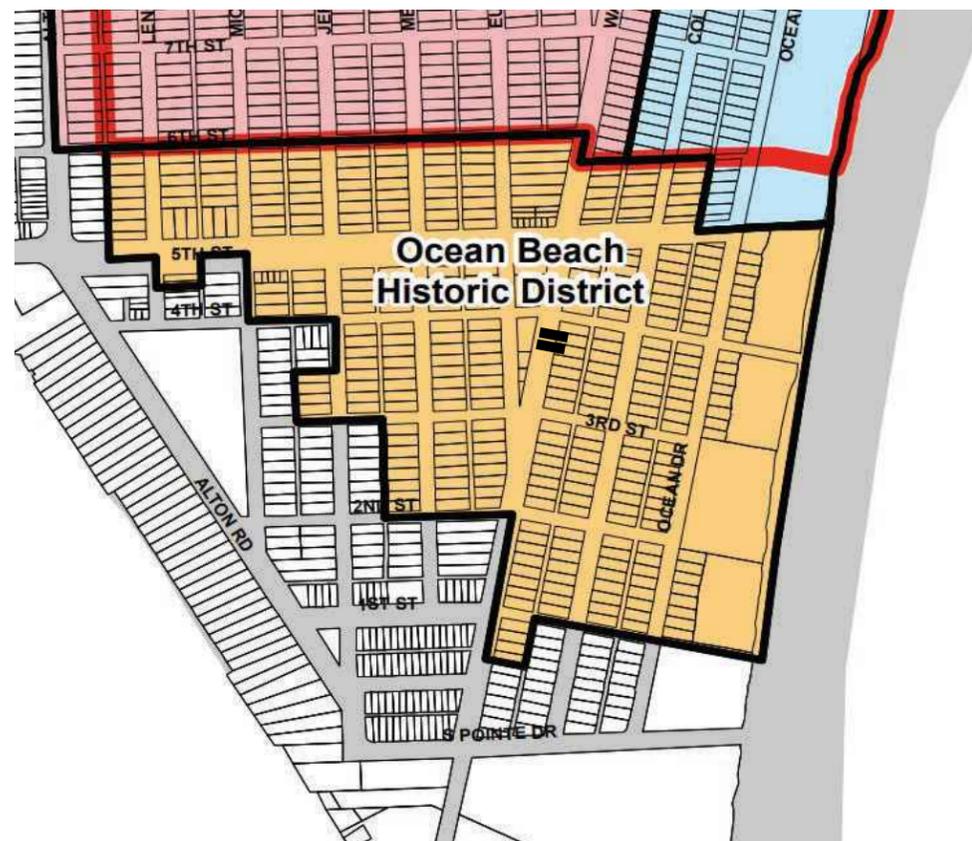




HISTORICAL RESOURCES REPORT
FOR
245 / 251 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

PREPARED BY TOUZET STUDIO
JULY 8, 2019



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.”³

The “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 ocean liner use and influenced the development of the greater Miami area.”⁴

“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.”⁵



- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

Visible in the 1941 aerial are both the Pall Mall Apartments at 251 Washington Avenue and 245 Washington Avenue. Both would have been completed by 1937.

AERIAL PHOTOGRAPH, 1941

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

The 1954 aerial now includes the addition of a 4-unit, one-story apartment building at the rear of 251 Washington Avenue.

AERIAL PHOTOGRAPH, 1954

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL
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- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

In 1989 both of the apartment buildings on 251 Washington Avenue have been demolished, as shown in this aerial from 1994.

AERIAL PHOTOGRAPH, 1994

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL
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- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

An Emergency Demolition Order is issued by a City Official in 2003 for 245 Washington Avenue. In this aerial from 2004, both parcels are shown vacant.

AERIAL PHOTOGRAPH, 2004

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL
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245 WASHINGTON AVENUE

Demolished by Emergency Demolition Order
of Building Official 2003

□□□□□

STATUS: CONTRIBUTING

ADDRESS: 245 WASHINGTON AVENUE

OTHER ADDRESSES:

LEGAL: BLOCK 8, LOT 14 ZONING: RPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH - ORIGINAL SUBDIVISION

ORIGINAL OWNER: M. STEINHARDT CURRENT OWNER: BEATRICE KAUSTEIN
245 WASHINGTON AVE. MIAMI
BEACH, FL 33139.
PREVIOUS NAMES: MECCA APARTMENTS

PROPERTY NAME:

ARCHITECT: B. KINGSTON HALL DATE OF CONSTRUCTION: 1936



STYLE/PERIOD: MEDITERRANEAN/ART- DECO TRANSITIONAL EXTERIOR CONDITION: ~~GOOD~~ POOR (UNSEEN)
CURRENT USE: RESIDENTIAL (VACANT)

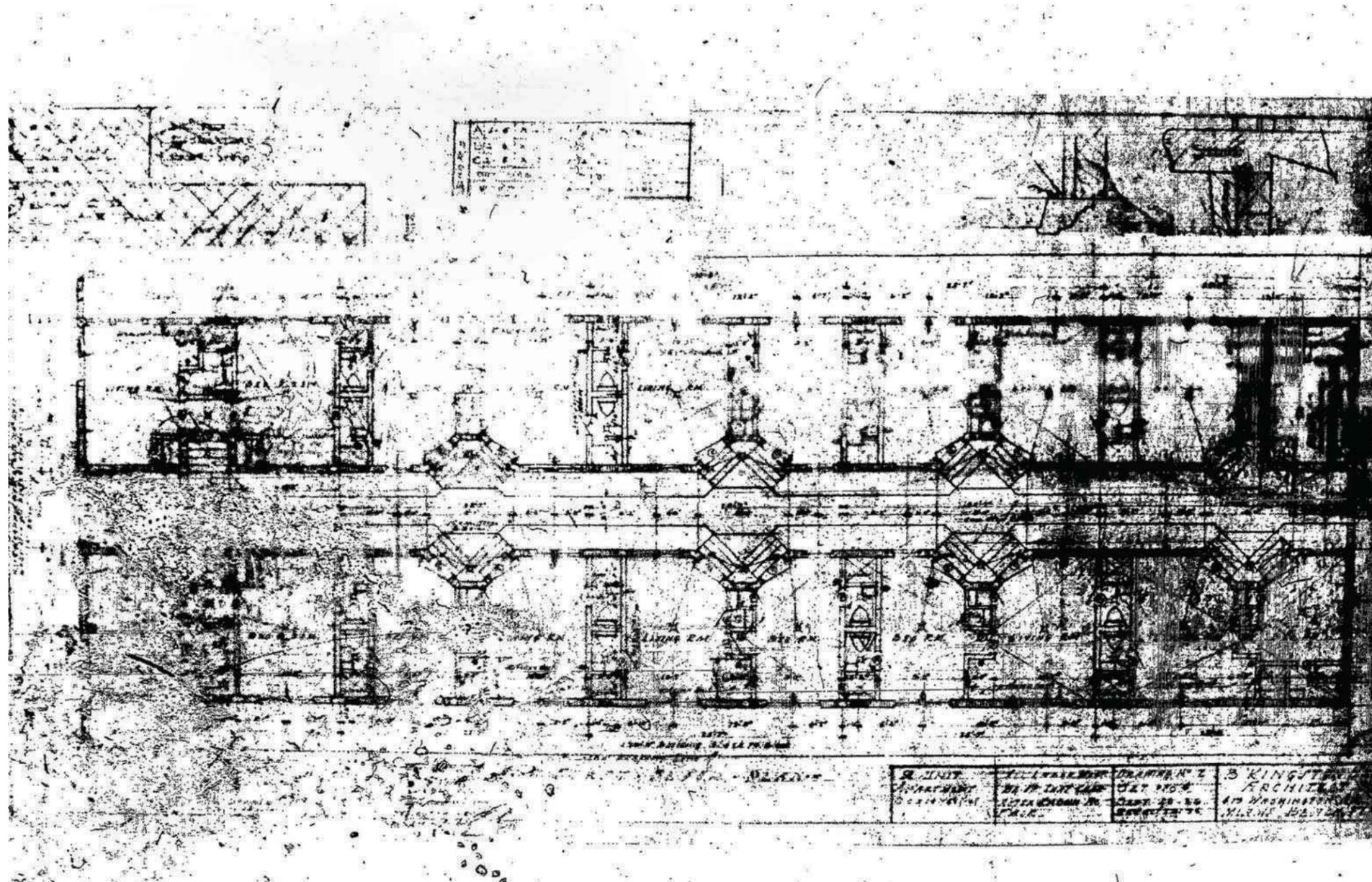
STATEMENT OF SIGNIFICANCE: MODEST FACADE (STUCCO) W/ SCORED ADDITIONAL
BANDING ACROSS FRONT; SYMMETRICAL AXES W/ BANNED & FLUTED
PILASTER ENTRY WAY; TILED PARAPET
PREPARED BY: F. DEL TORO DATE: 1996

