,2,3,4,5,6,7,8,9,10,11,13,14,15,16,17,18,19 and 20 of Table A thereto.
- The survey correctly shows the location of all building, structures and other improvements situated on the Premises.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said premises; that the property described herein is the same as the property described in Fidelity National Title Insurance Company Commitment Files No. 9314329 with an effective date of February 19, 2021 @ 11:00 P.M., and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining Premises.
- Said described properties are located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 120651-319L, with a date of Identification of Sept. 11, 2009, for Community number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.
- The property has direct physical access to Michigan Ave. a corridor that runs North South and being a public Street or Highway.
- All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

THIS SURVEY IS MADE FOR THE BENEFIT OF:
411 MICHIGAN PROPERTY OWNER LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ALVAREZ & DIAZ-SILVEIRA LLP
BPSK DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

PARCEL 1:
LOT 9 BLOCK 83, OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 2:
LOT 9 BLOCK 83, OF OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 3:
THE SOUTH 50 FEET OF LOTS 1,2,3,4 AND 5, OF WITHAM'S RESUBDIVISION OF LOTS 10, 11 AND 12, IN BLOCK 83, OF OCEAN BEACH FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

WE HEREBY CERTIFY THAT THIS "ALTA SURVEY" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

SITE ADDRESS: 944 5th St., 419 & 411 Michigan Ave. Miami Beach, Florida, 33139
JOB NUMBER: 14-334
DATE OF SURVEY: MARCH 11, 2021 / APRIL 26, 2021 UPDATE
FOLIO #: 02-4203-010-0030, 02-4203-009-6170 & 02-4203-009-6160



DATE: MAY 10, 2021

SCHEDULE BII ITEMS

- Historic Preservation Board Order recorded October 18, 2018 in Official Records Book 28318, Page 4973. (non plottable)
- Easement reserved for water and sewer pipes across the South 5' of Lot 10, Block 83 by Warranty Deed recorded in Deed Book 2628, Page 109, of the Public Records of Miami-Dade County, Florida.
- Terms, conditions, restrictions and other provisions contained in Order of the Historic Preservation Board City of Miami Beach, Florida, recorded November 18, 2014 in Official Records Book 29394, Page 1805, of the Public Records of Miami - Dade County, Florida. (non plottable)
- Terms, conditions, restrictions and other provisions contained in Conditional Use Permit by the City of Miami Beach, Florida, recorded January 7, 2015 in Official Records Book 29454, Page 4630, of the Public Records of Miami - Dade County, Florida. (non plottable)
- Covenants, conditions and restrictions contained in Unity of Title recorded January 5, 2016 in Official Records Book 29914, Page 485, of the Public Records of Miami - Dade County, Florida. (non plottable)

TABLE A ITEMS:

- Primary Zone
CP-2 COMMERCIAL PERFORMANCES STANDARD, GENERAL MIXED USE
- BUILDING AREA: 1,187 SF
- BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASURED.
- NO EVIDENCE OF EARTH MOVING WAS OBSERVED
- NO PROPOSED CHANGES IN STREET R/W IS EXPECTED
- NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED
- NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-319L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **21,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI -DADE COUNTY **BENCH MARK No. D-151**, WITH AN ELEVATION OF **3.63 FEET**
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N⁰³3'11"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF MICHIGAN AVENUE, AS SHOWN ON PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.
- THE PROPERTY SURVEYED HEREIN IS ONE IN THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER TITLE No.NCS-667552.
- THE ARE NO GAPS OR GORES

Utility Companies:
WASAD Water and Sewer (786) 268-5200
Florida Power and Light Co. (305) 442-8770
Bell South Telephone Company 1-800-753-0710
City Gas Company (305) 691-0313

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers · Planners · Surveyors

REVISED

CHECKED BY: EP
DRAWN BY: D.A.
DESIGNED BY: EP
APPROVED BY: EP
FIELD BOOK No.
PAGE No.

