



HISTORIC RESOURCES REPORT – FINAL SUBMITTAL

PROJECT:

1500 Collins Avenue

Miami Beach, Florida 33139

05.04.2018

PREPARED BY:

TSAO DesignGroup

TSAO Design Group, Incorporated

7610 NE 4th Court, #5

Suite 101

Miami, Florida 33138

tsaodesign.com

CONTACT:

Jason Hagopian, AIA, LEED AP

Principal

jhagopian@tsaodesign.com

305.576.2006 x15

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APPENDIX

APPENDIX A - EXHIBITS

APPENDIX B - PREVIOUS HRR PREPARED FOR HPB7390, 07/09/2015

Evolution of the project site

Recent History since 2015

- 02-2014 Add Inc renovation submitted to Building Department
- 11-2014 Permit closed out
- 10-2015 Converted Permits BMS1600013
- 11-2015 'Haddon Hall' opens after construction
- 02-2016 Washington Ave bar submitted to permit
- 05-2016 Conditional Use Permit approved
- 09-2016 Washington Ave bar finaled
- 01-2018 'Haddon Hall' closes for business
- 01-2018 Grup Peralada purchases hotel
- 01-2018 Building Permit BC1806491 applied for bathroom renovation

CURRENT PHOTOS 2018



COLLINS AVE – WEST VIEW



WASHINGTON AVE – EAST VIEW



WASHINGTON AVE - BAR COURTYARD



WASHINGTON AVE - BAR COURTYARD



WASHINGTON AVE – EAST VIEW



POOL



POOL



LOBBY



LOBBY

HISTORIC PHOTOS



HADDON HALL









From the **South Florida Business Journal**:

<https://www.bizjournals.com/southflorida/news/2018/01/24/grup-peralada-buys-hall-south-beach-hotel.html>

Spanish company buys South Beach hotel for \$58M

Jan 24, 2018, 7:45am EST

The Hall South Beach Hotel, which is currently closed, was acquired by Spanish company Grup Peralada for \$58.2 million.

Haddon Hall Hotel Owner, an affiliate of New York-based Rockwood Capital, sold the 163-room hotel at 1500 Collins Ave., to Inverama USA Corp., an affiliate of Barcelona-based **Grup Peralada**. The price equated to \$357,055 per room.

Totaling 72,554 square feet with a pool, the hotel was built on the 1.39-acre site in 1940. In May 2017, it sold 40,000 square feet of development right to Washington Gardens for its proposed development on Washington Avenue.

Grup Peralada owns wineries and casinos. The company dates back to 1904, when Barcelona lawyer and entrepreneur, Damià Mateu i Bisa, founded Hispano-Suiza Automobile Manufacturer S.A., according to the company website. The family acquired a 14th century estate and winery in 1923. In the late 1970s, the family opened the Gran Casino of Barcelona, and went on to establish several more casinos in Spain. Today, the family-run company is headed by Artur Suqué, Carmen Mateu and their children Isabel, Javier and Miguel.

As for Rockwood Capital, this is its fourth sale of a South Florida hotel since September.

Brian Bandell

Senior Reporter

South Florida Business Journal




LISA-BLUE

Miami Beach aerial view, Florida, USA.

[Home](#)[Planning](#)[Permits](#)[Citizen Req.](#)[Code](#)[Business](#)[Other](#)Subscribe / Follow On: [f](#) [t](#)[\[Log On \]](#) / [\[Register \]](#)**Permit Number: BC1806491**

Permit Details

Type : Building - Commercial **IVR Number :** 53932 **Application Date :** 1/29/2018
Work Class : Alteration (w/o Phased) **Project Name :** **Issued Date :** None
Status : Applied **District :** CD-2 **Expiration Date :** None
Description : Hadden Hall Hot...  **Square Feet :** 5580.00 **Finaled Date :** None
Valuation : 63000.0000

Primary Address Details

Parcel : 0232340191190
Address : 1500 COLLINS AVE
 MIAMI BEACH, FL
 -331394122
 United States



Contact Details

Type	Company	First Name	Last Name	Title
Owner	HADDON HALL HOTEL OWNER, LLC c/o Corporation	Alfredo	Gonzalez	attorney for this case

1 Displaying items 1 - 2 of 2

Existing Inspections

Type	Status	Request Dat	Scheduled C	Inspector
No records to display.				

Displaying items 0 - 0 of 0

Remaining Inspections

Type	Status	Date	Reinspection
Notice Of Commencement - Certificate			No
Foundation Inspection			No
Pile Log Report - Certificate			No

1 2 3 Displaying items 1 - 10 of 24

Additional Details

LRS Hold Active : No**PP Replace Record Number :**

Existing SubPermits

Permit Number	Type	WorkClass	Status
---------------	------	-----------	--------

Remaining SubPermits

Type	WorkClass
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No records to display.			
Displaying items 0 - 0 of 0			

Apply	Certificate Process	Commercial
1		
Displaying items 1 - 1 of 1		

Existing SubPlans

Plan Number	Type	WorkClass	Status
No records to display.			
Displaying items 0 - 0 of 0			

Remaining SubPlans

Type	WorkClass
No records to display.	
Displaying items 0 - 0 of 0	

Attachment Details

File Name
No records to display.
Displaying items 0 - 0 of 0

Submittals

Submittal Type	Status	Version	Received Date	Due Date	Completed Date
No records to display.					
Displaying items 0 - 0 of 0					

[Home](#)[Planning](#)[Permits](#)[Citizen Req.](#)[Code](#)[Business](#)[Other](#)Subscribe / Follow On: [f](#) [t](#)[\[Log On \]](#) / [\[Register \]](#)**Permit Number: BMS1600013**

Permit Details

Type : ZZConverted **IVR Number :** 623369 **Application Date :** 10/1/2015
Work Class : Converted Permits **Project Name :** **Issued Date :** None
Status : Finaled **District :** CCC **Expiration Date :** None
Description : OCCUPANT CONTEN... **Square Feet :** 0.00 **Finaled Date :** 4/3/2018
Valuation : 0.0000

Primary Address Details

Parcel : 0232340191190
Address : 1500 COLLINS AV
 Miami Beach



Contact Details

Type	Company	First Name	Last Name	Title
Owner	HADDON HALL ASSOCIATES LTD			
<div>1</div> <div>Displaying items 1 - 1 of 1</div>				

Existing Inspections

Type	Status	Request Dat	Scheduled C	Inspector
Fire Final	Canceled			
Fire Final	Passed			
<div>1</div> <div>Displaying items 1 - 2 of 2</div>				

Remaining Inspections

Type	Status	Date	Reinspection
No records to display.			
<div>0</div> <div>Displaying items 0 - 0 of 0</div>			

Existing SubPermits

Permit Number	Type	WorkClass	Status
No records to display.			
<div>0</div> <div>Displaying items 0 - 0 of 0</div>			

Remaining SubPermits

Type	WorkClass
No records to display.	
<div>0</div> <div>Displaying items 0 - 0 of 0</div>	

Remaining SubPlans

Type	WorkClass
No records to display.	

Displaying items 0 - 0 of 0

File Name	
No records to display.	
	Displaying items 0 - 0 of 0

Submittal Type	Status	Version	Received Date	Due Date	Completed Date
No records to display.					
	Displaying items 0 - 0 of 0				

2

CFN: 20160262498 BOOK 30063 PAGE 2862
DATE:05/05/2016 08:20:40 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

CFN: 20160262498 BOOK 30063 PAGE 2863

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1500 Collins Avenue, 1455 Washington Avenue

FILE NO. 2311

IN RE: The applicant, Haddon Hall Hotel Owner, LLC, requested a Conditional Use approval for a Neighborhood Impact Establishment consisting of a food and beverage establishment facing Washington Avenue with an occupant content of more than 300 persons, pursuant to Chapter 118, Article IV, and Chapter 142, Article V of the City Code.

LEGAL DESCRIPTION: Parcel 1: Lots 1 and 2 of block 76 of Fisher's First Subdivision of Alton Beach, according to the plat thereof recorded in plat book 2, at page 77 of the public records of Dade County, Florida, and also the following described land: that part of vacated Fifteenth Street formerly known as Avenue D.

Parcel 2: Commencing at the northwest corner of lot 5, block 76 of Fisher's First Subdivision of Alton Beach, as same is shown upon a recorded plat of said subdivision, recorded in plat book 2, at page 77, of the Public Records of Dade County, Florida: thence run east along the north line of said block 76, a distance of 100 feet to the point of beginning of the tract of land herein described.

Parcel 3: Lots 3, 4 and 5, in block 76, of Fisher's First Subdivision of Alton Beach, according to the plat thereof as recorded in plat book 2, at page 77 of the public records of Dade County, Florida.

MEETING DATE: April 19, 2016

CONDITIONAL USE PERMIT

The applicant, Haddon Hall Hotel Owner, LLC, filed an application with the Planning Director requesting a Conditional Use approval for a Neighborhood Impact Establishment consisting of a food and beverage establishment facing Washington Avenue with an occupant content of more than 300 persons, pursuant to Chapter 118, Article IV, and Chapter 142, Article V of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-2 - Commercial, Medium Intensity Zoning District and the MXE, Mixed-Use Entertainment Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE 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 is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the Business Tax Receipt (BTR). The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Haddon Hall Hotel Owner, LLC, as owner of the Neighborhood Impact Establishment consisting of a coffee/bar, lobby lounge, and restaurant with two (2) outdoor courtyard areas. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
5. Final design and details of the proposed front yard of the Campton Apartment Building shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Historic Preservation Board.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:

Sheet Name: HISTORICAL RESOURCES
REPORT

Scale: N.T.S.

Issue Date: 05/14/18
FINAL SUBMITTAL



Project Name: AXEL HOTEL

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

TSAO DesignGroup

7636 NE 4th Court,
Suite 101
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T 305-576-2006
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www.tsaodesign.com

HRR-1

- a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed 275 seat coffee/bar, lobby lounge, restaurant, and two (2) outdoor courtyard areas with the criteria listed below:
- The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 550 persons or any lesser such occupant content as determined by the Fire Marshal.
 - The indoor portions of the project may operate until 5:00 AM, seven (7) days per week. All other public outdoor areas shall not operate past 2:00 AM, Sunday thru Thursday and 5:00 AM Friday and Saturday. The outdoor bar counter shall close at 12:00 AM seven (7) days per week.
 - This venue shall not have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation).
 - The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. 60 day after opening, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review.
- b. Delivery trucks shall only be permitted to make deliveries from city authorized and designated commercial loading zones.
- c. Delivery trucks shall not be allowed to idle in the loading zone.
- d. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- e. Deliveries and waste collections shall occur daily between 7:00 AM and 5:00 PM.
- f. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- h. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.

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- Garbage dumpster covers shall be closed at all times except when in active use.
 - Restaurant personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
 - No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises of the subject property.
 - The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day.
 - Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - Special Events may occur on the premises, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
8. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
9. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
10. The applicant shall provide two (2) additional valet runners for a total of six (6) valet runners during peak times and explore adding one (1) additional valet station for one (1) vehicle for a total of two (2) valet stations.
11. The applicant shall provide an updated traffic report after six (6) months of operation. The purpose of this report will be to verify the validity of the assumptions made as part of the valet parking analysis.
12. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
13. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.

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14. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
15. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
16. This 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.
17. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
18. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
19. 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.

Dated this 4TH day of MAY, 2016.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

mb

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4TH day of MAY, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Approved As To Form:
Legal Department

5/2/16

Filed with the Clerk of the Planning Board on 05/04/16 AS

PLANMPLB20164-15-162311 - 1500 Collins - 1455 Washington/2311- CUP 4-19-16.docx

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HRR-3

Sheet Name: HISTORICAL RESOURCES
REPORT

Scale: N.T.S.
Issue Date: 05/14/18
FINAL SUBMITTAL



Project Name: AXEL HOTEL
Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139
Project Number: 18118.01

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www.tsaodesign.com

BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1500 Collins Avenue and 1455 Washington Avenue

FILE NO. 3686

IN RE: The application for the following variances: a variance to waive the required minimum hotel unit size within an existing 'Contributing' structure, a variance to waive the required minimum rear setback for the construction of a new building, a variance to waive the required side setback and a variance to waive the required rear setback for an accessory structure, and a variance to waive the minimum required side setback for a pool deck in order to make renovations to the existing hotels.

LEGAL DESCRIPTION: See attached exhibit "A"

MEETING DATE: March 7, 2014

ORDER

The applicant, Haddon Hall Hotel Owner, LLC., filed an application with the Planning Department for the following variances in order to make renovations to the existing hotels:

1. A variance to waive the required minimum hotel unit size within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. or larger, in order to retain 18 hotel units at less than 300 s.f. (the smallest at 209 s.f.), 2 hotel units between 300 s.f. and 335 s.f. (6% of the units) and 14 hotel units exceeding 335 s.f. (41% of units).
2. A variance to waive 6'-0" of the minimum required rear setback of 10'-0" in order to build an addition on the west side of the pool cabana structure at 4'-0" from the rear property line.
3. A variance to waive 3'-6" of the minimum required rear setback of 7'-6" for an accessory structure in order to build a trellis on the northwest side of the pool deck at 4'-0" from the rear property line.
4. A variance to waive 3'-6" of the minimum required side setback of 7'-6" for an accessory structure in order to build a trellis on the northwest side of the pool deck at 4'-0" from the north property line.
5. A variance to waive all of the minimum required interior side setback of 7'-6" for a pool deck in order to retain the existing pool deck up to the north property line.

The City of Miami Beach Board of Adjustment 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:

A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The applicant shall comply with all conditions imposed by the Historic Preservation Board. (HPB File No. 7390)
3. Revised plans shall be submitted to provide details of the trellis structure in a manner to be reviewed and approved by staff.
4. The applicant shall comply with all conditions imposed by the Public Works Department.
5. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.

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HRR-4

- Sheet Name: HISTORICAL RESOURCES
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Project Name: AXEL HOTEL
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Page 4 of 4
Meeting Date: March 7, 2014
BOA File No. 3686

EXHIBIT "A"

Legal Description

Dated this 15th day of April, 2014.

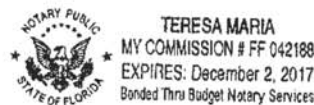
BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Thomas R. Mooney, AIOP
Acting Planning Director
For the Chair

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 15th day of April, 2014, by Thomas R. Mooney, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



Notary:

Print Name: TERESA MARIA
Notary Public, State of Florida
My Commission Expires: 12-2-17
Commission Number: FF 042188

Approved As To Form:
City Attorney's Office (Reled 4-15-14)

Filed with the Clerk of the Board of Adjustment on 04/16/14 ([Signature])

F:\PLAN\32ba\FINALORD\3686 - Order - 1500 Collins Ave and 1455 Washington Ave 3-7-2014.docx

PARCEL 1

LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS AVENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 172.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 155.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT, SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2, OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 57; THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 4°05'08.2", A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 94°05'08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, CONTAINING 0.254 ACRES, MORE OR LESS.

PARCEL 3

LOT 3, 4 AND 5, IN BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORD OF DADE COUNTY, FLORIDA.