F. DEL TORO

SUMMARY

On November 30th of 1936, a permit was issued to M. Steinhardt by the Building Department of the City of Miami Beach for the construction of a one-story, concrete block and stucco building. The building, named the Mecca Apartments during the ownership of O. Engelberg, would consist of eight apartments and three hotel rooms.¹ The modest apartment building was designed by B. Kingston Hall, a respected local architect known for his Art Deco work. From the Building Records it appears that the building exhibited minimal upkeep and improvements, other than limited roofing repairs. The building appears to have begun to fall into disrepair by the mid-80's. The continued decline in its upkeep would lead to its demolition in 2003 under an Emergency Demolition Order issued by the Building Official.² The demolition would occur without a Certificate of Appropriateness.





ARCHITECTURAL PLAN FROM MICROFICHE, 1936

245 WASHINGTON AVENUE

The one-story structure is classified as “contributing” in the Historic District Designation Report and as being designed in a Mediterranean Revival – Art Deco Transitional (“Med-Deco”) style.⁶

The front façade is symmetrical about a central portal that decoratively edged by a rectangular frame consisting of convex fluting. The front wall is composed of a series of horizontal bands with wide, shallow recesses marking the bands. Two rectangular, horizontal windows flank the portal. The top of the parapet is capped by a single row of barrel tiles.

The plan is arranged as two 16 ft wide bars set apart by a 6 ft wide passageway. An interesting detail is the articulation of the apartment entries. Each apartment appeared to have a central entry feature consisting of two, 3 riser steps stairs meeting at 45° and leading to two door openings – one leading to the bedroom and one to the living room.



B. KINGSTON HALL

A local Miami Beach architect with offices during the 1930's on Washington Avenue.⁷ There are over 20 remaining structures designed by Hall remaining on Miami Beach. Of these, most are designated as "contributing" structures.⁸

THE BLACKSTONE HOTEL

In 1929 Kingston Hall designed the Blackstone Hotel. It was the tallest structure in Miami Beach, which at that time was still "a resort town of low-rise structures."⁹ "In 1934, V.H Nellenbogen remodeled the hotel. Originally the structure had 246 hotel rooms but in 1953, Henry Hohausser did the remodeling of 88 apartment units with one bedroom and two baths. In 1988, there were also some renovations but overall the structure has remained essentially unchanged over the years."¹⁰