FOR: DCT Industrial Operating Partnership LP
SCALE: 1"=20'
DATE: 5/10/21

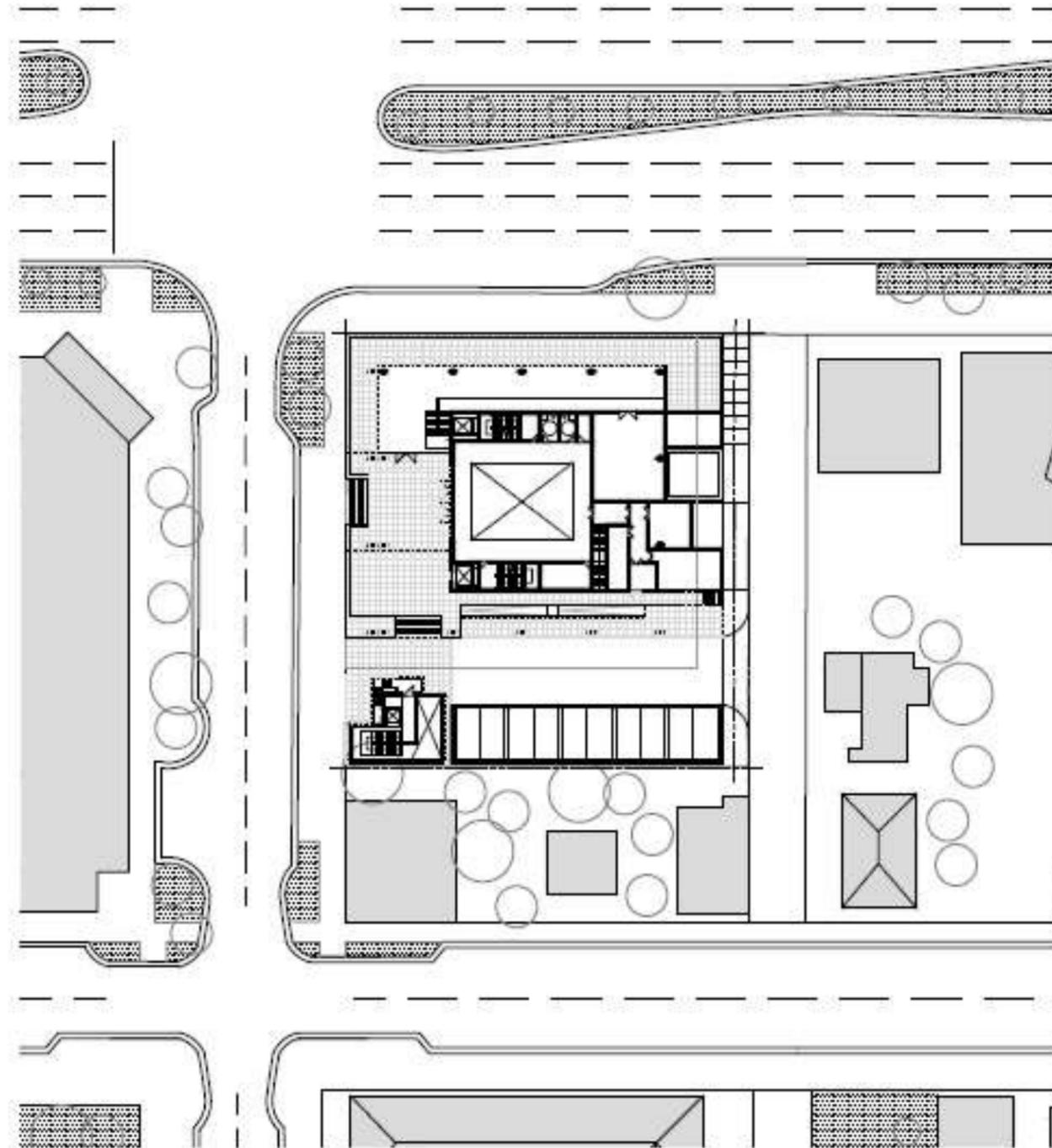