Sheet Name: HISTORICAL RESOURCES
REPORT

Scale: N.T.S.
Issue Date: 05/14/18
FINAL SUBMITTAL



Project Name: AXEL HOTEL

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

TSAO DesignGroup

7636 NE 4th Court,
Suite 101
Miami, FL 33138
T 305-576-2006
F 305-576-2005
www.tsaodesign.com

HRR-6

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: January 14, 2014

FILE NO: 7390

PROPERTY: 1500 Collins Avenue and
1455 Washington Avenue

LEGAL: Parcel 1: Lots 1 and 2 of block 76 of Fisher's First Subdivision of Alton Beach, according to the plat thereof recorded in plat book 2, at page 77 of the public records of Dade County, Florida, and also the following described land: that part of vacated Fifteenth Street formerly known as Avenue D.

Parcel 2: Commencing at the northwest corner of lot 5, block 76 of Fisher's First Subdivision of Alton Beach, as same is shown upon a recorded plat of said subdivision, recorded in plat book 2, at page 77, of the Public Records of Dade County, Florida: thence run east along the north line of said block 76, a distance of 100 feet to the point of beginning of the tract of land herein described.

Parcel 3: Lots 3, 4 and 5, in block 76, of Fisher's First Subdivision of Alton Beach, according to the plat thereof as recorded in plat book 2, at page 77 of the public records of Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition and renovation, restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development.

ORDER

The applicant, Haddon Hall Hotel Owner, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

CFN 2014R0136544
OR Bk 29041 Pgs 2740 - 2748; (9pgs)
RECORDED 02/24/2014 11:01:10
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Page 2 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

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:

- A. The structure located on Parcel 1 is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. The structure located on Parcel 2 is classified as 'Non Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.
- C. The structure located on Parcel 3 classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.
- D. 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' & 'b' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b' & 'h' in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- E. 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 to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The Campton Apartments front lawn shall be further studied and developed, in a manner to be reviewed and approved by the Board.
 - b. The design of the exterior corridors shall be further studied and developed, in a manner to be reviewed and approved by the Board.
 - c. Final details of all hardscape materials including material samples shall be submitted and shall consist of a high quality keystone or similar material, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The design of all hardscape shall be consistent with the plan shown on sheet B-2, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. The fountain located within the front yard of the Haddon Hall Hotel shall be restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

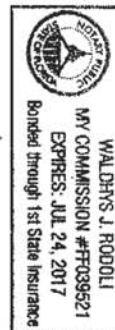
CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.
CITY OF MIAMI BEACH

(Signature of Planning Director or Designee) Waldhys J. Rodel (Date) 1-31-14
Personally known to me or Produced ID: _____

Notary Public, State of Florida at Large
Printed Name: Waldhys J. Rodel
My Commission Expires: (Seal)

This document contains 9 pages.



Sheet Name: HISTORICAL RESOURCES
REPORT

Scale: N.T.S.
Issue Date: 05/14/18
FINAL SUBMITTAL



Project Name: AXEL HOTEL
Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139
Project Number: 18118.01

TS&A DesignGroup

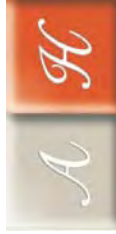
7636 NE 4th Court,
Suite 101
Miami, FL 33138
T 305-576-2006
F 305-576-2005
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HRR-7

- f. The existing north pylon shall be fully restored and the missing south pylon and the original lanterns atop each of the two pylons shall be recreated, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- g. The vertical neon lighting at the eastern side of the Haddon Hall Hotel shall be fully restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. The mechanical equipment and mechanical screening on the rooftop of the Haddon Hall shall be setback a minimum of 10'-0" from the eastern parapet wall, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- i. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- j. The design of the metal grilles at the parapet walls of the Haddon Hall Hotel shall be further refined in a manner more consistent with historic documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- k. Final design and details including material samples for the proposed property wall located along Washington Avenue shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- l. All new exterior windows and doors shall match the original window and door configurations and detailing to the greatest extent possible, including corner windows; no corner door shall be permitted adjacent to the central terrace; such door shall be relocated at the east end of the corner window, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- m. Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- n. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.



- o. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the historic hotel or the surrounding historic district.
 - p. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and all kitchen exhaust ducting shall be contained within the building from the first floor through to the roof, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Any rooftop mechanical equipment, structures or screening not shown on the plans approved by the Board may require later Board approval.
 - q. 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; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
 - r. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - s. Prior to the issuance of a Certificate of Occupancy, the Architect for the project architect shall verify, in writing, that the project is consistent with the elevations, floor plans, site plan and landscape plans approved by the Planning Department for Building Permit.
2. In accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for the existing noncontributing structures, is hereby waived.
3. 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 locations of palms on the Haddon Hall property facing Collins Avenue shall be further studied and relocated in a manner more consistent with the symmetry of the original landscaping to enhance and reveal rather than conceal the strong original symmetry of the Haddon Hall architecture, 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 proposed wall/fence in front of the Campton Apartments shall be further studied and developed, in a manner to be reviewed and approved by the Board.
- c. The following conditions shall not supersede the Florida Department of Transportation plans approved and currently under construction for Collins Avenue from 5th Street to Lincoln Road.
- d. Street trees shall be required along Collins Avenue and Washington Avenue, placed with a minimum 36" clear space between the tree trunk and the back of curb, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- e. Silva Cells in 7'x7' tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
- g. 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. Right-of-way areas shall also be incorporated as part of the irrigation system.
- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The fire department shall require a post-indicator valve (PIV) visible and accessible from the street.
- i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

OM

- j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - k. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 4. All building signage, with the exception of historic signage, shall be composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
 - 5. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
 - 6. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - 7. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
 - 8. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
 - 9. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
 - a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.

OM



- b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
- c. Mill/resurface asphalt in rear alley along property, if applicable.
- d. Provide underground utility service connections and on-site transformer location, if necessary.
- e. Provide back-flow prevention devices on all water services.
- f. Provide on-site, self-contained storm water drainage for the proposed development.
- g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
- h. Payment of City utility impact fees for water meters/services.
- i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
- j. Right-of-way permit must be obtained from Public Works.
- k. All right-of-way encroachments must be removed.
- l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
10. 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.
11. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
12. 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.
13. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

14. 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.

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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph E of the Findings of Fact (Condition Nos. 1-14 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, "The Haddon Hall & Campton Apartments – Renovation", as prepared by ADD Inc., dated December 16, 2013.

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 Final 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 Final Order, have been met.

The issuance of this Certificate of Appropriateness 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 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 Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. 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), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 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 this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 30th day of JANUARY, 2014



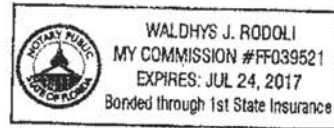
Page 9 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

[illegible]

The foregoing instrument was acknowledged before me this 30th day of January, 2014, by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldemar J. Rodol
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7-24-17

Approved As To Form: _____
Legal Department: _____ (1-30-2014)

Filed with the Clerk of the Historic Preservation Board on 1-30-2014 (WJR)
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Sheet Name: HISTORICAL RESOURCES
REPORT

Scale: N.I.S.

Issue Date: 05/14/18
FINAL SUBMITTAL



Project Name: AXEL HOTEL
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HR-11

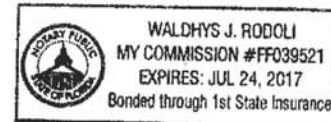
HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

CFN 2014R0222936
OR Bk 29085 Pgs 1764 - 1768; (5pgs)
RECORDED 03/27/2014 14:24:59
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Page 2 of 5
HPB File No. 7390
Meeting Date: March 11, 2014

MEETING DATE: March 11, 2014

FILE NO: 7390



PROPERTY: 1500 Collins Avenue and 1455
Washington Avenue

LEGAL: Parcel 1: Lots 1 and 2 of block
76 of Fisher's First Subdivision of Alton Beach, according to the plat
thereof recorded in plat book 2, at page 77 of the public records of Dade
County, Florida, and also the following described land: that part of
vacated Fifteenth Street formerly known as Avenue D.

Parcel 2: Commencing at the northwest corner of lot 5, block 76 of
Fisher's First Subdivision of Alton Beach, as same is shown upon a
recorded plat of said subdivision, recorded in plat book 2, at page 77, of
the Public Records of Dade County, Florida: thence run east along the
north line of said block 76, a distance of 100 feet to the point of beginning
of the tract of land herein described.

Parcel 3: Lots 3, 4 and 5, in block 76, of Fisher's First Subdivision of Alton
Beach, according to the plat thereof as recorded in plat book 2, at page
77 of the public records of Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial
demolition and renovation, restoration of the existing 3-story hotel,
including a partial 1-story rooftop addition, the partial demolition and
renovation of an existing 2-story non-contributing structure, including a 1-
story rooftop addition and the partial demolition, renovation and
restoration of the existing 2-story Campton Apartments, and as part of a
new hotel development. (The application was approved on January 14,
2014 with the exception of the design of the front yard of the Campton
Apartments building and the design of the exterior corridors.)

SUPPLEMENTAL ORDER

The applicant, Haddon Hall Hotel Owner, LLC, filed an application with the City of Miami Beach
Planning Department for a Certificate of Appropriateness.

CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.
CITY OF MIAMI BEACH
Waldhys J. Rodoli 3-17-2014
(Signature of Planning Director or Designee) (Date)
Personally known to me as Produced ID:
Waldhys J. Rodoli
Notary Public, State of Florida at Large
Printed Name: *Waldhys J. Rodoli*
My Commission Expires: (Seal)
This document contains 5 pages.

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:

- A. The structure located on Parcel 1 is classified as 'Contributing' in the Miami Beach Historic
Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic
District.
- B. The structure located on Parcel 2 is classified as 'Non Contributing' in the Miami Beach
Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local
Historic District.
- C. The structure located on Parcel 3 classified as 'Contributing' in the Miami Beach Historic
Properties Database and is located within the Flamingo Park Local Historic District.
- D. The subject Certificate of Appropriateness was approved by the Historic Preservation Board
on January 14, 2014, with the exception of the design for Washington Avenue yard.
- E. 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 is consistent with the Certificate of Appropriateness
Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate
of Appropriateness Criteria 'b' in Section 118-564(a)(2) of the Miami Beach Code, is not
consistent with Certificate of Appropriateness Criteria 'a', 'c', 'e' & 'h' in Section 118-
564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness
Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- F. 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 to and approved
by staff; at a minimum, such drawings shall incorporate the following:
 - a. Final design and details of the proposed front yard of the Campton Apartment
Building shall be submitted, 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 paving proposed for the front yard of the Campton Apartment Building shall
consist of a natural stone in a random ashlar pattern, or similar pattern more
consistent with the front yard of the Haddon Hall Hotel, in a manner to be
reviewed and approved by staff consistent with the Certificate of Appropriateness
Criteria and/or the directions from the Board.
 - c. The design for the central walkway within the Washington Avenue yard shall be
further developed in a manner more consistent with the central walkway within the
Collins Avenue yard, in a manner to be reviewed and approved by staff consistent

Sheet Name: HISTORICAL RESOURCES
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Project Name: AXEL HOTEL
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HRR-12

with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- d. The design for the site wall and fence along Washington Avenue shall be further developed and simplified, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. The central entrance gate feature along Washington Avenue shall be further emphasized and setback from the sidewalk, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. Final design, details, materials and finishes of the proposed site wall/fence located along Washington Avenue shall be submitted and the fence shall have a maximum height of 6'-0" with the exception of the central entrance arch which may be taller, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. Final design and details of the proposed gates located along Washington Avenue shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - h. A sample of the proposed recycled concrete/coquina material shall be provided and shall consist of a light, natural color, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - i. 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 plans.
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. Final design, details and species of the proposed landscaping for the Campton Apartment building front yard shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
3. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
4. The previous Final Order dated January 14, 2014 shall remain in full force and effect.

gdk

5. The Supplemental 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.
6. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
7. 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.

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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-7 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, "The Haddon Hall & Campton Apartments - Renovation", as prepared by ADD Inc., dated February 18, 2014.

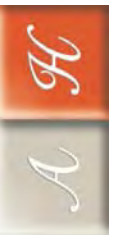
When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Final Order. No building permit may be issued unless and until all conditions of approval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

The issuance of this Certificate of Appropriateness 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 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 Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. 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), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 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 this Certificate of

THH



Page 5 of 5
HPB File No. 7390
Meeting Date: March 11, 2014

Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

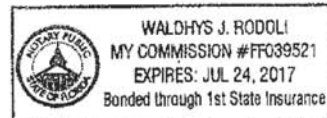
Dated this 14th day of March, 2014

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
THOMAS R. MOONEY, AICP
ACTING PLANNING DIRECTOR
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)SS

The foregoing instrument was acknowledged before me this 14th day of March, 2014 by Thomas R. Mooney, Acting Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldhys J. Rodoli
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7-24-17

Approved As To Form:
City Attorney's Office: [Signature] (3-13-14)

Filed with the Clerk of the Historic Preservation Board on 3-14-14 (WJR)

F:\PLAN\HPB\14HPB\Mar14\7390-Mar14.FO.docx

[Signature]

Sheet Name: HISTORICAL RESOURCES
REPORT

Scale: N.T.S.