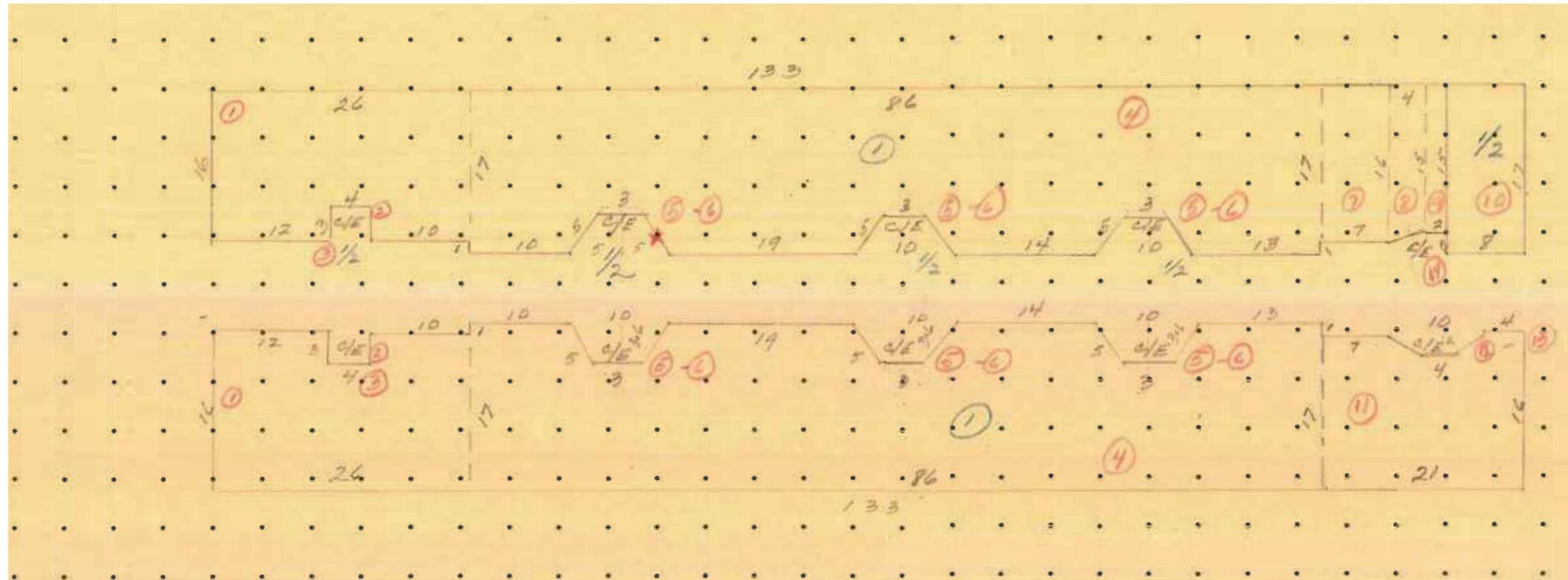
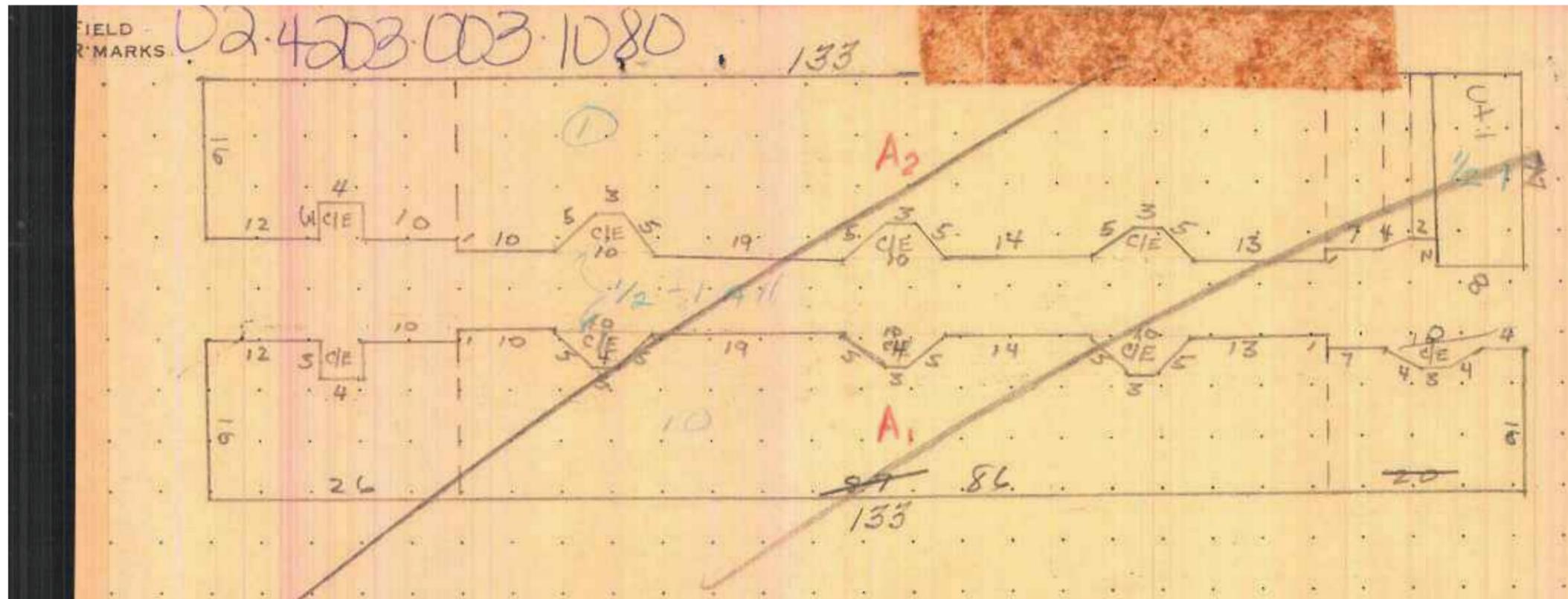
THE SEYMOUR HOTEL

The Seymour Hotel, located at 945 Pennsylvania Avenue, was built in 1936. It has been recently acquired by a boutique hotel brand and will be renovated.

B. KINGSTON HALL, ARCHITECT

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

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FIELD NOTES AND SKETCH
PLAN DIMENSIONED

MECCA APARTMENTS * O. Engleberg
 Owner # STEINHARDT Mailing Address Permit No. 9233
 Lot 14 Block 8 Subdivision O.B. No. 245 Street Washington Av Date Nov. 30-1936
 General Contractor A. Kaplan Address
 Architect B. Kingston Hall Address
 Front 39-10 Depth 129-9 Height Stories 1 Use Apartment house
 Type of construction c-b-s- Cost \$ 20,000.00 Foundation Spread footing Roof flat 8 units & 3 hotel rooms

Plumbing Contractor Flxzit # 9658 Address Date Dec. 3-1936
 No. fixtures 82 Rough approved by gas ok JJ Farrey- June 1937 Date
 No. Receptacles
 Plumbing Contractor People's Gas Co. #10144 Address Date June 14-1937
 No. fixtures set 1 gas stove - 9 gas heater Final approved by Date
 Sewer connection -- 1 -- Septic tank Make Date

Electrical Contractor Goddard # 7910 Address Date Dec. 13-1936
 No. outlets 61 Heaters Stoves Motors Fans Temporary service
 Rough approved by Receptacles 55 Date
 Refrigerators 8
 Electrical Contractor Goddard # 8137 Address Date Jan. 12-1937
 No. fixtures set 92 Final approved by H. C. Inman Date
 Date of service Jan. 13- 1937

Alterations or repairs # 12186- Alteration for Boiler room \$ 500.00- Date Jan 18-1939
 Giller Contracting Company
 Building Permit # 12196- 1 Oil Burner & tank (275 gals) Merritt Oil Burner Mfg. Co. \$170- Jan. 27-1939
 # 34920 Painting - Owner \$ 200.... Jan. 19, 1951
 # 35609 Roof repairs - Guaranty Roofing Co. Inc. \$ 82.....April 18, 1951
 # 37871 Roofing - Pearce Nu-Roof Coating Co. Inc. \$ 840.... Jan. 21, 1952