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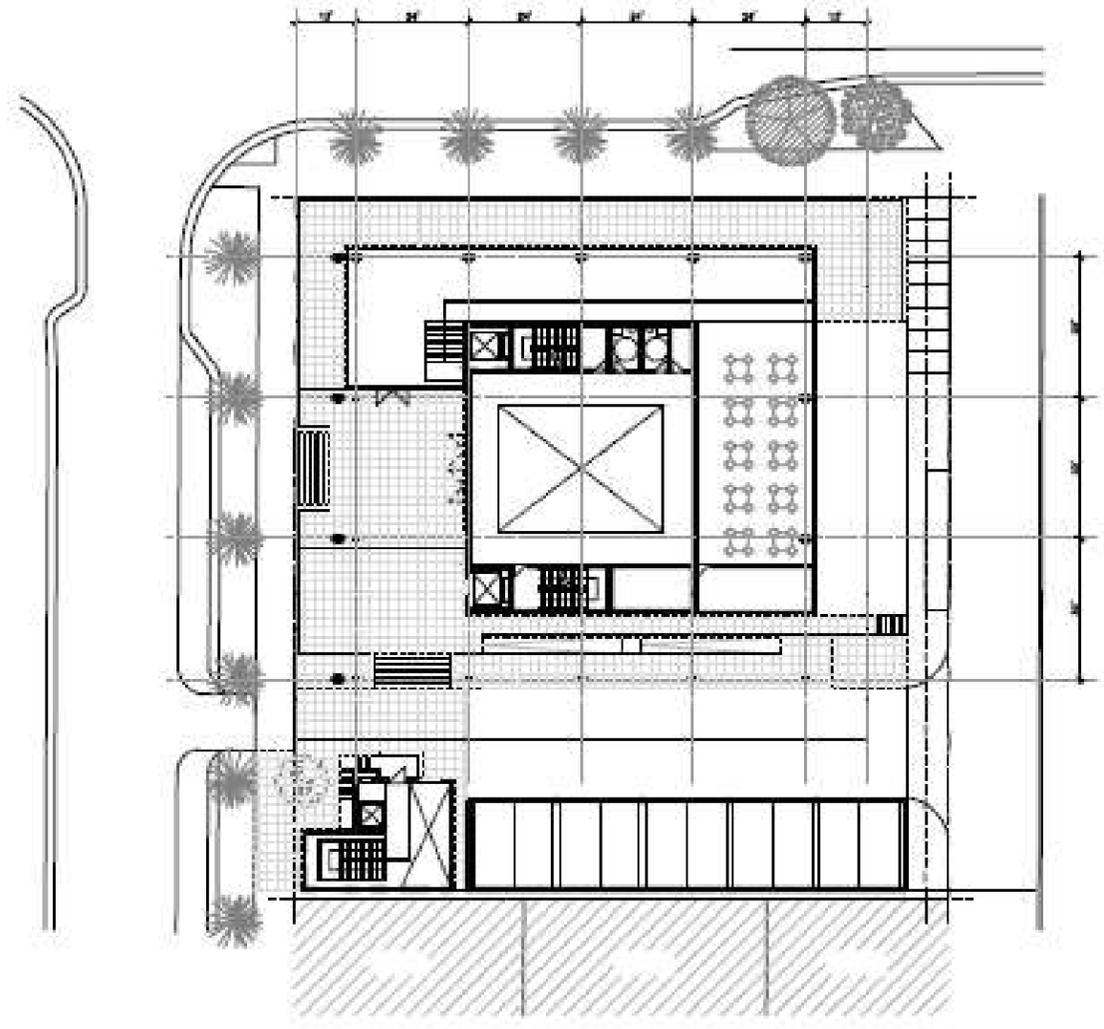
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