Issue Date: 05/14/18
FINAL SUBMITTAL



Project Name: AXEL HOTEL

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

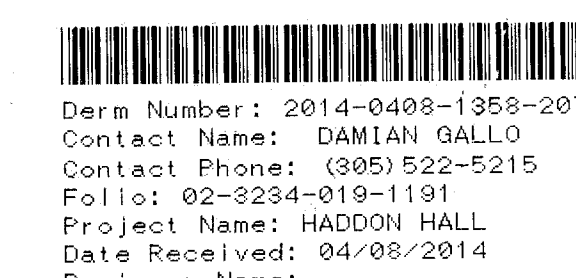
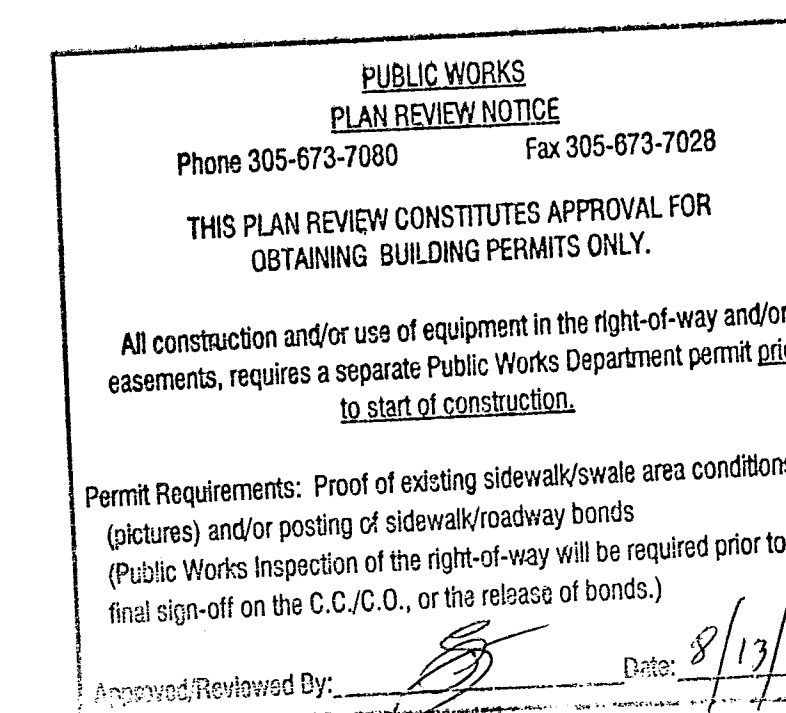
TSAO DesignGroup

7636 NE 4th Court,
Suite 101
Miami, FL 33138
T 305-576-2006
F 305-576-2005
www.tsaodesign.com

HRR-14

ADDON

1500 COLLINS AVE | MIAMI BEACH, FL 33139

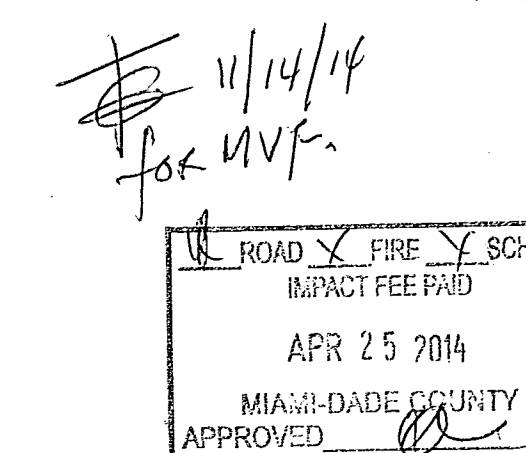


MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans Review, Inspection, Testing & Signaling		
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-12-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

Approved with the Condition of

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
FLOOD: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ELEVATOR: _____



NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be required from other agencies. The applicant is responsible for securing all necessary permits from other agencies. The applicant is responsible for obtaining all necessary permits from other agencies. The applicant is responsible for obtaining all necessary permits from other agencies.

PERMIT SET
JANUARY 2014

CLIENT
ROCKWOOD CAPITAL LLC

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com

Jonathan Cardello
Lic. #AA26001507
Boston Miami

Contact: Jonathan Cardello PH: 305.482.8700

INTERIOR DESIGNERS
**ROBERT MCKINLEY
CREATIVE SERVICES**
65 Bank Street - Office 1
New York, NY 10014

Contact: Robert McKinley PH: 917.549.0111

GENERAL CONTRACTOR
ORTEGA JUNEAU
Miami, FL

Contact: Michael Ortega PH: 305.438.7666

MEP/FP
STEVEN FELLER P.E., P.L.
500 NE 3rd Avenue
Fort Lauderdale, FL 33301

Contact: Steven Feller PH: 954.467.1402

STRUCTURE
ONM&J
321 LA Kirksey Street, Suite 208
West Palm Beach, FL 33401

Contact: Dwayne Jackson PH: 561.835.9994

CIVIL
**COASTAL INTERNATIONAL
SYSTEMS, INC.**

464 South Dixie Highway
Coral Gables, FL 33146

Contact: Christy Brush PH: 305.661.3695

LANDSCAPE
SAVINO & MILLER
12345 NE 6th Ave
North Miami, FL 33161

Contact: Barry Miller PH: 305.895.9082

FIRE PROTECTION/LIFE SAFETY
SLS
1825 Ponce de Leon Blvd. Ste 565
Coral Gables, FL 33134

Contact: Michael Sheehan PH: 786.536.7611

SURVEYOR
**SCHWEBKE-SHISKIN &
ASSOCIATES, INC.**

220 Corporate Way
Miramar, FL 33025

Contact: Jose G. Hernandez PH: 305.652.7010

REAL CONSULTANT
**BERCOW RADELL &
FERNANDEZ**

1300 Southeast Financial Center
1300 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

Conte Entin

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: March 11, 2014

FILE NO: 7390

PROPERTY: 1500 Collins Avenue and 1455 Washington Avenue

LEGAL: Parcel 1: Lots 1 and 2 of block 76 of Fisher's First Subdivision of Alton Beach, according to the plat thereof recorded in plat book 2, at page 77 of the public records of Dade County, Florida, and also the following described land, that part of vacant Fifteenth Street formerly known as Avenue D.

IN RE: The application for a Certificate of Appropriateness for the partial demolition and renovation, restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development. This application was approved on January 14, 2014 with the exception of the design of the front yard of the Campton Apartments building and the design of the exterior corridors.

SUPPLEMENTAL ORDER

The applicant, Haddon Hall Hotel Owner, LLC, had an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

Page 2 of 5
HPB File No. 7390
Meeting Date: March 11, 2014

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:

A. The structure located on Parcel 1 is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.

B. The structure located on Parcel 2 is classified as 'Non-Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.

C. The structure located on Parcel 3 classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.

D. The subject Certificate of Appropriateness was approved by the Historic Preservation Board on January 14, 2014, with the exception of the design for Washington Avenue.

E. 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-56(4)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' & 'b' in Section 118-56(4)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'c' & 'd' in Section 118-56(4)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-56(4)(4) of the Miami Beach Code.

F. The project would be consistent with the criteria and requirements of section 118-56(4) of the following conditions are met:

- Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - Final design and details of the proposed front yard of the Campton Apartment Building shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - The paving proposed for the front yard of the Campton Apartment Building shall consist of a material stone in a pattern ashlar pattern, or similar pattern more consistent with the front yard of the Haddon Hall Hotel. In a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - The design for the central walkway within the Washington Avenue yard shall be further developed in a manner more consistent with the central walkway within the Collins Avenue yard, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Final design and details of the proposed front yard of the Campton Apartment Building shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The paving proposed for the front yard of the Campton Apartment Building shall consist of a material stone in a pattern ashlar pattern, or similar pattern more consistent with the front yard of the Haddon Hall Hotel. In a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The design for the central walkway within the Washington Avenue yard shall be further developed in a manner more consistent with the central walkway within the Collins Avenue yard, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

Page 3 of 5
HPB File No. 7390
Meeting Date: March 11, 2014

with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- The design for the site wall and fence along Washington Avenue shall be further developed and simplified, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The central entrance gate features along Washington Avenue shall be further emphasized and setback from the sidewalk, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Final design, details, materials and finishes of the proposed site wall/fence located along Washington Avenue shall be submitted and the fence shall have a maximum height of 6'-0" with the exception of the central entrance gate which may be taller, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Final design and details of the proposed gates located along Washington Avenue shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- A sample of the proposed recycled coral/coralline material shall be provided and shall consist of a light, natural color, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- 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 plans.
- 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 review and approval of staff. At a minimum, such plan shall incorporate the following:
 - Final design, details and species of the proposed landscaping for the Campton Apartment building front yard shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, and to the issuance of a Building Permit.
- The previous Final Order dated January 14, 2014 shall remain in full force and effect.

Page 4 of 5
HPB File No. 7390
Meeting Date: March 11, 2014

- The Supplemental 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 subject to the strictest provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- 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.

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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-7 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff. The Haddon Hall & Campton Apartments - Renovation, as prepared by ADD Inc., dated February 18, 2014.

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 Final 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 Final Order, have been met.

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. 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), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-56(1) of the City Code, the violation of any conditions and easements 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 this Certificate of Appropriateness to revocation or modification of the Certificate of Appropriateness.

DR-BK-290241 PG 1748
LAST PAGE

Page 5 of 5
HPB File No. 7390
Meeting Date: March 11, 2014

Appropriateness to Section 118-56(4), City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 14th day of March, 2014

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

THOMAS R. MOONEY, MAYOR
ACTING PLANNING DIRECTOR
FOR THE CHAIR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 14th day of March, 2014, by Thomas R. Mooney, Mayor, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

WILLIAM J. BAKER
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7-24-17

Approved As To Form:
City Attorney's Office: [Signature]

Filed with the Clerk of the Historic Preservation Board on 3-14-14 (638)

FILED WITH THE CLERK OF THE HISTORIC PRESERVATION BOARD ON 3-14-14 (638)

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
6	P&Z REVIEW COMMENTS	04-18-2014

100% CONSTRUCTION DOCUMENT SET

Seal of the City of Miami Beach, Florida

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: January 14, 2014

FILE NO: 7390

PROPERTY: 1500 Collins Avenue and 1455 Washington Avenue

LEGAL: Parcel 1: Lots 1 and 2 of block 76 of Fisher's First Subdivision of Alton Beach, according to the plat thereof recorded in plat book 2, at page 77 of the public records of Dade County, Florida, and also the following described land, that part of vacant Fifteenth Street formerly known as Avenue D.

IN RE: The application for a Certificate of Appropriateness for the partial demolition and renovation, restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development. This application was approved on January 14, 2014 with the exception of the design of the front yard of the Campton Apartments building and the design of the exterior corridors.

ORDER

The applicant, Haddon Hall Hotel Owner, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

Page 2 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

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:

A. The structure located on Parcel 1 is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.

B. The structure located on Parcel 2 is classified as 'Non-Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.

C. The structure located on Parcel 3 classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.

D. 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-56(4)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' & 'b' in Section 118-56(4)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'c' & 'd' in Section 118-56(4)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-56(4)(4) of the Miami Beach Code.

E. The project would be consistent with the criteria and requirements of section 118-56(4) of the following conditions are met:

- Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - The Campton Apartments front lawn shall be further studied and developed, in a manner to be reviewed and approved by the Board.
 - The design of the exterior corridors shall be further studied and developed, in a manner to be reviewed and approved by the Board.
- Final details of all landscape materials including material samples shall be submitted and shall consist of a high quality keynote or similar material, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The design of all landscape shall be consistent with the plan shown on sheet B-2, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The fountain located within the front yard of the Haddon Hall Hotel shall be restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

Page 3 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

- The existing north pylon shall be fully restored and the missing south pylon and the original lanterns atop each of the two pylons shall be recreated, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The vertical neon lighting at the eastern side of the Haddon Hall Hotel shall be fully restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The mechanical equipment and mechanical screening on the rooftop of the Haddon Hall Hotel shall be reduced to a minimum of 10'-0" from the eastern parapet wall, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The design of the metal grates of the parapet walls of the Haddon Hall Hotel shall be further refined, in a manner more consistent with historic documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Final design and details including material samples for the proposed property wall located along Washington Avenue shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- All new exterior windows and doors shall match the original window and door configurations and detailing to the greatest extent possible, including corner windows; no corner door shall be permitted adjacent to the central terrace, such door shall be relocated at the east end of the corner window, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be submitted and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

Page 4 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

- The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Exterior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the historic hotel or the surrounding historic district.
- All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and all hidden without ducting shall be contained within the building from the first floor through to the roof, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Any rooftop mechanical equipment, structures or screening not shown on the plans approved by the Board may require later Board approval.
- 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; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and features, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Prior to the issuance of a Certificate of Occupancy, the Architect for the project shall verify, in writing, that the project is consistent with the elevations, floor plans and landscape plans approved by the Planning Department for Building Permit.

2. In accordance with Section 118-56(4)(3) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for the existing non-contributing structures, is hereby waived.

3. 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 review and approval of staff. At a minimum, such plan shall incorporate the following:

Page 5 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

- The locations of palms on the Haddon Hall property facing Collins Avenue shall be further studied and relocated in a manner more consistent with the symmetry of the original landscaping to enhance and reveal rather than conceal the strong original symmetry of the Haddon Hall architecture, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The proposed wall/fence in front of the Campton Apartments shall be further studied and developed, in a manner to be reviewed and approved by the Board.
- The following conditions shall not supersede the Florida Department of Transportation plans approved and currently under construction for Collins Avenue from 8th Street to Lincoln Road.
- Street trees shall be required along Collins Avenue and Washington Avenue, placed with a minimum 30' clear space between the tree trunk and the back of curb, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Shiva Cuts in 7x7' tree pits, with the City Standard black and white bound aggregate surface and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The utilization of root barriers and/or Shiva Cuts, as applicable, shall be clearly delineated on the final revised landscape plan.
- 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. Right-of-way areas shall also be incorporated as part of the irrigation system.
- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The fire department shall require a post-sprinkler valve (PV) visible and accessible from the street.
- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-sprinkler valves (PV), fire department connections (FDC) and all related devices and features, which shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

Page 6 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and features, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project shall verify, in writing, that the project is consistent with the elevations, floor plans and landscape plans approved by the Planning Department for Building Permit.

4. All building signage, with the exception of historic signage, shall be composed of flush mounted, non-plastic, individual letters and shall require a separate permit.

5. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.

6. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

7. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).

8. The project shall comply with any landscaping or other sidewalk/treatment improvements standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.

9. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:

- A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.

Page 7 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

- Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is grey.
- Mill/resurface asphalt in rear alley along property, if applicable.
- Provide underground utility service connections and on-site transformer location, if necessary.
- Provide back-flow prevention devices on all water services.
- Provide on-site, self-contained storm water drainage for the proposed development.
- Meet wastewater concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains serving this project.
- Payment of City utility impact fees for water meter/services.
- Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 2'.
- Right-of-way permit must be obtained from Public Works.
- All right-of-way encroachments must be removed.

10. All plan/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.

11. Satisfaction of all conditions is required for the Planning Department to give its approval to a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Department approval.

12. The Final Order shall be recorded in the Public Records of Miami-Dade County, and to the issuance of a Building Permit.

13. 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 subject to the strictest provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

14. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

Page 8 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

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.

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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph E of the Findings of Fact (Condition Nos. 1-14 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff. The Haddon Hall & Campton Apartments - Renovation, as prepared by ADD Inc., dated December 16, 2013.

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 Final 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 Final Order, have been met.

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. 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), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-56(1) of the City Code, the violation of any conditions and easements 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 this Certificate of Appropriateness to revocation or modification of the Certificate of Appropriateness.

Dated this 30th day of JANUARY 2014

Page 9 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

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.