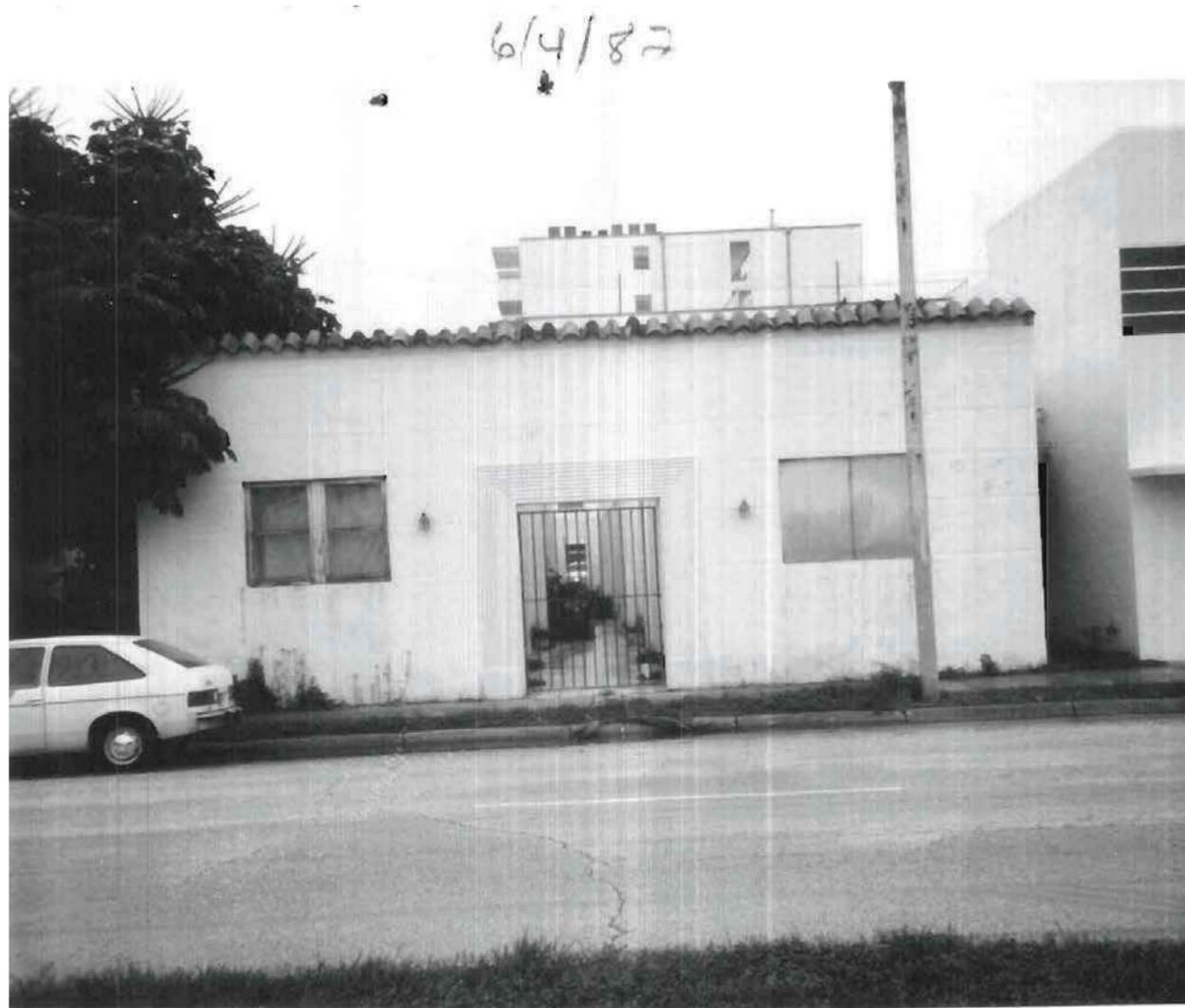
#14877-Gordon Roofing-Re-roof 35 sqs-\$2000-4-10-79
 #21848 3/22/82 Levv Gray Roof - reroof \$4,900.

ELECTRICAL PERMITS: #79578 7/27/84 Victoria Elect - 20 light outlets, 20 fixtures, 1 repair

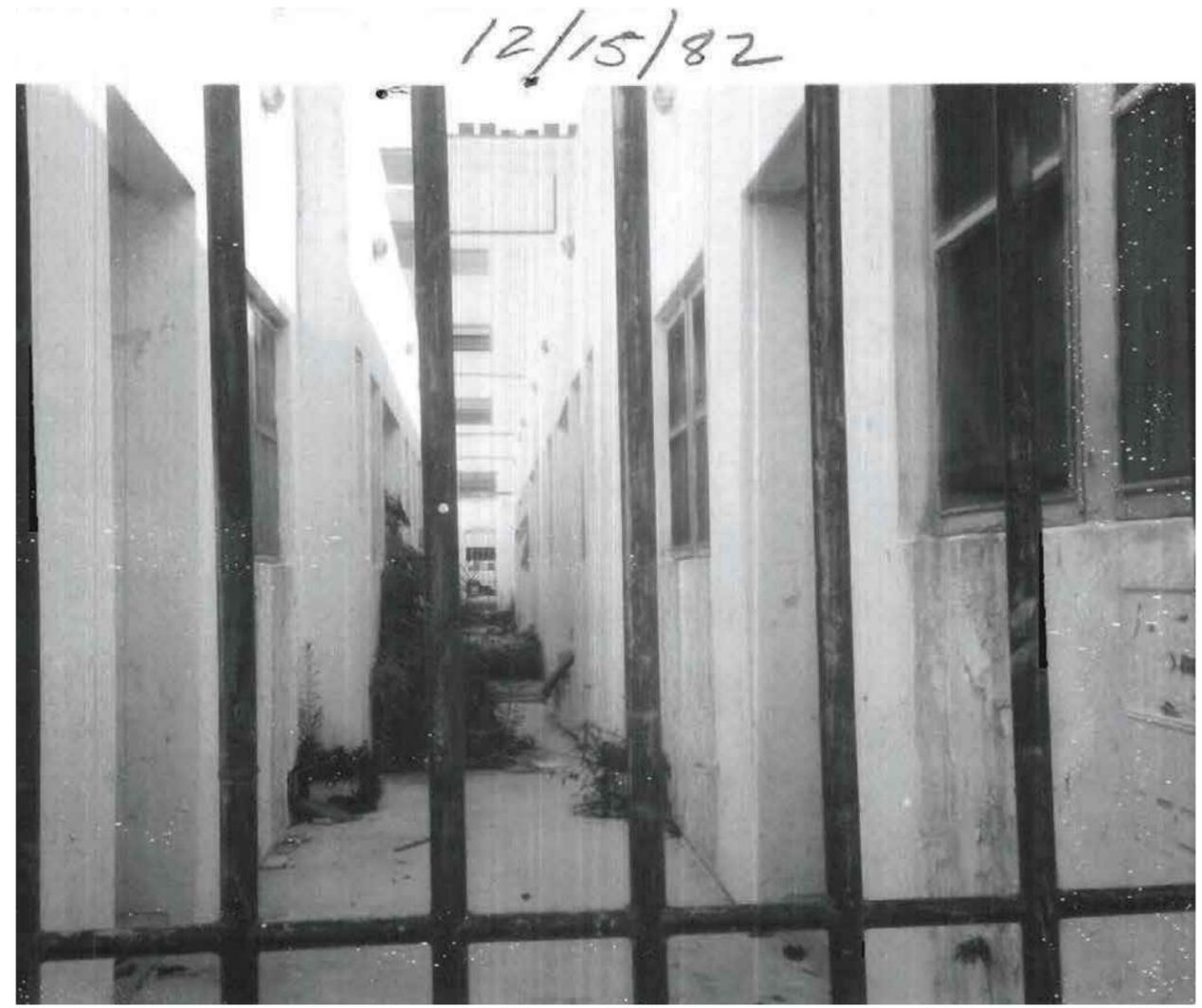
BUILDING CARD, 1936-1984

245 WASHINGTON AVENUE, MIAMI BEACH FL
 HISTORIC RESOURCES REPORT

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02-4203-03-1080 _ FRONT
JUNE 4, 1982