APPENDIX C

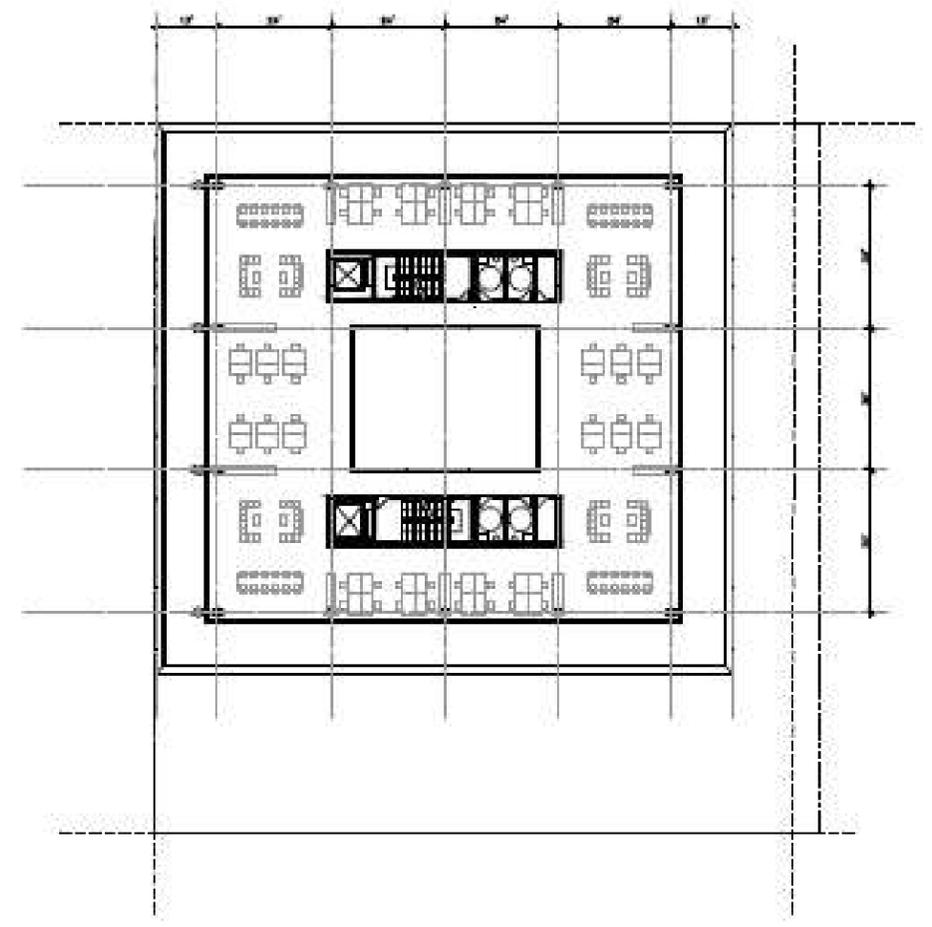
PROPOSED PROJECT DESIGN DRAWINGS

GROUND FLOOR

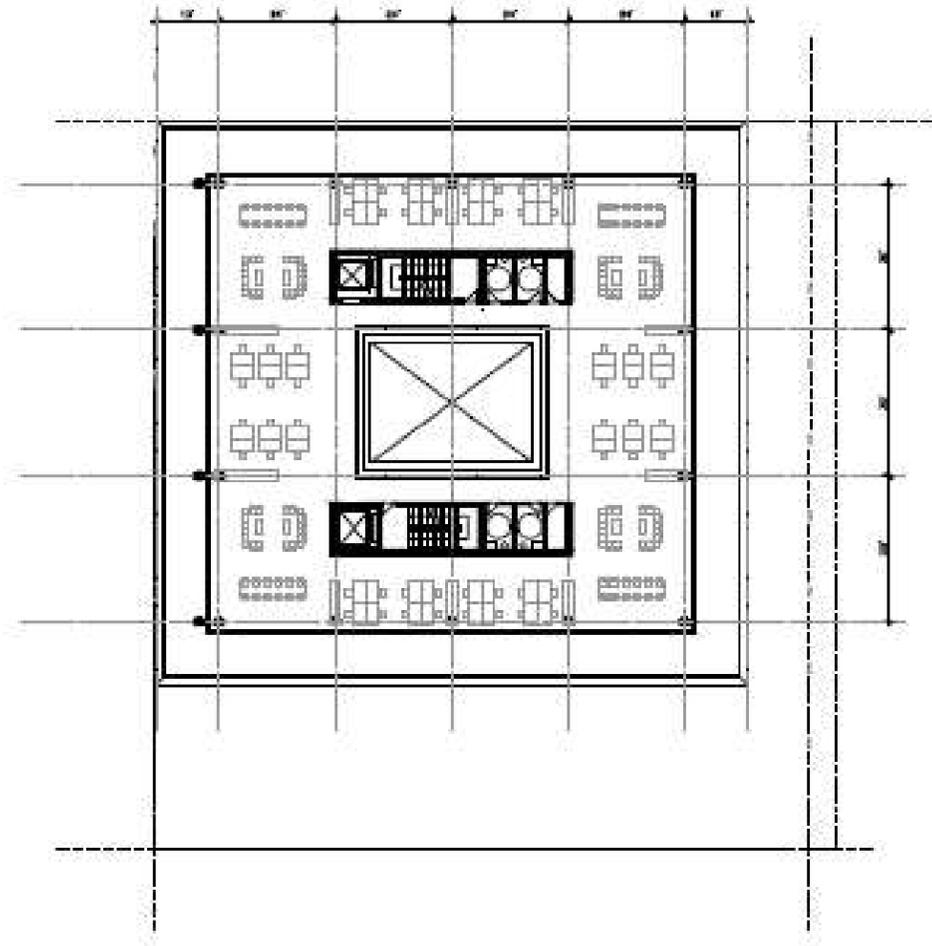