THE HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

THOMAS R. MOONEY, MAYOR
ACTING PLANNING DIRECTOR
FOR THE CHAIR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of January, 2014, by Thomas R. Mooney, Mayor, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

WILLIAM J. BAKER
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7-24-17

Approved As To Form:
Legal Department: [Signature]

Filed with the Clerk of the Historic Preservation Board on 1-30-2014 (638)

FILED WITH THE CLERK OF THE HISTORIC PRESERVATION BOARD ON 1-30-2014 (638)

DR-BK-290241 PG 2748
LAST PAGE

Page 9 of 9
HPB File No. 7390
Meeting Date: January 14, 2014

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

THOMAS R. MOONEY, MAYOR
ACTING PLANNING DIRECTOR
FOR THE CHAIR

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WILLIAM J. BAKER
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ADD Inc. Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
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Miami, FL 33131
T. 305.482.8700
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www.addinc.com
Lic. # AA26001507

Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

SCALE: NTS

SHEET TITLE

RECORDED
ORDER
SCANS

SHEET NUMBER

G000

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

COPYRIGHT ADD INC. 2011

NOTE: SEE SHEET LP-1.1 FOR REVISED SCHEDULE

HADDON HALL - PLANT LIST

KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	NOTES
TREES				
LIL	1	Ligustrum lucidum / Tree Ligustrum	12'-14' OA Ht. x Spr. To Match Existing, B&B or Collected Specimen	
MYF	7	Myrcianthes fragrans / Simpson stopper	7'-8' Ht. x 4'-5' Spr, 25 gal.	
PALMS				
ACW	3	Acokroape wrightii / Pauropus Palm	14' - 16' OA Ht., Dense, w character heads	
CON	11	Coccotheca Malayan / Green Malayan Coconut Palm	8' GW to 18' GW in 2' increments, equal quantities	
RHE	17	Rhapis excelsa / Lady Palm	5' OA Ht., Dense, 7 gal., 36" O.C.	
SAP	2	Sabal palmetto / Sabal Palm	10' GW to 20' GW in 2' increments, equal quantities	
VEW	5	Veitchia winnii / Veitchia	50% rooted trunks, 50% Curing Trunks	
BAMBOO				
BAM	12	Bambusa maligensis / Seabreeze Bamboo	12' - 14' OA Ht., Dense, 45 Gal. or larger container	
ACCENT PLANTS				
STR	6	Streitzia reginae / Bird of Paradise	30" - 36" OA, 7 gal.	
SHRUBS & GROUND COVER				
ALM	9	Alcornoque macrorhiza / Giant Elephant Ear	4' OA, 7 gal.	
ALP	28	Alpinia purpurata / Red Ginger	30"-36" OA, Full, 36" OC, 3 gal.	
DIV	6	Dietes vegeta / White African Iris	12"-18" OA, 1 gal., 24" OC	
MIS	433	Microsorium scolopendria / Wart Fern	12"-18" OA, 1 gal., 18" OC	
MOD	133	Monstera deliciosa / Monstera	24"-30" OA, 3 gal., Full, 36" OC	
POM	97	Podocarpus macrophyllus / Japanese Yew	30"-36" Ht., 3 gal., Full, 24" OC	
PSL	61	Psychotria ligustrifolia / Dwarf Wild Coffee	18"-24" OA, 3 gal., 24" OC	
SPP	30	Spathoglottis plicata / Ground Orchid	12"-18" OA, 1 gal., 18" OC	
TRJ	221	Trachelospermum jasminoides / Jasmine	12"-18" OA, 3 gal., 6 runners min.	
TRF	74	Tripsacum floridanum / Florida Gamma Grass	12"-18" Ht., 1 gal., 24" OC	
VH	1371	Viola hederacea / Australian Violet	6"-8" OA Ht., 1 gal., 18" OC	Contact Ken at Plant Creations

30 ORCHIDS ATTACHED TO WALL

Note: Landscape shall not obstruct any life safety access or systems.

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

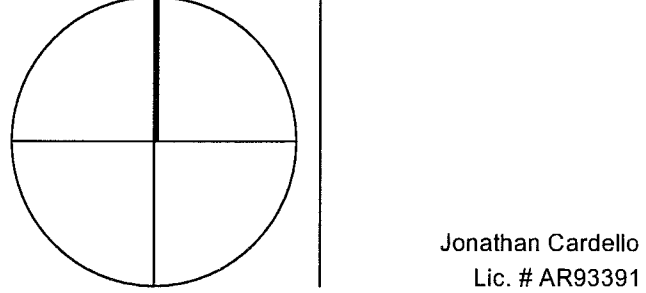
REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	Progress to 100% CD Set	02/18/2014
2	Permit Review Comments	02/21/2014
4	Fire Department Comments	04/01/2014
6	P&Z Comments	04/18/2014
11	P&Z Comments	07/10/2014

MTCI PRIVATE PROVIDER SERVICES, LLC Landscape Planting Services, Inspection & Construction		
BUILDING	REVIEWER	DATE
STRUCTURAL	INITIALS	REVIEWED
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

savinomiller
D E S I G N
LANDSCAPE ARCHITECTURE + URBAN DESIGN + ARCHITECTURE
12345 NE 4TH AVENUE A NORTH MIAMI, FLORIDA 33141
T. 305.895.9082 F. 305.895.9083 WWW.SAVINOMILLER.COM
AAD02443 LC 000289

PHASE 1 SET
PERMIT SET

NORTH SEAL



Jonathan Cardello
Lic. # AR93391

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F. 305.482.8770
www.addinc.com
Lic. # AA26001507
Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 1" = 10'-0"

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NUMBER

LP-1

COPYRIGHT ADD INC 2011

HPB 7390
7-9-15

HADDON HALL HOTEL OWNER, LLC

HISTORIC RESOURCES REPORT FOR

HADDON HALL

1500 Collins Avenue

and

CAMPTON APARTMENTS

1455 Washington Avenue

HADDON HALL HOTEL OWNER, LLC

HISTORIC RESOURCES REPORT

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Exhibits		
Microfiche		

HADDON HALL

HADDON HALL HOTEL
1500 COLLINS AVENUE, MIAMI BEACH

Miami Beach developer Carl G. Fisher's land extending from 19th Street southward to just beyond 15th Street was platted in 1914 as Fisher's First Subdivision of Alton Beach. At the south end of this tract, abutting William Whitman's Espanola Villas project, a \$35,000 residence was built in 1928 on Lots 1 and 2 of Block 57. It stood at the corner of Collins Avenue and the right-of-way for 15th Street, but it does not appear that 15th Street was ever opened between Collins and Washington Avenues.

This residence was demolished for the construction of the Haddon Hall Hotel in 1941. It occupied not only Lots 1 and 2 but also the 15th Street right-of-way immediately north of them. Architect L. Murray Dixon designed this expansive, 115-room, three-story hotel in Streamline Moderne style for the Conruth Realty Corporation, at a cost of \$160,000. Dixon (1901-1949) was a master of the Art Deco style (see Biography following), and Haddon Hall is lauded as one of his finest works:

Dixon's last buildings were among his best. The two-dimensionality of his first Deco buildings ...gave way to more plastic volumes. ...The most eloquent example was Haddon Hall. Not only did Dixon achieve his purest streamlined image, but he also proved once again that he was a talented contextual architect. The large site prompted him to open the courtyard on Collins Avenue, yet he understood that in this very urban section of the street, continuity of the urban space was as critical as the respect of the traditional dimension of street fronts. The fluidity of surface and volume achieved by the connecting curves of the design and the absence of setbacks recalled the urban design methods of Erich Mendelsohn.¹

Several sheets of Dixon's original plans for the Haddon Hall survive on microfilm #15400 in the Miami Beach Building Department, including exterior

¹ A. Shulman & J.-F. LeJeune, The Making of Miami Beach: The Architecture of L. Murray Dixon; Rizzoli, 2000, p.187.

and interior elevations (copied here), foundation, framing, and roof plans. Two photographs of the building (exterior and lobby) dated 1941 were found in the Dixon Archive at the Bass Museum of Art in Miami Beach. These records show that the original design of the building remains largely intact, inside and out.

Architecture has been called “frozen music,”² an apt analogy for the works of Dixon, who was himself an accomplished jazz musician. His buildings are rhythmic compositions, harmonizing horizontal and vertical, curved and planar elements. In the Haddon Hall, the narrow, flat front façade is set far back from the street and is flanked by two rounded, projecting double-lobed wings that create a courtyard leading up to the entrance. These wings, with eyebrows sweeping around their curved edges, appear to be balanced, but in fact the north wing is larger than the south. A vertical light channel, extending above the roofline, decorates each wing.

Small terraces on either side of the courtyard have decorative masonry walls that still survive. As seen in the photograph, the front yard was originally landscaped but has now been taken over by parking. Only one of the original two entry pillars survives, and its lighting element has been changed. Of particular interest is the fountain in the courtyard, with its plaster statue of a female nude. This researcher saw the signature of Robert Schwarz on the base of this statue several years ago before it was obscured by plaster patching and paint. Schwarz was a well-known sculptor in Miami in the 1920s and '30s (see Biography following). Perforated masonry panels that originally lined the Haddon Hall's parapet wall, as seen in the photograph, are also attributed to Schwarz,³ but most of these have been replaced by glass block. Plans and photograph show the building's original windows as casements, and these have been changed as well.

² Friedrich von Schelling, Philosophy of Art,

³ Richard & Valerie Beaubien, Discovering South Beach Deco; Domani Press, 2004, p. 99.

A shallow, rectilinear overhang encloses a small porch at the entrance, its uprights delicately incised. The porch floor has a decorative motif in green terrazzo, and the channel-letter sign overhead appears to be original. In the lobby, the vast yellow terrazzo floor sports an "HH" that is the only rectilinear form in sight. Even the corners of the room are curved. The ceiling has a sweeping recessed light cove with incised molding. The curvilinear reception desk is on the south, beneath a curved soffit. Although it is described in one source as keystone,⁴ the desk appears instead to be a ceramic material called scagliola, in a maroon color. Two vertical panels of the same material flank the front door. Vertical panels of glass block on the north and south lobby walls match those seen in Dixon's plans; the north wall also had a mirror. Large plate-glass windows on the west wall look onto an interior courtyard.

A short corridor heads off to the south, seen in the photograph with a telephone niche that still survives, and what appears to be a large round mirror that does not. At the end of this corridor is the elevator, with its surround of the same maroon scagliola. A small room on the west side of this corridor currently serves as a library, and a corresponding room on the north side of the lobby is now a snack room. The latter is shown in Dixon's plans as the "Card Room," with windows in its north and west walls, but a green martini glass in its terrazzo flooring alludes to more than card games. The hotel was not built with a dining room, but the Permit Card mentions a kitchen in 1945, and a postcard of the Haddon Hall postmarked in 1948 (in a private collection) advertises a coffee shop and cocktail lounge. These were probably the uses of these two rooms.

The Haddon Hall was completed just as the U.S. entered World War II. Soon it became one of approximately 300 Miami Beach buildings used by the U.S. Army Air Forces for military training. Tourists were turned away and hotels

⁴ *Ibid.*, p.100.

became barracks, restaurants served as mess halls, theaters became classrooms, and thousands of new recruits trained daily on the beaches, streets, and golf courses. The Haddon Hall returned to civilian use on July 6, 1944.

After the war, when the economy rebounded, a swimming pool was added to the Haddon Hall in 1952. It measured 70' x 28,' cost \$28,000, and is located at the northwest corner of the site, on the 15th Street right-of-way behind the original building. A permit was also issued at that time for "fences, terraces, and miscellaneous one-story facilities in conjunction with swimming pool & hotel," but no plans for this project were found on microfilm. Morris Lapidus had some role here, as the Permit Card lists him as the "engineer," and three photographs of the pool were taken in January 1953 for "client" Morris Lapidus, that are now in the Gottscho-Schleisner archive at the Library of Congress. In 1975, a "free standing 2 story CBS addition" costing \$100,000 was constructed to the south of the swimming pool, but no plans for this structure were found.

---Carolyn Klepser, researcher

April 12, 2013

BIOGRAPHIES

L. Murray Dixon (1901-1949)

A native of Live Oak, Florida, Dixon was educated at the Georgia Institute of Technology (1918-1919)⁵ and lived in Miami Beach as a practicing architect for the last 27 years of his life. Together with Henry Hohauser, Dixon can be credited with "inventing" the Tropical Art Deco style of architecture which has become the signature of South Beach and made the Miami Beach Architectural District worthy of designation in the National Register of Historic Places. Dixon was the architect of over 100 surviving buildings in the National Register District alone. In his short life he became one of Miami Beach's most prolific and talented designers of hotels, residences and commercial buildings, and his work continues to enhance the City and to draw appreciative visitors from around the world.

Some of the many hotels Dixon designed in Miami Beach are:

The Tides	1220 Ocean Dr.
Victor	1144 Ocean Dr.
Tiffany	801 Collins Ave.
Marlin	1200 Collins Ave.
Ritz Plaza	1701 Collins Ave.
Raleigh	1777 Collins Ave.

Dixon's apartment buildings include:

Ester Apartments	525 Espanola Way
Ocean Front Apartments	1236 Ocean Drive
Chester Apartments	1435 Meridian Avenue
The Twins	1215 Meridian Avenue
Ambassador	1000 Meridian Avenue
Beachway	701 14th Street
Central Apartments	1608 Drexel Avenue

⁵ Keith Root, Miami Beach Art Deco Guide: Miami Design Preservation League, 1987, p.32.

Robert M. Schwarz, sculptor and artist, studied at the Rhode Island School of Design and in Italy and Germany, including the Royal Academy in Munich. During World War I he created bronze memorial tablets for the Gorham Silver Company in New York. He came to Miami around 1920 and built a studio on the Tamiami Trail, producing "figures of all sizes, medallions, friezes and stonework...stone fireplaces, carved pillars and other original interior and exterior ornamental pieces." Schwarz "contributed much to the artistic ornamentation of many of Miami's fine public buildings and residences. ...His work is much sought after by architects and builders."⁶

In Miami, Schwarz is credited for the sculptures and ornamental work in the Coconut Grove Theater (1926), and with an ornamental fireplace in the Irving Thomas residence at 3856 Douglas Road (1925).⁷

⁶ "Art News," *Miami Daily News*, Nov. 29, 1936; p.7-C.

⁷ Patricia Gabriel, *Outstanding Homes of Miami*. Univ. of Miami Press, Coral Gables, 1975, p.40.