02-4203-03-1080 _ SIGNED J. CHAY
DECEMBER 15, 1982

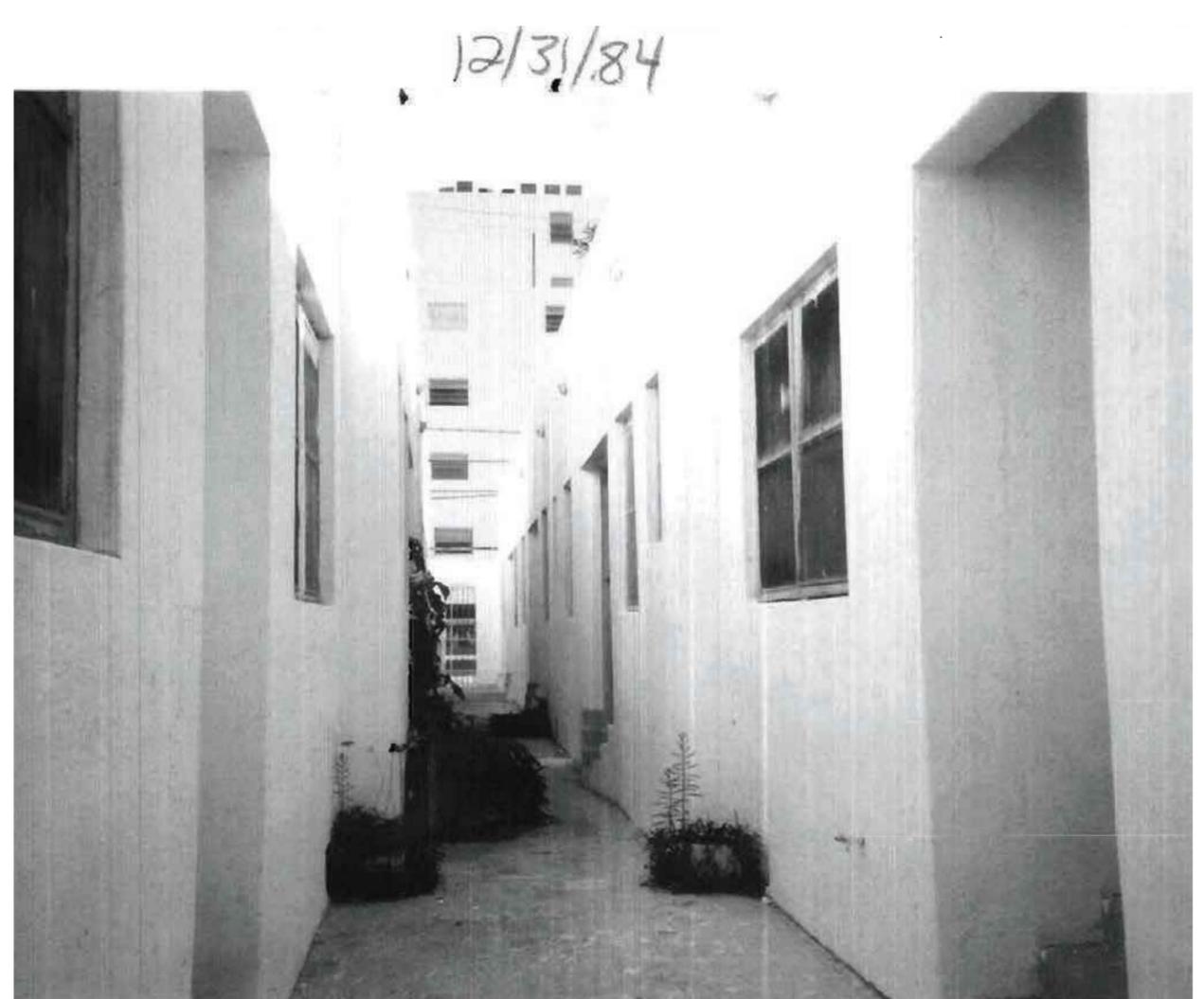
HISTORIC POLAROIDS
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL
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02-4203-03-108 _ FRONT
NOVEMBER 3, 1983



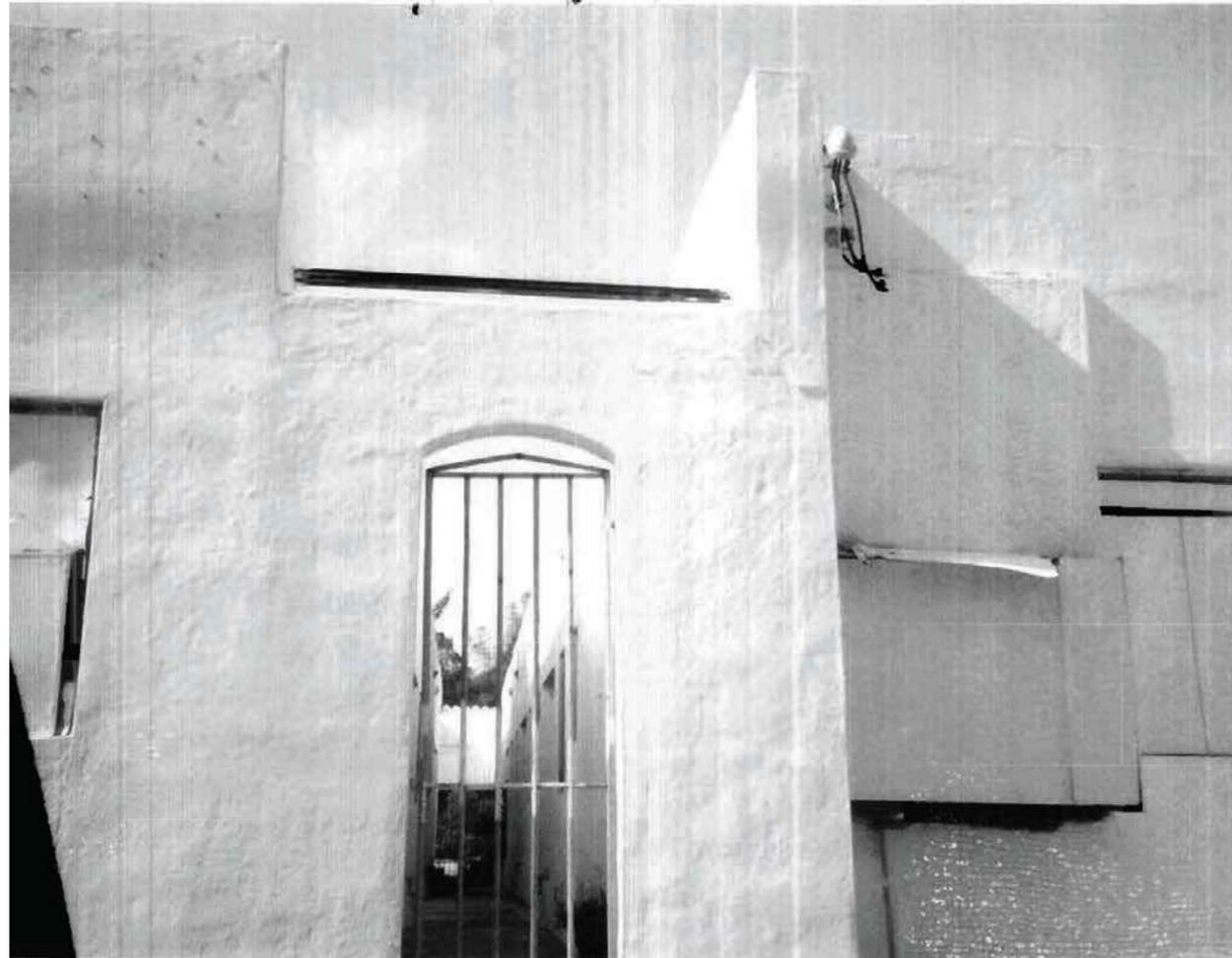
02-4203-03-1080 _ SIGNED MARQUEZ
DECEMBER 13, 1984