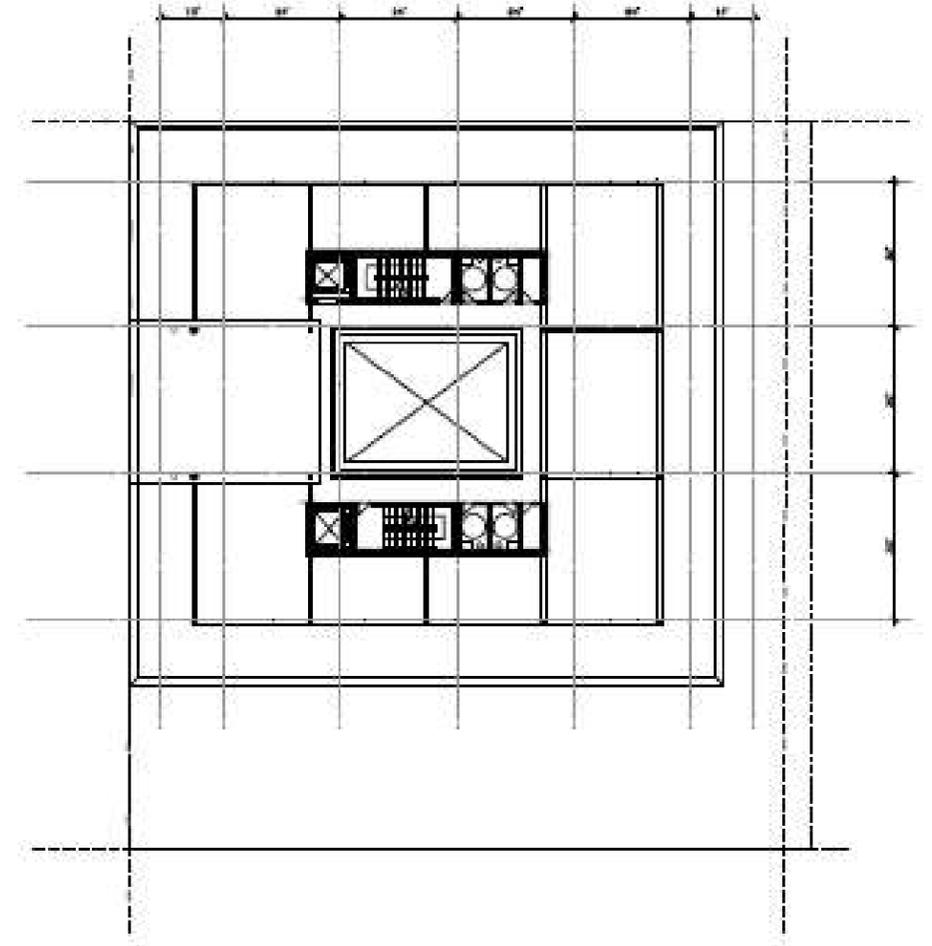
GROUND FLOOR MEZZANINE



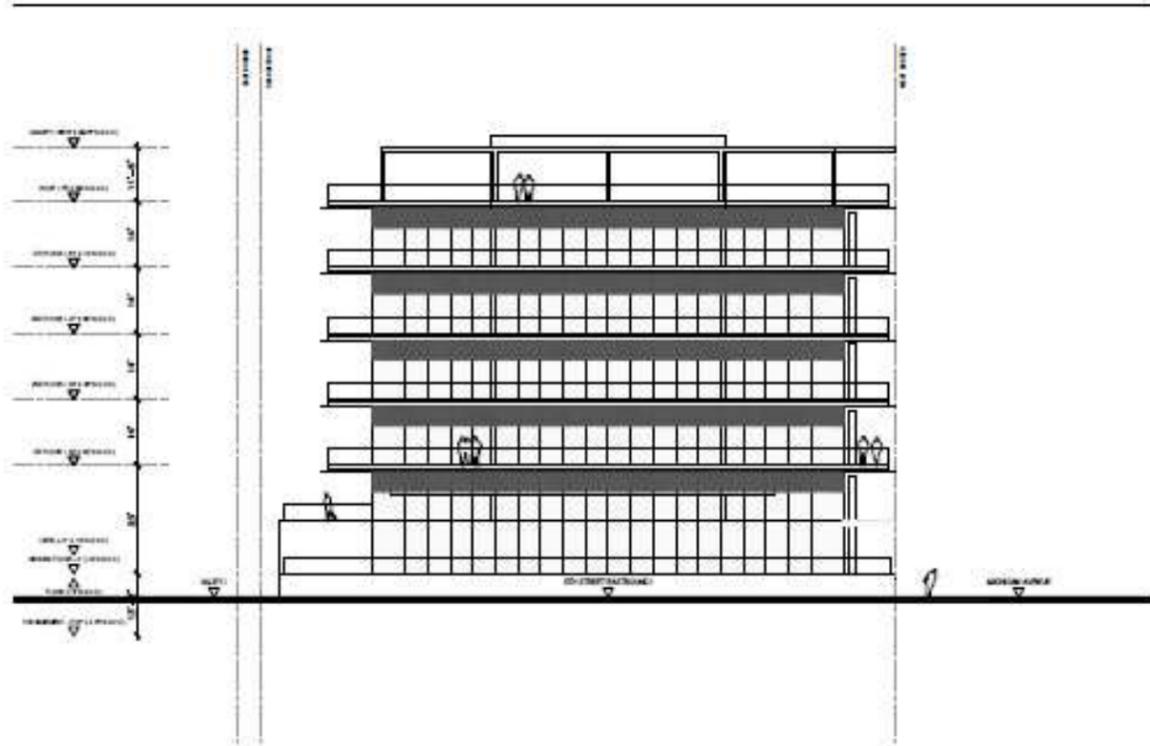