HADDON HALL HISTORIC RESOURCES REPORT

CITY OF MIAMI BEACH PLANNING DEPARTMENT DATABASE

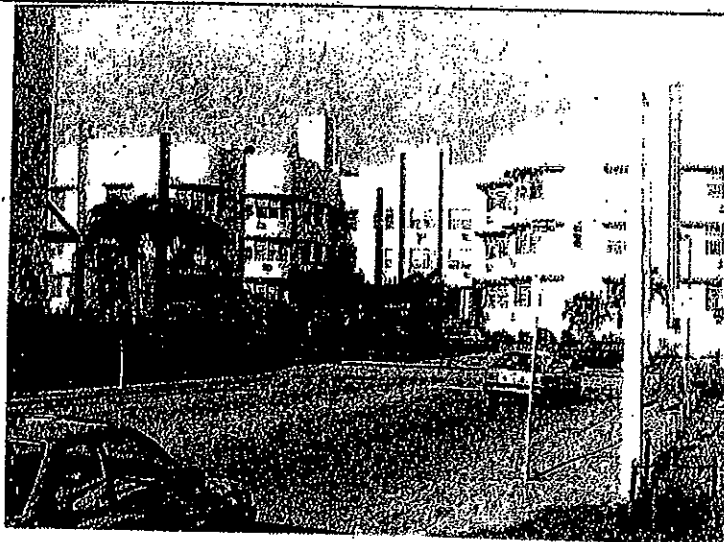
ADDRESS : 1500 COLLINS AVE
FULL ADDRESS : SECOND ADDRESS: STATUS : HISTORIC

BUILDING NAME : HADDON HALL ORIGINAL NAME : HADDON HALL HOTEL
PREVIOUS NAME : ORIG. ARCH. : DIXON
BUILDER : POLLOCK CONSTRUCTION CONST. DATE : 1941 FOLIO#: 3234-19-119
LEGAL : L1,2876 FFSAB,E2/3&ND15&T ZONING : HKE DISTRICT : DCCA
STYLE : SM BUILDING SHAPE:
EXT. FABRIC : ST STORIES : 3 HEIGHT : 44
ROOF : FL WINDOWS : SA
DOORS : CONSTR. TYPE : CBS
ALTERATIONS : NONE VISIBLE PHOTO : Y
SPEC. FEATURES:

INTERIOR :

SITE : MODIFIED U-SHAPE, POOL & ADDN @ REAR (EAST 1/2 L20, SE CORN L19 B&T)
SIGNAGE : ADJACENT SITE :
STAT. SIGNIF. : OUTSTANDING CURVILINEAR STREAMLINE MASSING, SUBTLY DETAILED, THOUGH HIGHLY EFFECTIVE @
POSITION, COHESIVENESS
ADDITION : Y ADD. ARCH. : KONOHOF ADD. DATE: 1952
ADD. COMMENTS : FLAT-ROOFED ADDN @ REAR (WEST SIDE) OF NORTH WING W/ SWIMMING POOL
SURVEYED BY : CH RECORDING DATE: 09/29/85 UPDATE : 10/19/87 MHF
ORIG. USE/COST: 115 RM HOTEL (NO DINING RM) @ \$160,000

OWNER :



1944 ATLAS - PLATE 5

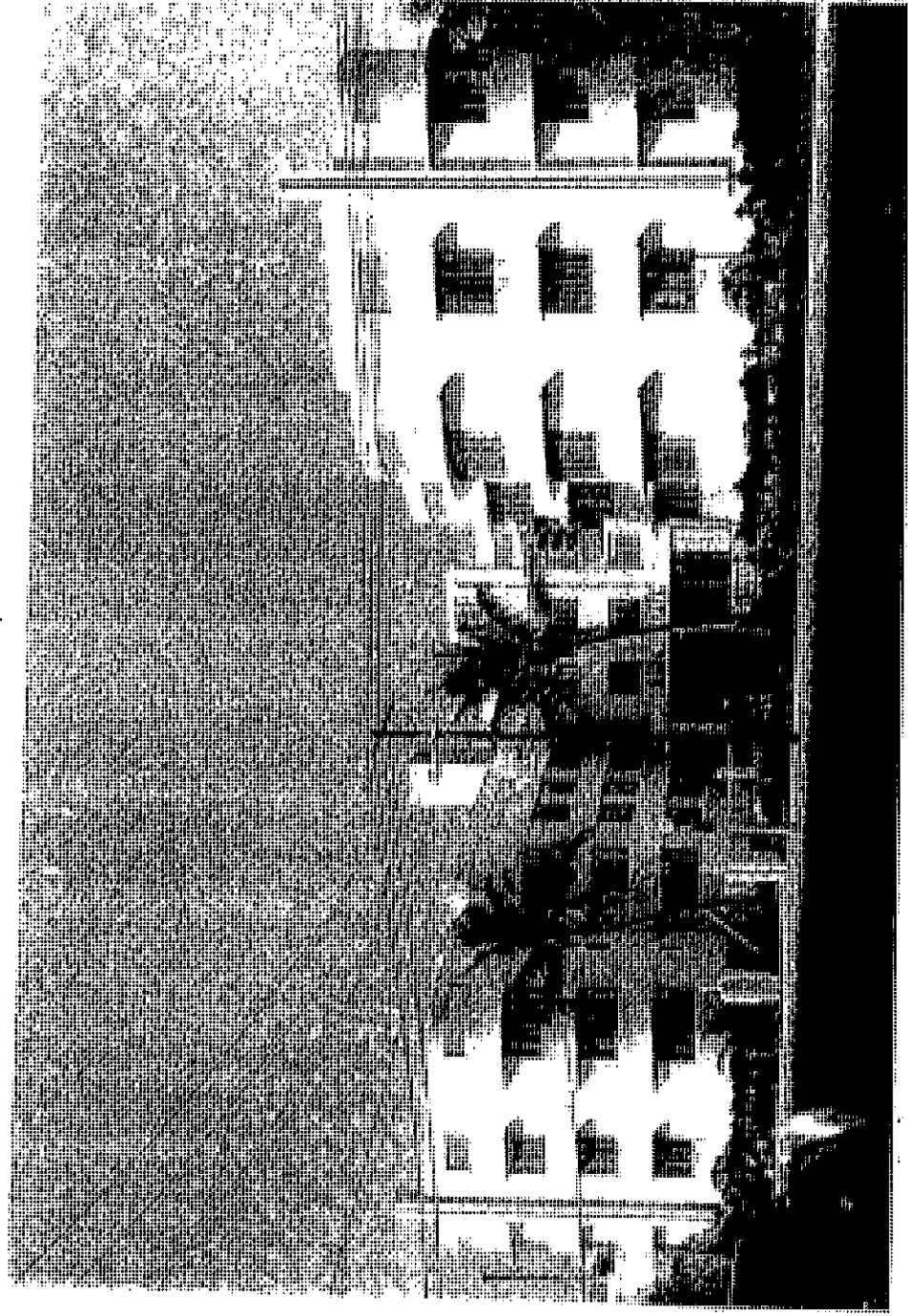
TOWNSHIP 54 SOUTH, RANGE 42 EAST



HADDON HALL HISTORIC RESOURCES REPORT - PAGE 1 ¶2

L. MURRAY DIXON ARCHIVES, BASS MUSEUM

1941 - # 1.3.88.26 (PAGE 1 OF 2)



HADDON HALL HISTORIC RESOURCES REPORT - PAGE 1 ¶2

L. MURRAY DIXON ARCHIVES, BASS MUSEUM

1941 - # 1.003.88.027 (PAGE 2 OF 2)



By Wanda Mitchell

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MADE AT BEACH



BACCHANTE

C. C. Carson, is another addition
to the faculty of the music college.

world, and says, "resources receiv-
ed from music supply houses in the
North are concrete evidences."

Art News

A sculptor who has contributed
much to the artistic ornamentation
of many of Miami's fine public
buildings and residences, is Rob-
ert M. Schwarz, whose studio, on
the Tablante Trail, is one of the
beauty spots of the southwest sec-
tion.

Coming to Miami 16 years ago,
Mr. Schwarz soon afterwards
erected this artistic building and
laid out the garden which contains
a fountain, life-size figures and
stone ornaments that exemplify the
artist's work.

Inside the spacious studio, fig-
ures of all sizes, medallions, friezes
and other work of all kinds fill
the place. We found Mr. Schwarz
busy, modeling a frieze for one
of the new Miami Beach hotels.
In the workshop adjoining, was a
force of men engaged in putting
the finishing touches on stone, fire-
places, carved pillars and other
original interior and exterior or-
namental pieces.

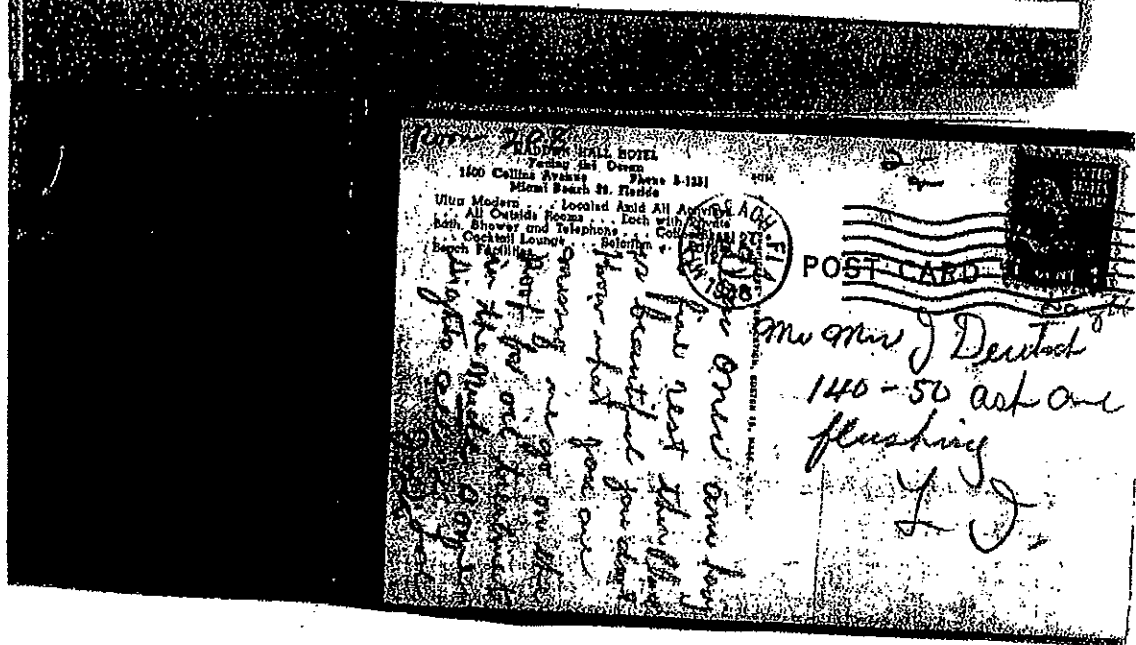
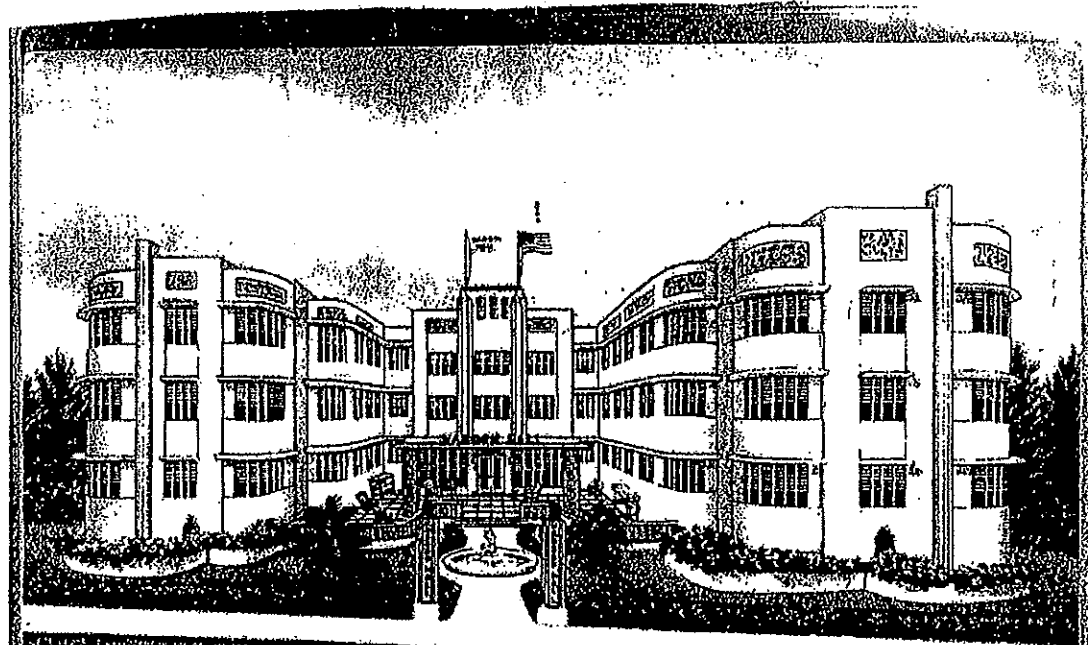
One of the most beautiful works
in the studio was a life-size fig-
ure of a "Bacchante," reproduced
on this page, recently completed
for the summer estate in Rhode
Island of a prominent winter resi-
dent of Miami Beach. The grace-
ful figure will be sent North to be
cast in bronze.

Schwarz is one of those modest,
unassuming artists who has spent
his entire life in art work, quietly
accomplishing much without or-
tentation. He received his first
training at the Rhode Island
School of Design, later going to
Europe and studying several years
at the Royal Academy, in Munich
and in Stuttgart, Germany, round-
ing out his art education in a resi-
dence of several years in Flor-
ence, Rome and other European
art centers.

Besides being a sculptor, Schwarz
is also an artist with the brush
and with the pastel. During the
World war he was engaged in cre-
ating bronze memorial tablets and
figures for the Gorham Silver Co.
of New York. In Miami his work
is much sought after by architects

HADDON HALL HISTORIC RESOURCES REPORT -- PAGE 3 ¶2

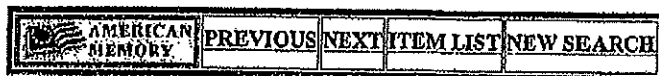
POSTCARD OF HADDON HALL POSTMARKED 1948



HADDON HALL HISTORIC RESOURCES REPORT - PAGE 4 ¶2
GOTTISCHO-SCHLEISNER ARCHIVE AT THE LIBRARY OF CONGRESS
(PAGE 1 OF 2)

gsc1994003568/PP

Page 1 of 2

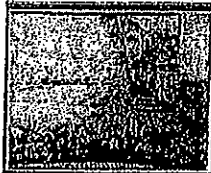


Architecture and Interior Design for 20th Century America: Photographs by Samuel Gottscho and William Schleisner, 1935-1955

Photograph 78 of 100

Click on picture for larger image, full item, or more versions.

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Haddon Hall, Collins Ave., Miami Beach. Pool I.
1500 Collins Avenue
Gottscho-Schleisner, Inc., photographer.

CREATED/PUBLISHED
1953 Jan. 26.

NOTES

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SUBJECTS

Hotels & taverns.
United States--Florida--Miami Beach.
Acetate negatives.

RELATED NAMES

Lapidus, Morris, client.

MEDIUM

1 negative : safety ; 4x5 in.