**HISTORIC POLAROIDS
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL
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12/31/84



02-4203-03-1080 _ SIGNED MARQUEZ
DECEMBER 31, 1984

8/1/85



02-3227-08-1190 _ SIGNED RDARITY
AUGUST 1, 1985

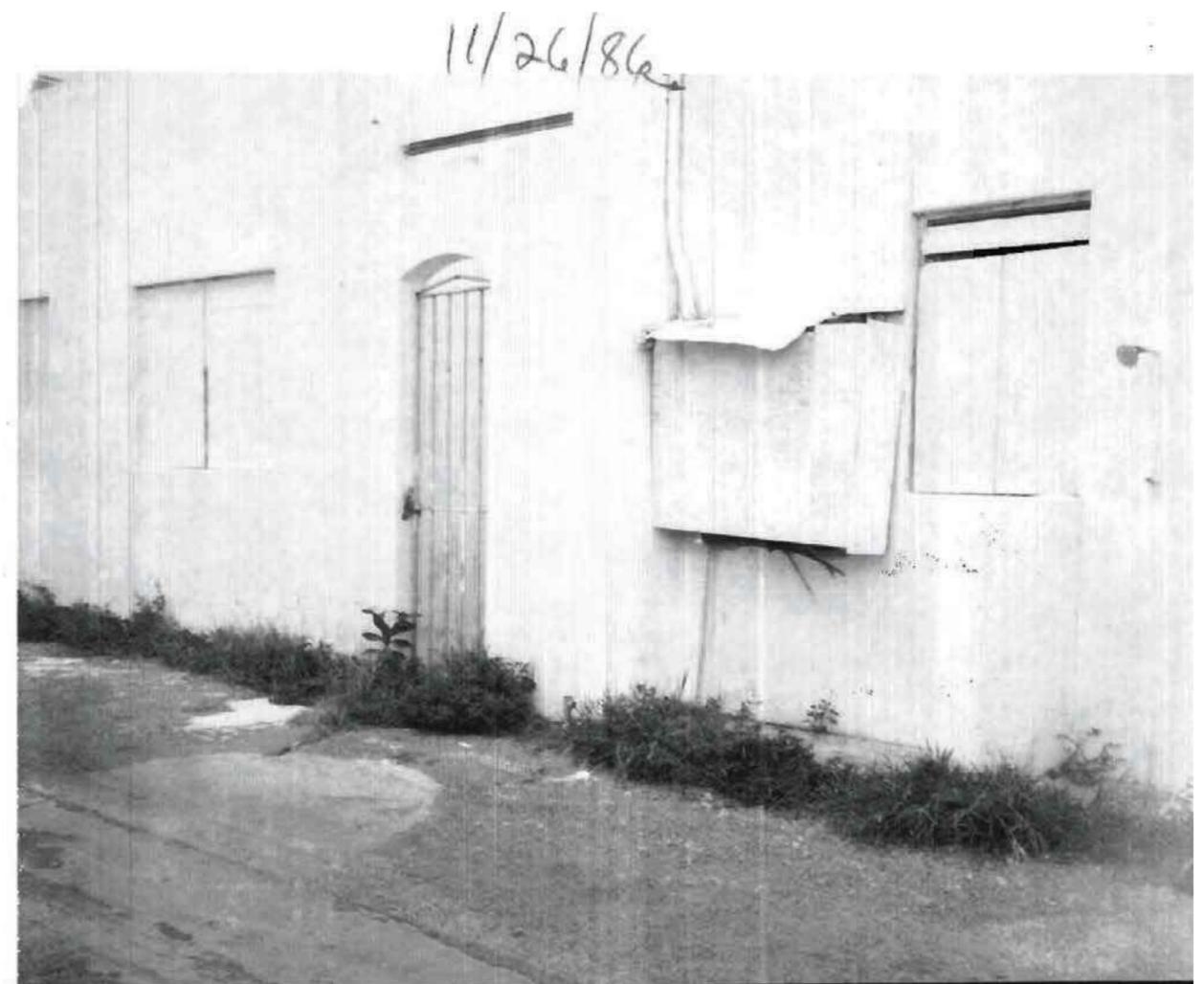
HISTORIC POLAROIDS
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



02-4203-03-1080 _ SIGNED RDARITY
DECEMBER 1, 1985



02-4203-03-1080 _ SIGNED R.LOUIE
"REAR - NO ELECTRIC CONNECTION.
METERS ARE RUSTED AND BROKEN."
NOVEMBER 26, 1986

**HISTORIC POLAROIDS
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL
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11/26/86



02-4203-03-1080 _ SIGNED R.LOUIE
"BETWEEN THE BUILDINGS FROM REAR
(NOTE BOUBLE PADLOCK)"
NOVEMBER 26, 1986

11/26/86



02-4203-03-1080 _ SIGNED R.LOUIE
"BETWEEN THE BUILDINGS FROM THE FRONT"
NOVEMBER 26, 1986

HISTORIC POLAROIDS
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL
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UNTITLED