FIRST FLOOR



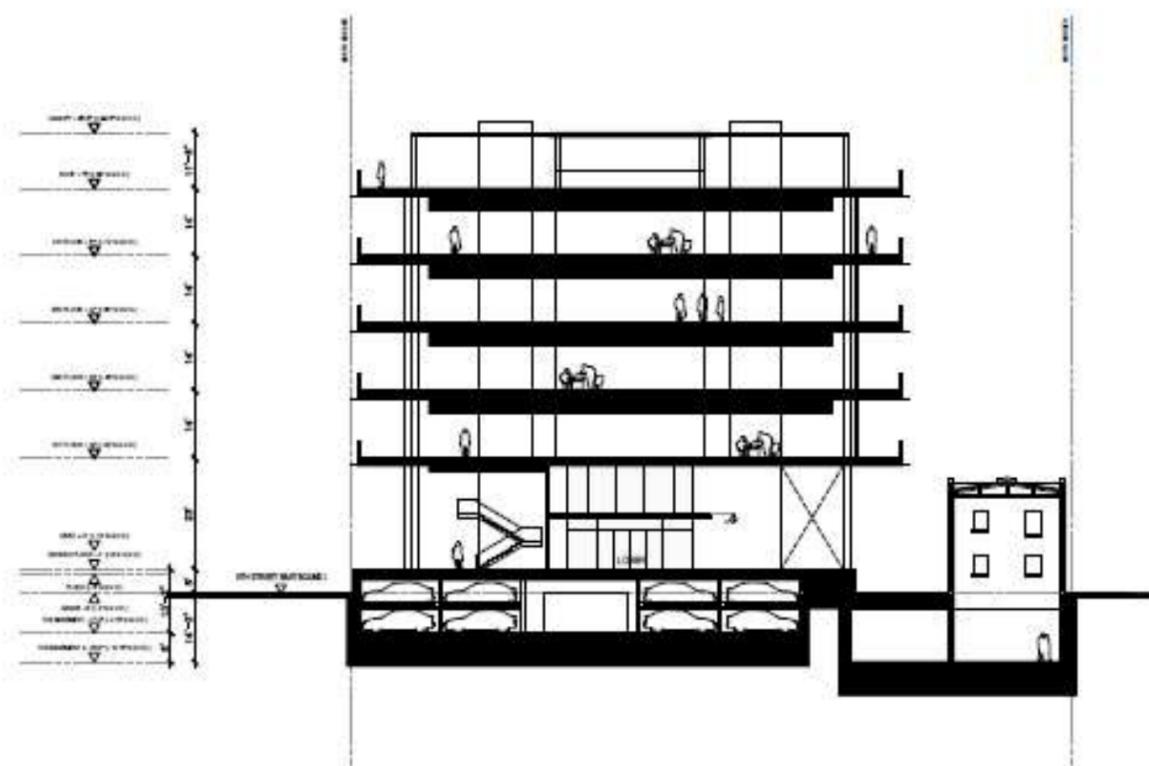
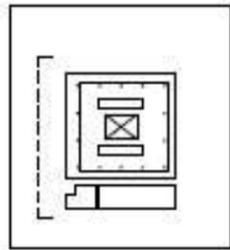
SECOND / THIRD / FOURTH FLOOR