CALL NUMBER
LC-G613-62830

REPRODUCTION NUMBER
LC-G613-T-62830 DLC (interpositive)

COLLECTION
Gottscho-Schleisner Collection (Library of Congress)

REPOSITORY
Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA

HADDON HALL HISTORIC RESOURCES REPORT -- PAGE 4 ¶2
GOTTSCHO-SCHLEISNER ARCHIVE AT THE LIBRARY OF CONGRESS
(PAGE 2 OF 2)

American Memory Digital Item Display - gsc1994003568/PP

Page 1 of 1



Digital ID: gsc 5a21838 Source: original
Retrieve uncompressed archival TIFF version (219 kilobytes)



#47827 - Morgan Plumbing - 40 lavatories - 40 gas range 5/26/70
 #52581-Mar B Plumbing- 7 bath tub; 2 dishwasher; 2 floor drain; 7 lavatory; 7 water closet- 1 water
 service; 1 sewer connectin- 2 roof inlet-6-11-75 } *Completed*
 #52675-Mar B Plumbing-7 gas range; 1 gas piping-7-1-75
 #53196-Silver Plumbing- repair gas lines-12-9-75
 #53325-Silver Plumbing- 2 replace comm. heater; run new gas line-1-13-76
 #53551-Silver Plumbing- 3 washer; 1 dryer-3-23-76
 #60598-Silver Plumbing- repairs water service-3-21-77
 #55722-Silver Plumbing - gas repair-1-26-78
 #57753-Factory Service- 200 ft. gas piping-10-10-79
 #57801-Pittech Plumbing- 2 heater-replace-10-18-79

Electrical Permits:

#67838 - Holbert Elect. Inc. - Partial Permit 4/13/70
 #68039 - Holbert Elect. Inc. - 79 refrigerator outlets - 52 motors - 0-1 HP - 1 service equip XXX
 600A 6/18/70
 #71695-Electrotech Contractors-local manual fire alarm low voltage-10-25-74
 #72500-DAC-32-switch outlets; 20 light outlets; 66 receptacles; 1 400 amps service; 5 a/c window;
 2 a/c 3 tons; 14 fixtures; 2 dishwasher; 2 sauna; 7 refrigerator-8-15-75 *add 12-16-75*
 #72628-DAC Electric-sub feeders-9-30-75 *add 12-16-75*
 #75826-Bartnett Electric, Inc.- meters 7 only in apartment structure-10-30-79

2003 368-244 194-109 205-107

70570

5464

THE UNIVERSITY OF CHICAGO

998#

01/17/80 00:00:00; PAPERSON, JAMES W.; 170879#

#01888-Gordon Dorothy; and three West-Indian people.

#02640-Kemper-04-11-1987

402850-Amber Gill, Oregon, 1967, 103
102851-Reddish-brown, 1967, 103

#06929 - Guyana - Atlantic - 6550-6551-6552-6553-6554-6555-6556-6557-6558-6559-6560-6561-6562-6563-6564-6565-6566-6567-6568-6569-6570-6571-6572-6573-6574-6575-6576-6577-6578-6579-6580-6581-6582-6583-6584-6585-6586-6587-6588-6589-6590-6591-6592-6593-6594-6595-6596-6597-6598-6599-6600-6601-6602-6603-6604-6605-6606-6607-6608-6609-6610-6611-6612-6613-6614-6615-6616-6617-6618-6619-6620-6621-6622-6623-6624-6625-6626-6627-6628-6629-6630-6631-6632-6633-6634-6635-6636-6637-6638-6639-6640-6641-6642-6643-6644-6645-6646-6647-6648-6649-6650-6651-6652-6653-6654-6655-6656-6657-6658-6659-6660-6661-6662-6663-6664-6665-6666-6667-6668-6669-6670-6671-6672-6673-6674-6675-6676-6677-6678-6679-6680-6681-6682-6683-6684-6685-6686-6687-6688-6689-6690-6691-6692-6693-6694-6695-6696-6697-6698-6699-6700-6701-6702-6703-6704-6705-6706-6707-6708-6709-6710-6711-6712-6713-6714-6715-6716-6717-6718-6719-6720-6721-6722-6723-6724-6725-6726-6727-6728-6729-6730-6731-6732-6733-6734-6735-6736-6737-6738-6739-6740-6741-6742-6743-6744-6745-6746-6747-6748-6749-6750-6751-6752-6753-6754-6755-6756-6757-6758-6759-6760-6761-6762-6763-6764-6765-6766-6767-6768-6769-6770-6771-6772-6773-6774-6775-6776-6777-6778-6779-6780-6781-6782-6783-6784-6785-6786-6787-6788-6789-6790-6791-6792-6793-6794-6795-6796-6797-6798-6799-6800-6801-6802-6803-6804-6805-6806-6807-6808-6809-6810-6811-6812-6813-6814-6815-6816-6817-6818-6819-6820-6821-6822-6823-6824-6825-6826-6827-6828-6829-6830-6831-6832-6833-6834-6835-6836-6837-6838-6839-6840-6841-6842-6843-6844-6845-6846-6847-6848-6849-6850-6851-6852-6853-6854-6855-6856-6857-6858-6859-6860-6861-6862-6863-6864-6865-6866-6867-6868-6869-6870-6871-6872-6873-6874-6875-6876-6877-6878-6879-6880-6881-6882-6883-6884-6885-6886-6887-6888-6889-6890-6891-6892-6893-6894-6895-6896-6897-6898-6899-6900-6901-6902-6903-6904-6905-6906-6907-6908-6909-6910-6911-6912-6913-6914-6915-6916-6917-6918-6919-6920-6921-6922-6923-6924-6925-6926-6927-6928-6929-6930-6931-6932-6933-6934-6935-6936-6937-6938-6939-6940-6941-6942-6943-6944-6945-6946-6947-6948-6949-6950-6951-6952-6953-6954-6955-6956-6957-6958-6959-6960-6961-6962-6963-6964-6965-6966-6967-6968-6969-6970-6971-6972-6973-6974-6975-6976-6977-6978-6979-6980-6981-6982-6983-6984-6985-6986-6987-6988-6989-6990-6991-6992-6993-6994-6995-6996-6997-6998-6999-7000-7001-7002-7003-7004-7005-7006-7007-7008-7009-7010-7011-7012-7013-7014-7015-7016-7017-7018-7019-7020-7021-7022-7023-7024-7025-7026-7027-7028-7029-7030-7031-7032-7033-7034-7035-7036-7037-7038-7039-7040-7041-7042-7043-7044-7045-7046-7047-7048-7049-7050-7051-7052-7053-7054-7055-7056-7057-7058-7059-7060-7061-7062-7063-7064-7065-7066-7067-7068-7069-7070-7071-7072-7073-7074-7075-7076-7077-7078-7079-7080-7081-7082-7083-7084-7085-7086-7087-7088-7089-7090-7091-7092-7093-7094-7095-7096-7097-7098-7099-7100-7101-7102-7103-7104-7105-7106-7107-7108-7109-7110-7111-7112-7113-7114-7115-7116-7117-7118-7119-7120-7121-7122-7123-7124-7125-7126-7127-7128-7129-7130-7131-7132-7133-7134-7135-7136-7137-7138-7139-7140-7141-7142-7143-7144-7145-7146-7147-7148-7149-7150-7151-7152-7153-7154-7155-7156-7157-7158-7159-7160-7161-7162-7163-7164-7165-7166-7167-7168-7169-7170-7171-7172-7173-7174-7175-7176-7177-7178-7179-7180-7181-7182-7183-7184-7185-7186-7187-7188-7189-7190-7191-7192-7193-7194-7195-7196-7197-7198-7199-7200-7201-7202-7203-7204-7205-7206-7207-7208-7209-7210-7211-7212-7213-7214-7215-7216-7217-7218-7219-7220-7221-7222-7223-7224-7225-7226-7227-7228-7229-7230-7231-7232-7233-7234-7235-7236-7237-7238-7239-7240-7241-7242-7243-7244-7245-7246-7247-7248-7249-7250-7251-7252-7253-7254-7255-7256-7257-7258-7259-7260-7261-7262-7263-7264-7265-7266-7267-7268-7269-7270-7271-7272-7273-7274-7275-7276-7277-7278-7279-7280-7281-7282-7283-7284-7285-7286-7287-7288-7289-7290-7291-7292-7293-7294-7295-7296-7297-7298-7299-7300-7301-7302-7303-7304-7305-7306-7307-7308-7309-7310-7311-7312-7313-7314-7315-7316-7317-7318-7319-7320-7321-7322-7323-7324-7325-7326-7327-7328-7329-7330-7331-7332-7333-7334-7335-7336-7337-7338-7339-7340-7341-7342-7343-7344-7345-7346-7347-7348-7349-7350-7351-7352-7353-7354-7355-7356-7357-7358-7359-7360-7361-7362-7363-7364-7365-73

07337-Covered-Expenditure On Violation-\$1000
888810-M-Ramsey-ACT-Tion Area-Special

[illegible]

#3359-0074 A/C General e/c-\$800-3-21-73

#12590-Cover Panel walls and suspended ceiling - 3500-1-17-78

#13086-Owner-William Legairs-\$1000-4-26-78

MO4267=Acc elevator sales- replacement of cars and equipment-10-16-78

#17513-Godoy Painting-Exterior painting-\$9750-2-11-80

#17826	Boma Const. Co.	Repair fire damage	10 squares	\$4500.	4-4-80
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#22068 4/29/83 Sample A Signs - 4'x8' faces with copy total of two) existing cabinet, change plastic face only \$800.

100

[illegible][illegible]

ELEVATOR

15502 Western Elevator Company: Elevator shaft work 1944
 # 15503 Pole Sign & 1 Flat sign: On 1st floor sign etc.
 # 15504 Removal after Army occupation: (no additional) day labor \$ 7,500: July 7, 1944
 # 15505 Addition to kitchen & addition of toilet room for help:
 General Building Records

20357 Painting: exterior & interior: Palmer-Welbert Painting Co: \$ 1,800: Oct. 1, 1948
 # 20358 Concrete Driveway: Troup Brothers, Inc. contractor
 # 20359 Painting: Jacob Katz
 # 20360 SWIMMING POOL 70 X 28 - Note: this permit does not include work on any other structure but the swimming pool. There is no physical connection between the hotel and the pool. It is a separate structure. See letter in State file: 10/28/1952: \$ 1,600: Nov. 20, 1950
 # 20361 Swimming pool: Alex E. LeCompte, 603 E. 1st St. St. Louis, Mo. \$ 1,200: Nov. 21, 1950

Pool

40257 Fences, Terraces, & Miscellaneous one-story facilities in conjunction with swimming pool & hotel:
 (Note) - This permit granted as accessory use to Haddon Hall Hotel in accordance with letter dated 11/28/1952:
 Morris Lepidus, engineer: Esco Construction Co: contr: \$ 10,000: Nov. 28, 1952
 # 40258 Air Conditioning: Eight 3/4-ton units: C.E. Morgan
 # 40259 Painting exterior: Jacob Katz:
 # 40260 Roofing Repairs - \$125.00 - Oct. 30, 1957
 # 40261 Roofing Repairs - \$250.00 - Nov. 7, 1957
 # 40262 C.E. Morgan: 7-1 HP window air conditioners - \$1,400.00 - May 27, 1958 OK Flaag 7-17-58
 # 40263 C. E. Morgan: 6 - 1 HP window air conditioners - \$1,600 - May 14, 1959
 # 40264 Miami Beach Refrigeration, Inc: 1 - 10 ton built-up air conditioning system - \$3,000-5/24/50 OK 8/1/60 Flaag

Plumbing Permits:

17970 Markowitz Bros.: 1 Water closet, 1 lavatory, 1 shower, Dec. 14, 1944
 # 25759 Economy Plumbing Company: Replace 1 sink: October 29, 1947
 # 34231 A. J. Hill: 1 pool drain: Nov 18, 1952
 # 34264 Hurst Well Drilling: one 3" supply well: Nov 26, 1952
 # 34311 H. L. Robertson Plumbing: 2 sinks, 2 floor drains, 3 safe waste drains, 1 deck drain ok, E. Cox, 5-11-53 (pool), 1 gas range, 1 gas booster: Dec 9, 1952
 # 34312 Violation: 9/17/62: Installed 1 1/2" copper sink stack for 3 sinks in Rm. 126, 239, 339. No permit, no inspection -- Peter Groff, Hyman Feldman summoned to court 9/24/52, Fined \$25.00.
 # 43577 M & S Plumbing: 3 sinks - 12/12/62
 # 43790 M & S Plumbing: 6 sinks - 6/6/63 (Bldg. Perm. #8901)
 # 43805 M & S Plumbing: 6 sinks - 8/23/66
 # 43961 Morgan Plumbing: 6 sinks - 12/12/62
 # 43962 Morgan Plumbing: 6 sinks - 12/12/62