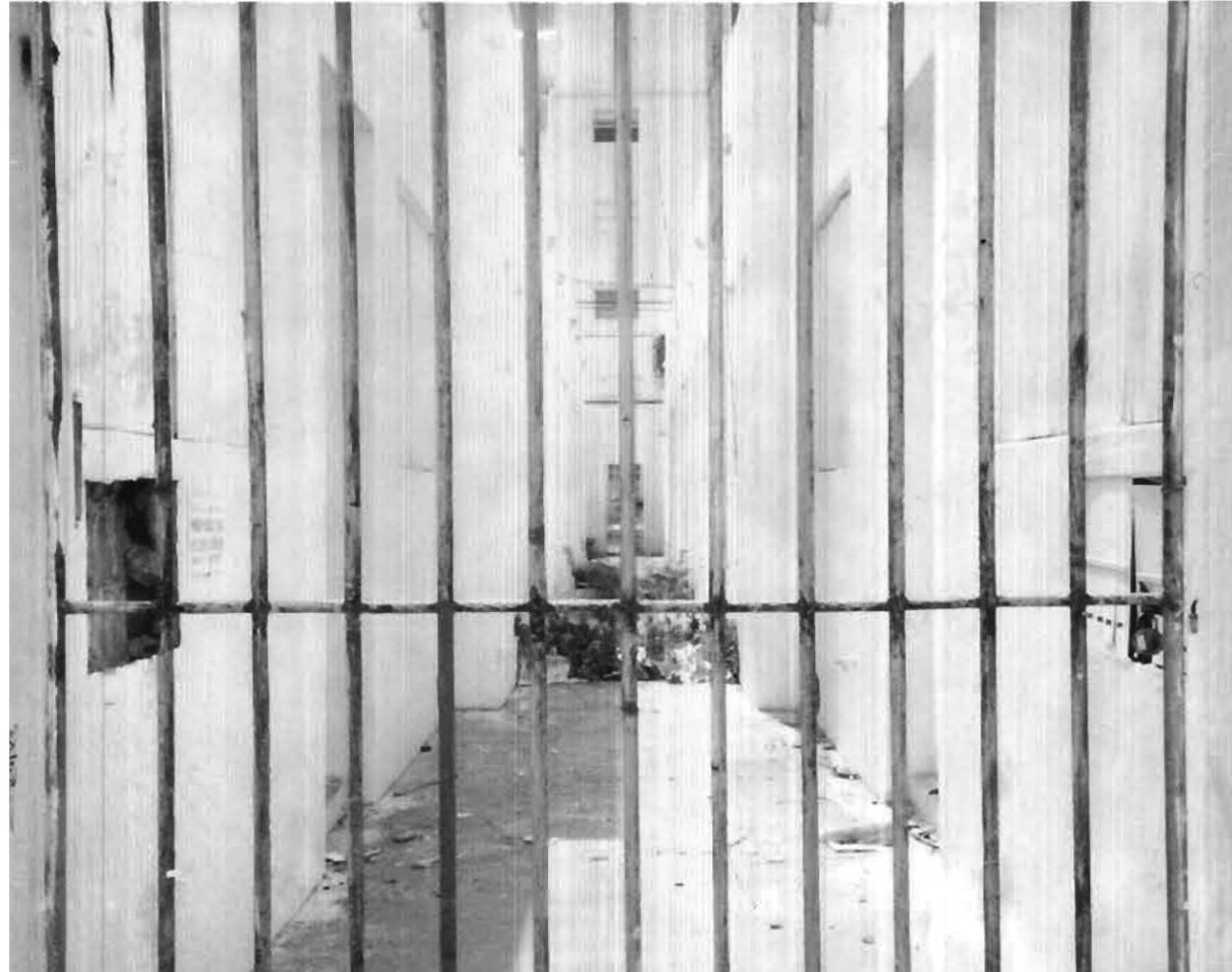
UNTITLED
DECEMBER 16, 1988

**HISTORIC POLAROIDS
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019

5-17-00



02-4203-003-1080 _ SIGNED W.S
MAY 17, 2000

5/17/00



02-4203-003-1080 _ SIGNED W.S
MAY 17, 2000

HISTORIC POLAROIDS
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

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251 WASHINGTON AVENUE



Aerial c. 1941

251 WASHINGTON AVENUE

The original structure on 251 Washington Avenue was designed by Edward A. Nolan and built in 1937. It was a two-story, concrete block and stucco apartment building, The Pall Mall Apartments, which was designed for Louis Pall. The building contained four apartments and had a relatively small footprint – 40 feet in width by a depth of 55 feet.

The small footprint of the Pall Mall allowed the construction of a separate, smaller structure in 1952 for Lina Pascual. The second structure was designed by Leonard Glasser and it consisted of a one-story, flat roof, concrete block and stucco apartment building of four units. The footprint of this second structure on the site was 30 feet in width by a depth of 58 feet.

A building permit was issued on September 22nd of 1989 for an Unsafe Structure Demolition. The Building Permit record appears to show that the Unsafe Structure Demolition permit was possibly issued first for the 1937 structure and that a subsequent Demolition permit was then issued for the building at the rear, the 1952 structure.

We are unable to find any images of 251 Washington Avenue.



The Chatham Apartments.



EDWARD A. NOLAN

The first structure to be built at 251 Washington Avenue was designed by Edward A. Nolan, a well-known, local architect that worked in South Florida between the 1910's through the 1940's. One of his earlier projects in 1916 was The Chamberlain Apartments. He also designed The Chatham Apartments. Noted in the Historic report for the Chatham: "Symmetric tripartite front facade; ziggurat roofline; eyebrows above windows; horizontal striping on parapet wall; marquee "Chatam Apts" sign above primary entryway; applied wrought iron ornamentation above roofline in the center of the facade; rounded southeast corner of the building."



Owner MRS. LINA PASCAL
 rear of Lot 15 Block 8 Subdivision OCEAN BEACH
 General Contractor Val Sokoloff
 Architect Leonard Glasser
 Zoning Regulations: Use BB Area 19
 Building Size: Front 30' Depth 58' Height 12' Stories 1
 Certificate of Occupancy No. Use APARTMENT HOUSE- 4 UNITS- 1 bedroom & 1 bath each unit
 Type of Construction #2 CBS Foundation Spread Footing 12 x 24 Roof Flat Date Sept. 24, 1952
 PLUMBING Contractor # 34003 M. H. Robertson Sewer Connection Date Oct. 6, 1952
 Temporary Water Closet
 Water Closets 4 Swimming Pool Traps Down Spouts
 Lavatories 4 Steam or Hot Water Boilers Wells
 Bath Tubs 4
 Showers
 Urinals
 Sinks 4
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains
 Floor Drains
 Grease Traps
 Safe Wastes
 AIR CONDITIONING Contractor
 SEPTIC TANK Contractor
 OIL BURNER Contractor
 SPRINKLER Contractor
 ELECTRICAL Contractor #37989 Kenny Electric Co: Date Nov. 6, 1952
 OUTLETS Switches 28 Ranges Temporary Service
 Lights 28 Irons 4 Neon Transformers
 Receptacles 32 Refrigerators 4 Sign Outlets
 Fans
 HEATERS Water 4 Motors Centers of Distributions 8
 Space 4 Appliances Service 1
 VIOLATIONS
 FIXTURES 28 Electrical Contractor Date
 Alterations or Repairs—Over
 FINAL APPROVAL By H. Rosser Date 12-29-52
 METRO ORD. # 75-34
 REOPENING DATE 5-4-78
 GAS Contractor
 GAS Ranges 4
 GAS Water Heaters 4
 GAS Space Heaters
 GAS Refrigerators
 GAS Steam Tables
 GAS Broilers
 GAS Rough APPROVAL L. Rothman, 11-14-52
 GAS FINAL APPROVAL OK, E. Cox, 12-31-52
 GAS Fryers
 Gas Piping Machine
 Gas Vents for Stove
 1100