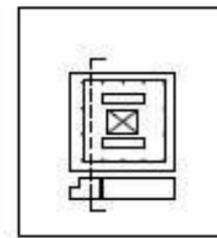
ROOFTOP

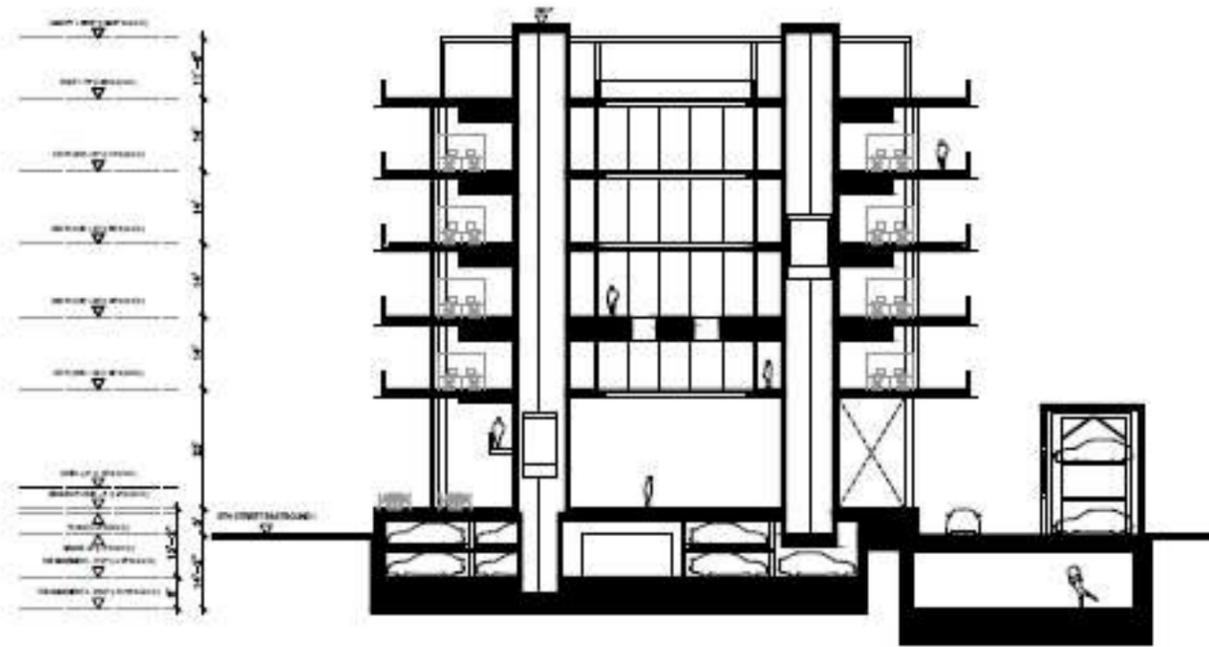


NORTH ELEVATION

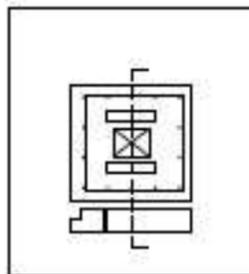


SECTION A





SECTION B





Design Drawings as of 6/18/2021
Provided by Sumaida + Khurana / Bizzi Partners Developments