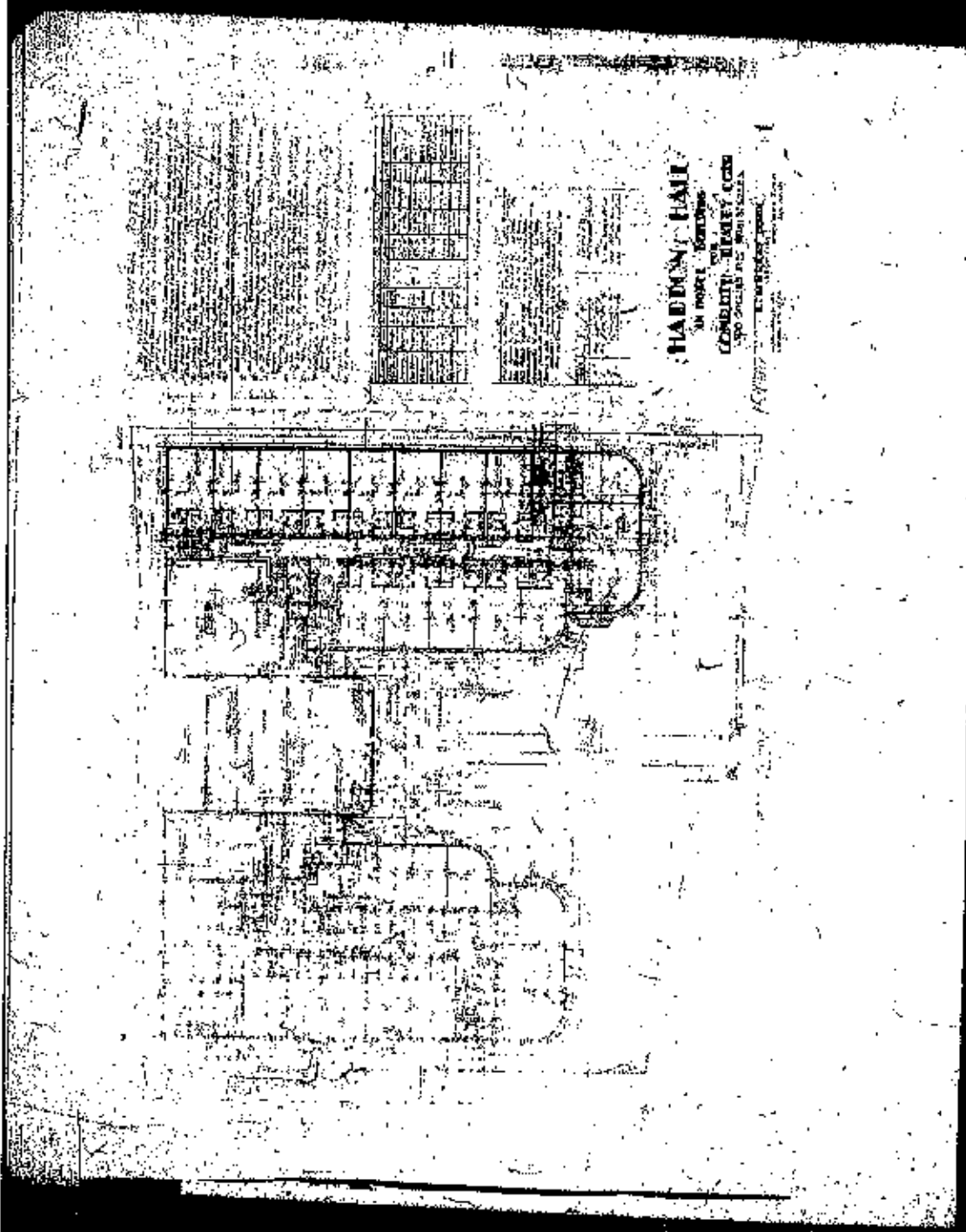
continued

5-Car Service
 Provided by
 Driveway

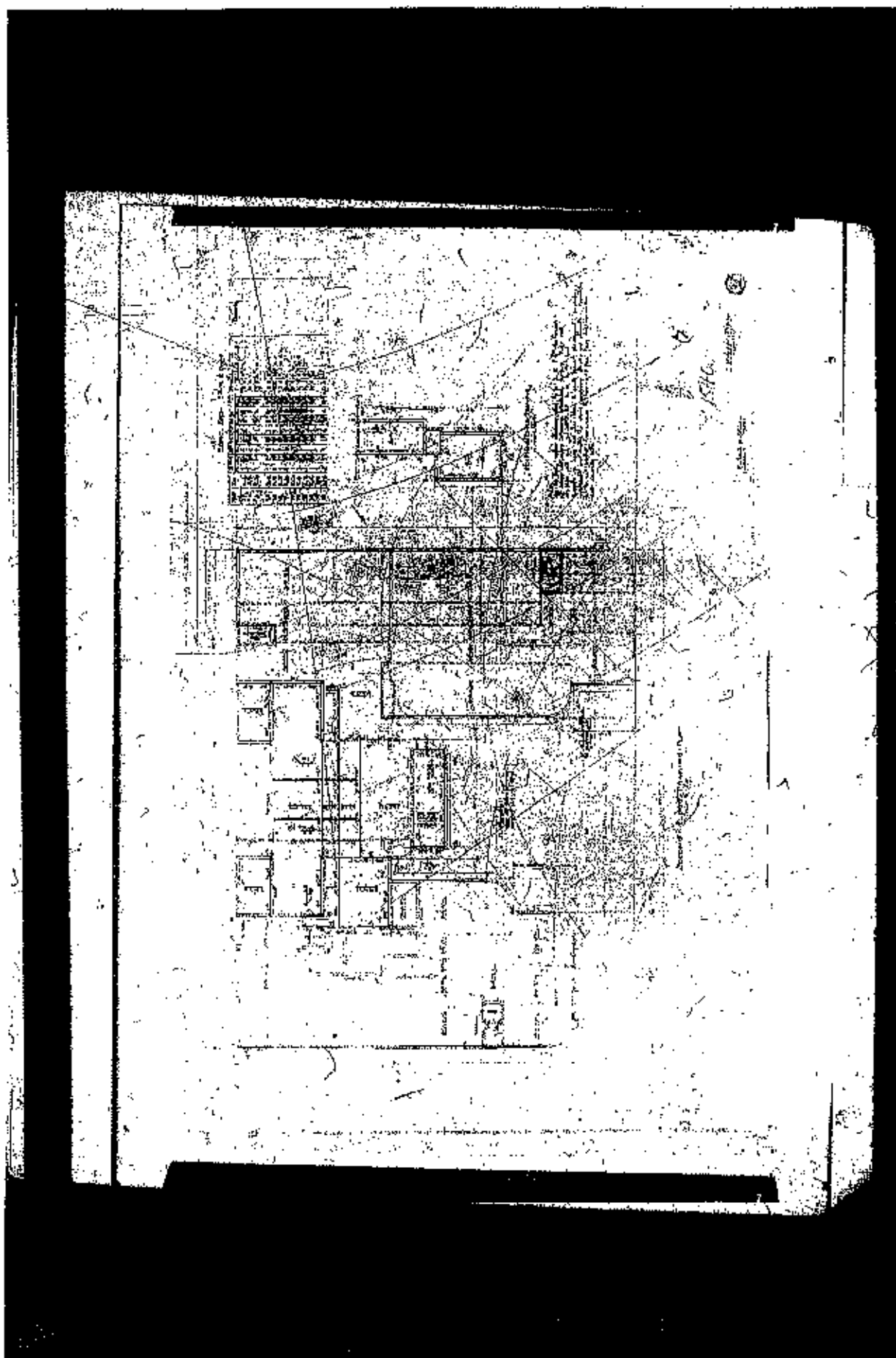
HADDON HALL

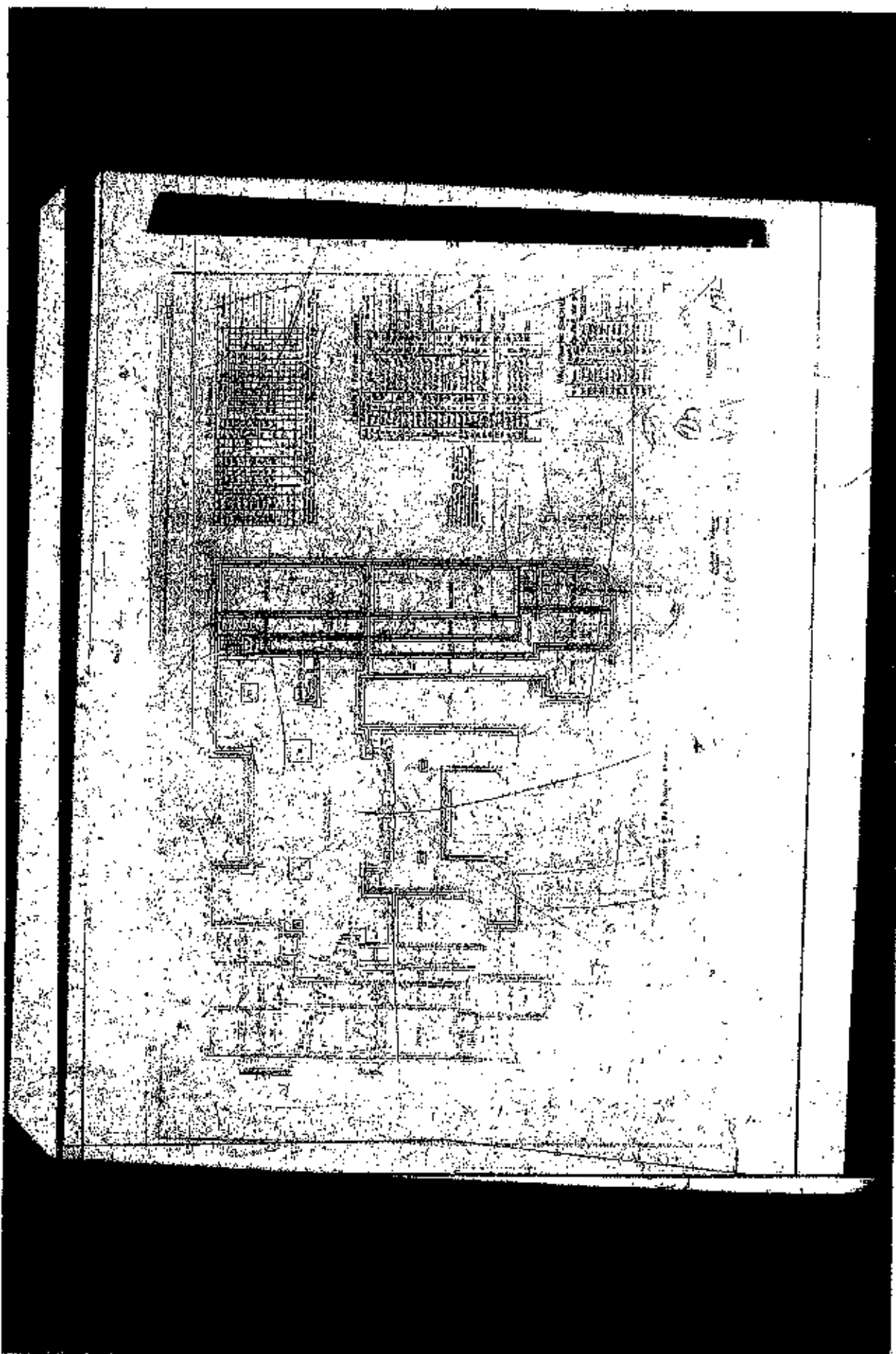
MICROFICHE

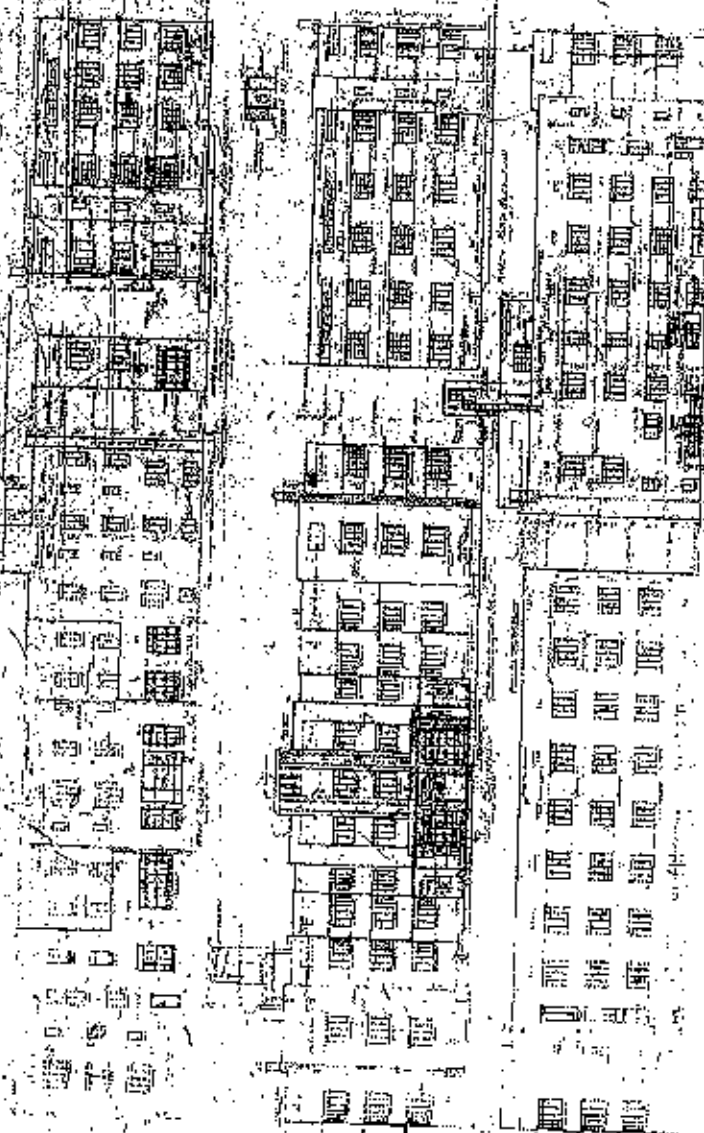
(INCLUDING PLANS FOR OTHER STRUCTURES)