FULL WALL APARTMENTS
 Owner LOUIS PALL Mailing Address Permit No. 10413
 Lot 15 Block 8 Subdivision Ocean Beach No. 251 Street Washington Ave Date Oct. 12-1937
 General Contractor Jess E. Marcoux Address
 Architect Edw. A. Nolan Bond # 1716 Address N-C
 Front 40' Depth 55' Height Stories 2 Use Apartment house
 Type of construction c/b/s/ Cost \$ 18,000.00 Foundation spread footing Roof flat
 Plumbing Contractor Fixzit # 10503 Address Date Oct. 21-1937
 No. fixtures 42 Rough approved by Gas OK JJ Farrey- Nov. 5-1937 Date
 NO RECEPTACLES GAS - 12 - Gas OK JJ Farrey- Nov. 10-1937
 Plumbing Contractor Address Date
 No. fixtures set Final approved by Date
 Sewer connection - 1 -- Septic tank Make Date
 Electrical Contractor Harold E Dare # 9814 Address Date Nov. 8-1937
 No. outlets 40 Heaters Stoves Motors Fans Temporary service
 10-receptacles- Refrigerators 4
 Rough approved by Centers 4 Date
 Electrical Contractor Harold E. Dare # 10218 Address Date Dec. 20-1937
 No. fixtures set 49 Final approved by H. C. Inman Date
 Date of service December 28th-1937
 Alterations or repairs 19883. Painting - Fein, painter \$ 190..... Date Apr. 4, 1945
 BUILDING PERMIT # 27025 Awning- no uprights on City property- \$ 100..... April 16, 1948
 BUILDING PERMIT # 30359 Remodeling - changing four apartment units into eight units -(8)- No outside
 work: Each apartment unit must contain at least 400 sq. ft. - Joseph
 J. Fbos, contractor \$ 3,000..... July 18, 1949
 OVER

BUILDING PERMIT # 32366 Four new kitchen windows - no plans- Owner, day labor \$ 400...April 24, 1950
 # 33192 Painting, outside - Owner \$ 100...July 27, 1950
 #44839 by owner, day labor: Installing new windows: \$ 500: June 7, 1954

#60978 The Cornell Co. of Fla: Reroof 24 squares - \$1082.00 - Jan. 7, 1960
 #75620 Cornell Roofing Co.: Reroof - \$415 - 1/10/66
 #75671 Carruth Roofing Co., Inc.: Reroof - \$600 -1/19/66
 #75691 Adams & Beagle Roofing Co., Inc.: Reroof rear 1-story apt. - \$550 - 1/24/66
 #85144 - Orkin Exterminating - Tent Fumigation \$758.00 9/26/70

#26480 1/31/85 owner water blast, seal and apint \$1,500.

PLUMBING PERMIT # 28522 J.B. Forbes - 4 sinks, August 1, 1949
 38039 Dixie Bell Oil Company: one hot water booster May 7, 1956
 #47079 G J. Pitsch, 1 Gas Water Heater 2/20/69

#20898 9/17/81 Palmotto Roof - reroof 17 sq \$3,200.
 #62244 9/9/85 Vega & Son Plumbing 1 replace gas range, repair gas piping

ELECTRICAL PERMIT # 29213 Baird Electric: 8 switch outlets, 4 receptacles - July 25, 1949 OK-Meginniss 7/28/49
 # 29246 Baird Electric: 8 Light outlets, 2 Receptacles, 8 Fixtures, 1 Refrigerator, 1 iron, August 1, 1949
 251 Washington # 47367 Astor Electric: one receptacle May 4, 1956 OK, Fidler 5/9/1956

BUILDING PERMITS: #BD890055 - 9-22-89 - Juelle Inc. - Demo Unsafe Structure - \$7,000.00

PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	STREET_DIRECTION	STREET_NAME	PARCEL_NO
BA905557	AUTOPROJ	OTH	32997	32903	32918	CLOSED	GARBAGE AND DIRT ON ROOF	251		WASHINGTON AV	42030031090
BA910018	AUTOPROJ	DMO	32692		33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BA913280	AUTOPROJ	OTH	32786	32792	32792	CLOSED	GARBAGE - TRASH ON ROOF IN REAR	251		WASHINGTON AV	42030031090
BA913558	AUTOPROJ	OTH	32797	32804	32804	CLOSED	VACANT - TRASH - GARBAGE OF ALL KINDS	251		WASHINGTON AV	42030031090
BA914243	AUTOPROJ	OTH	32811	32827	32827	CLOSED	PM - GARBAGE & JUNK ON ROOF	251		WASHINGTON AV	42030031090
BC930548	BCOMPL	OTH	34214			CLOSED	BLDG FENCE W/O PERMIT/INCL 259 WASH AV	251		WASHINGTON AV	42030031090
BMS0402052	BMISC	RESEARCH	38064			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS0404715	BMISC	RESEARCH	38251			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS0701008	BMISC	RESEARCH	39087			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS92302	BMISC	OTH	36297	36297		CLOSED	MICROFILM	251		WASHINGTON AV	42030031090
BSL93011	BSECLIEN	OTH	33983	32680	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93012	BSECLIEN	OTH	33983	32428	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93013	BSECLIEN	OTH	33983	32442	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93014	BSECLIEN	OTH	33983	32447	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BD890055	DEMO	DMO	32692	32773	33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BD900010	DEMO	DMO	32938	33073	33253	CLOSED	TOTAL DEMO OF REAR BUILDING PO#D316-74	251		WASHINGTON AV	42030031090

BUILDING PERMIT HISTORY

251 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019

FOOTNOTES/REFERENCES

- 1 245 Washington Avenue Building Card, City of Miami Beach Building Department
- 2 Ibid.
- 3 Miami Design Preservation League website
- 4 Ocean Beach Historic District Designation Report, Revised 12/10/95, pages 3, 4
- 5 MDPL website
- 6 Ocean Beach Historic District Designation Report, page 27
- 7 Microfiche of Architectural Plan for 245 Washington Avenue, City of Miami Beach Building Department
- 8 MDPL website
- 9 Ibid.
- 10 Ibid.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: September 9, 2019
FILE NO: HPB19-0336
PROPERTY: 245 Washington Avenue
APPLICANT: 251 Washington, LLC
LEGAL: Lot 14, Block 8, Ocean Beach Fla Subdivision, According to the Plat Thereof as Recorded in Plat Book 2, Page 38 of the Public Records of Miami-Dade County, Florida.
IN RE: An application has been filed requesting a Certificate of Appropriateness for the after-the-fact total demolition of the previously existing structure located at 245 Washington Avenue.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Ocean Beach Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
 - 2. Is not consistent with Certificate of Appropriateness Criteria 'b' for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. A museum quality historic analysis and display of the existing structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy for the new structure constructed on the site; such historic analysis shall be displayed prominently, in a location to be determined by staff.



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 Meeting Date: September 9, 2019

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. The entire site shall be thoroughly cleaned, evenly leveled, and sodded and an aluminum picket fence shall be required at the front and rear of the property, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The grass and landscape materials shall remain properly maintained, irrigated, and trimmed at all times, subject to periodic staff review, until such time as the entire site is redeveloped.
 - c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. No variances have been applied for as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit

Page 3 of 5
 HPB19-0366
 Meeting Date: September 9, 2019

plans.

- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- J. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled '**245 Washington Avenue**', as prepared by **Touzet Studio**, dated **July 8, 2019**, and subject to the additional modifications as approved and required by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean

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that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

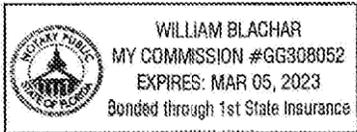
Dated this 10 day of September, 2019

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day of September 2019 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



William Blachar
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: March 5th, 2023

Approved As To Form: Nick Callegaris (9/9/2019)

City Attorney's Office: [Signature]
Filed with the Clerk of the Historic Preservation Board on [Signature] (9/10/19)

[Signature]

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