HADEN HALL
in 1901
CONSTRUCTION
AND
REPAIRS
AND
REPAIRS



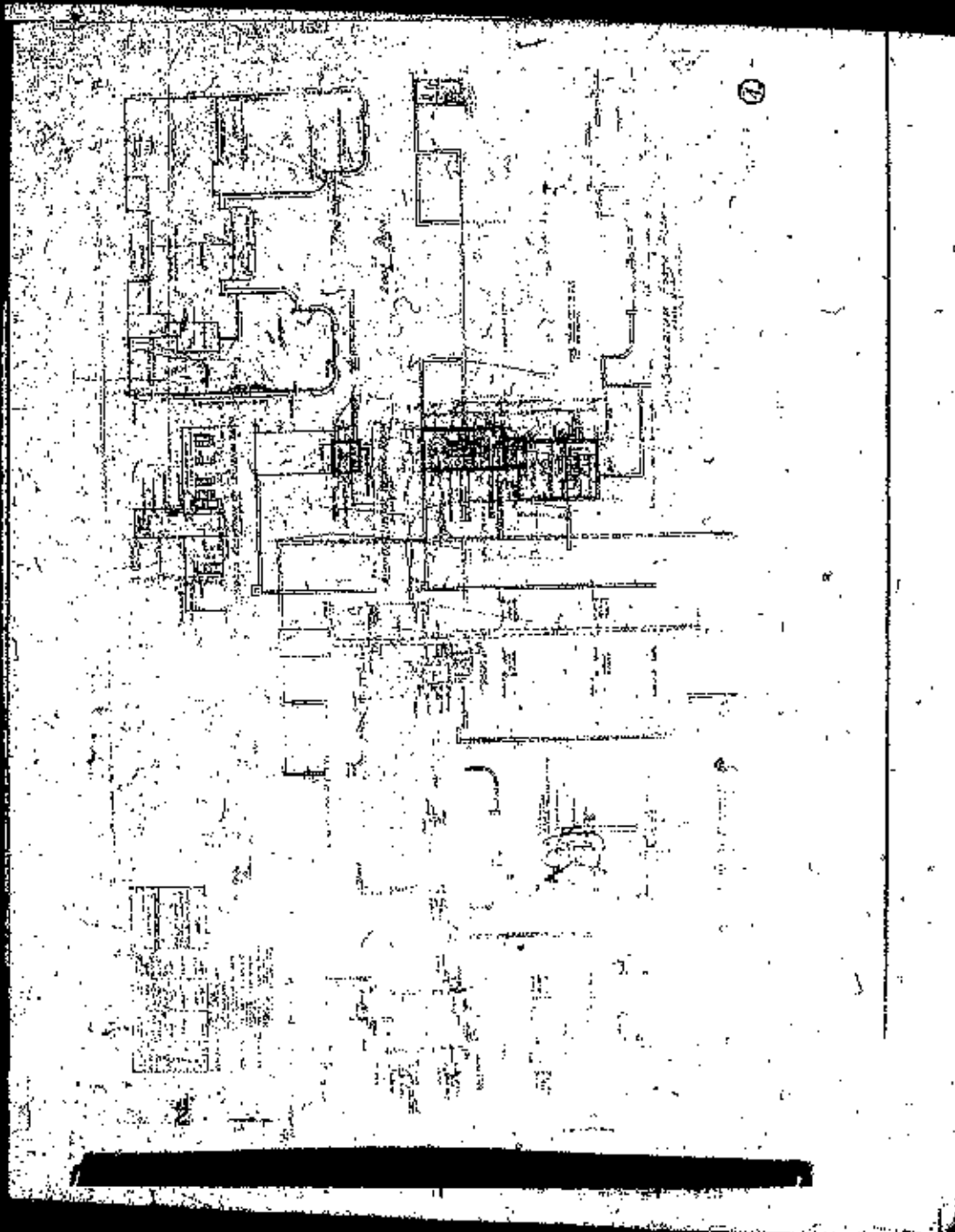


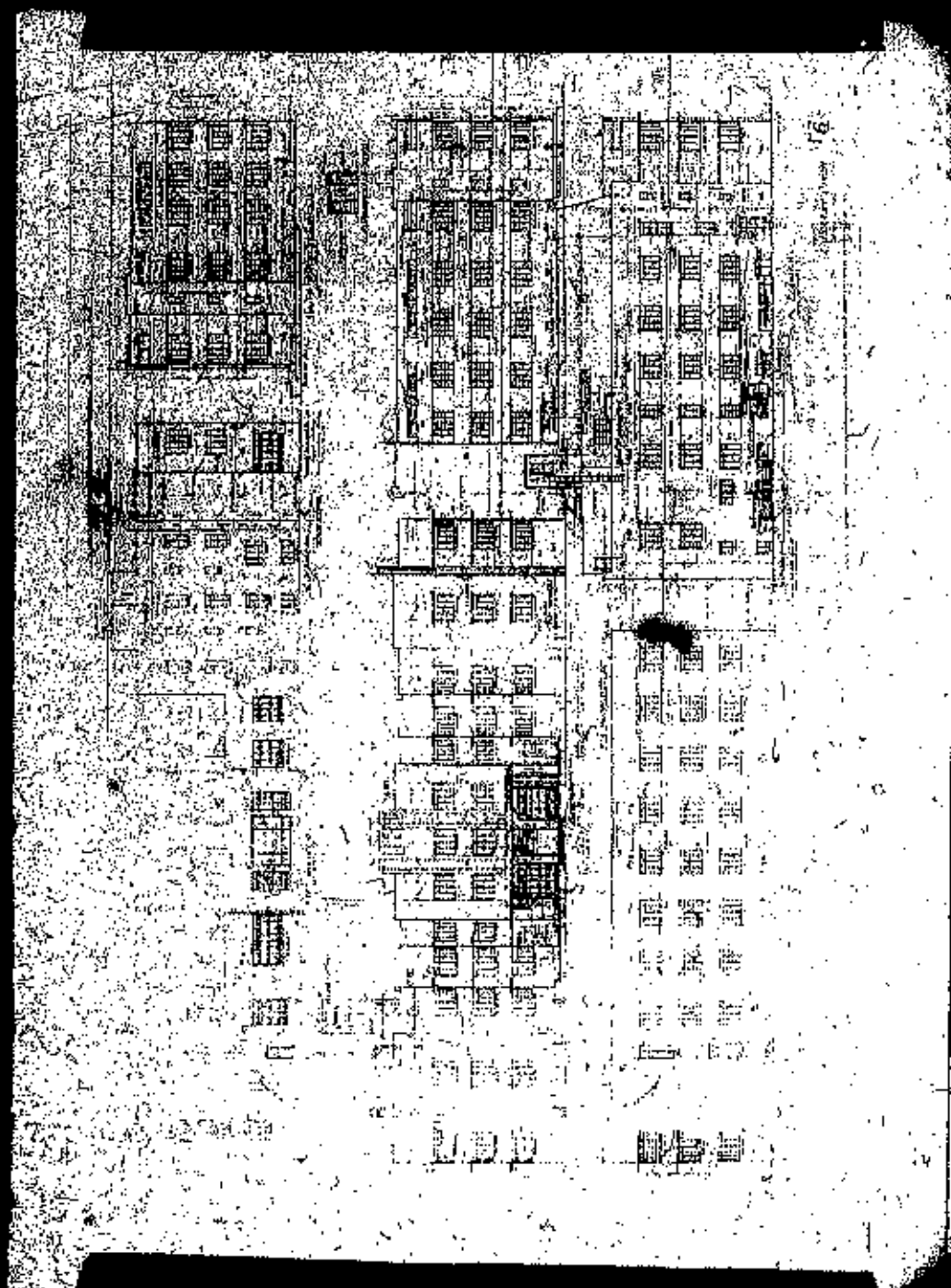


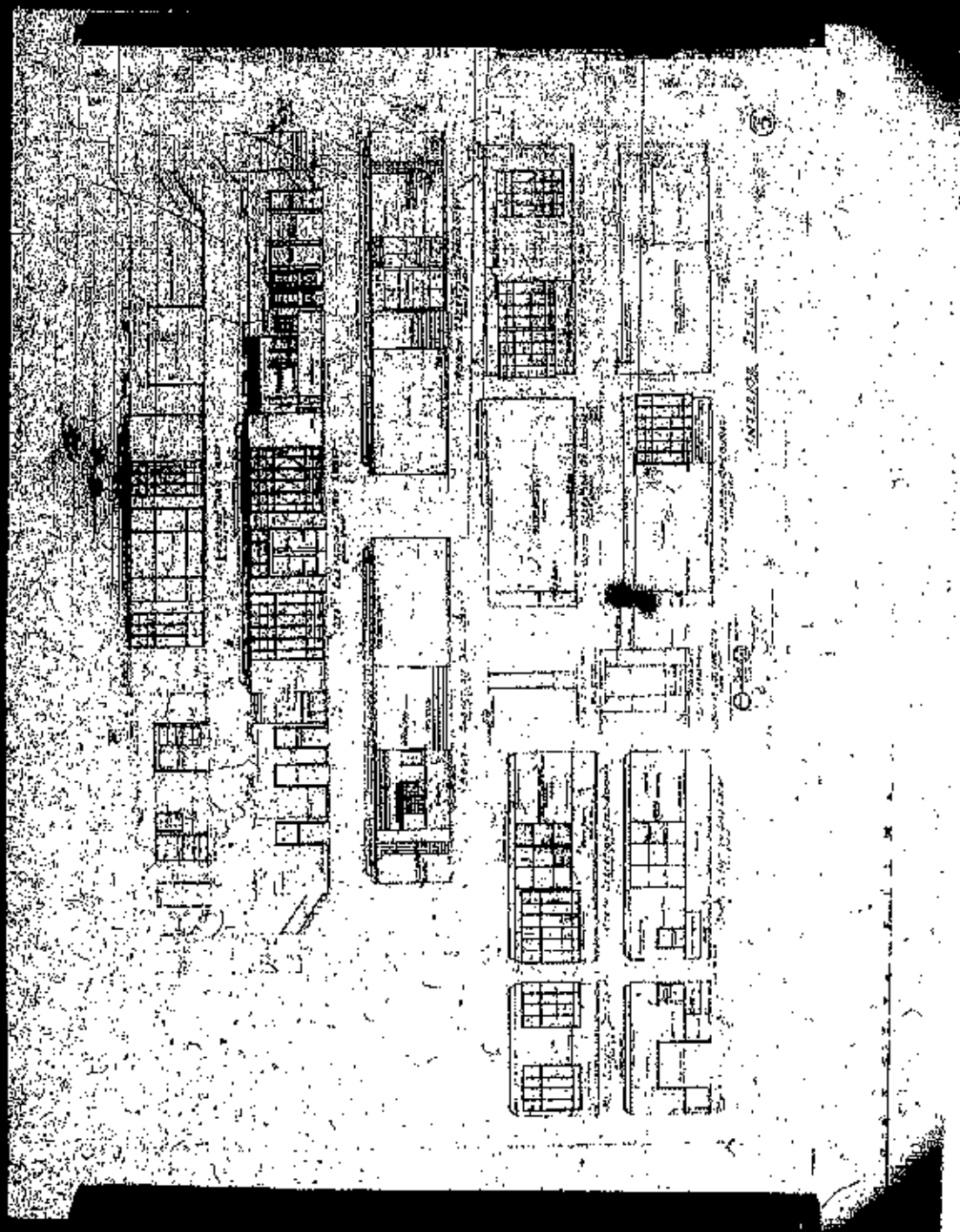


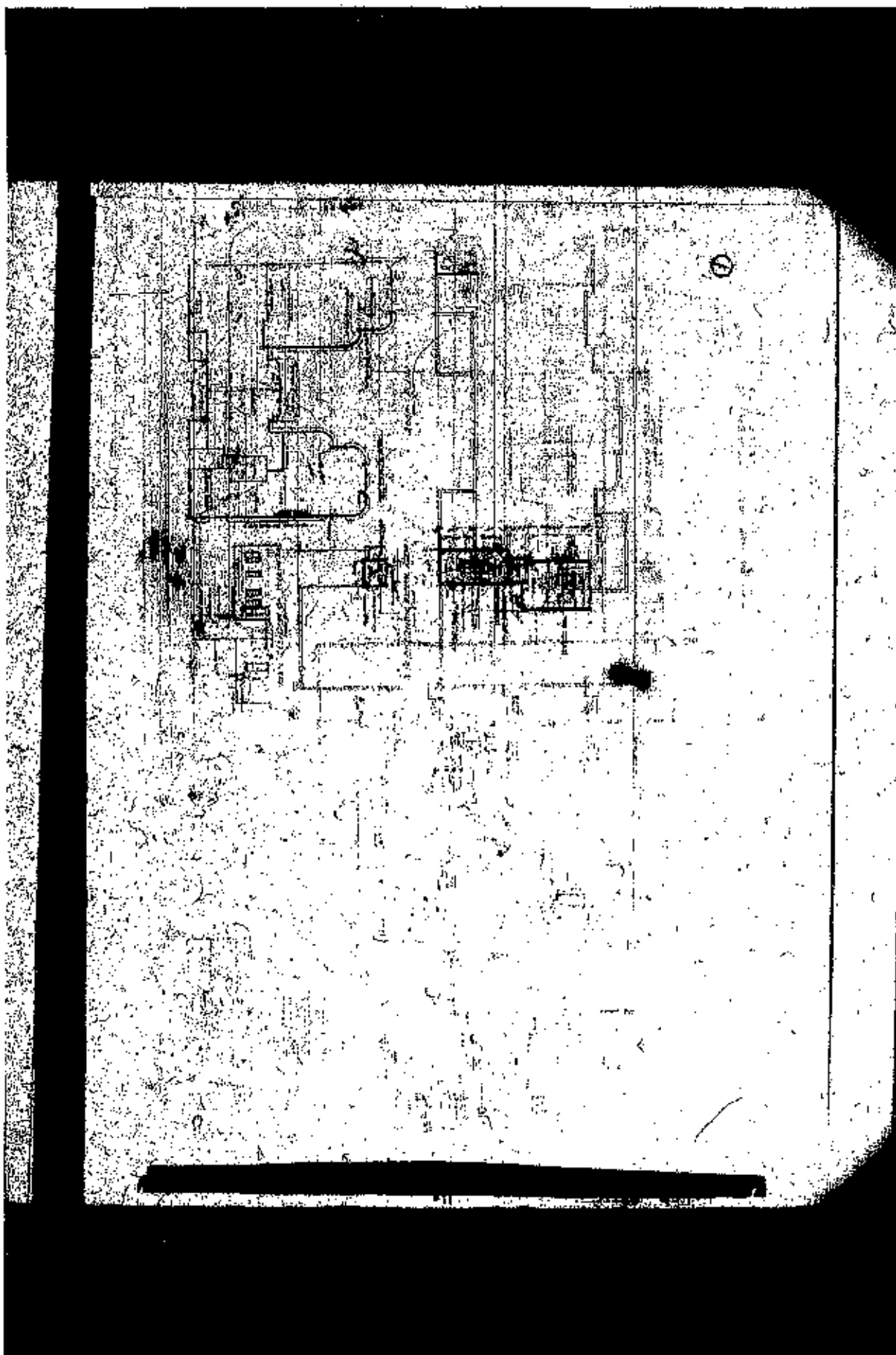
GENERAL LAYOUT
SECTION
PLAN

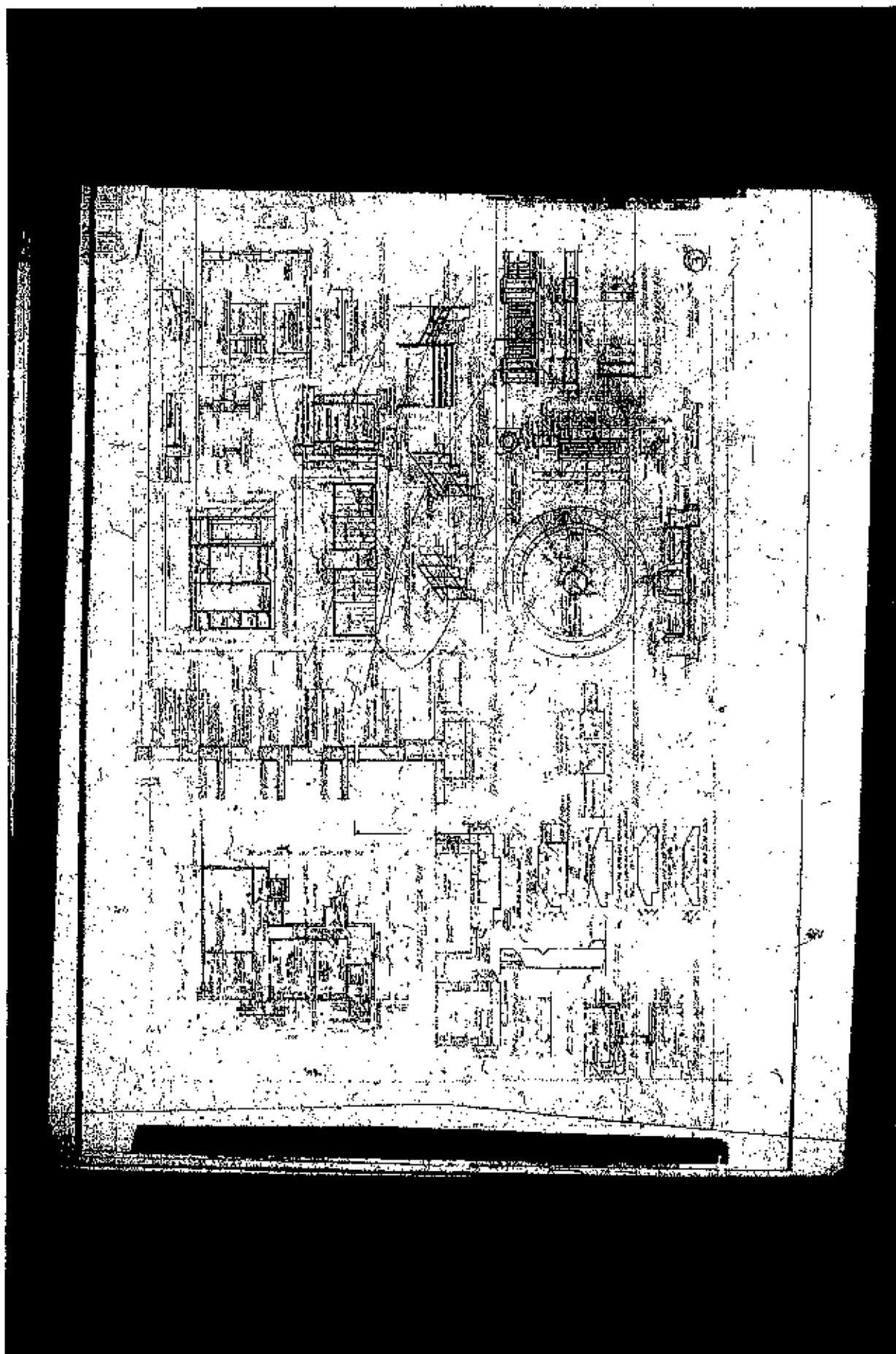
GENERAL LAYOUT
SECTION
PLAN

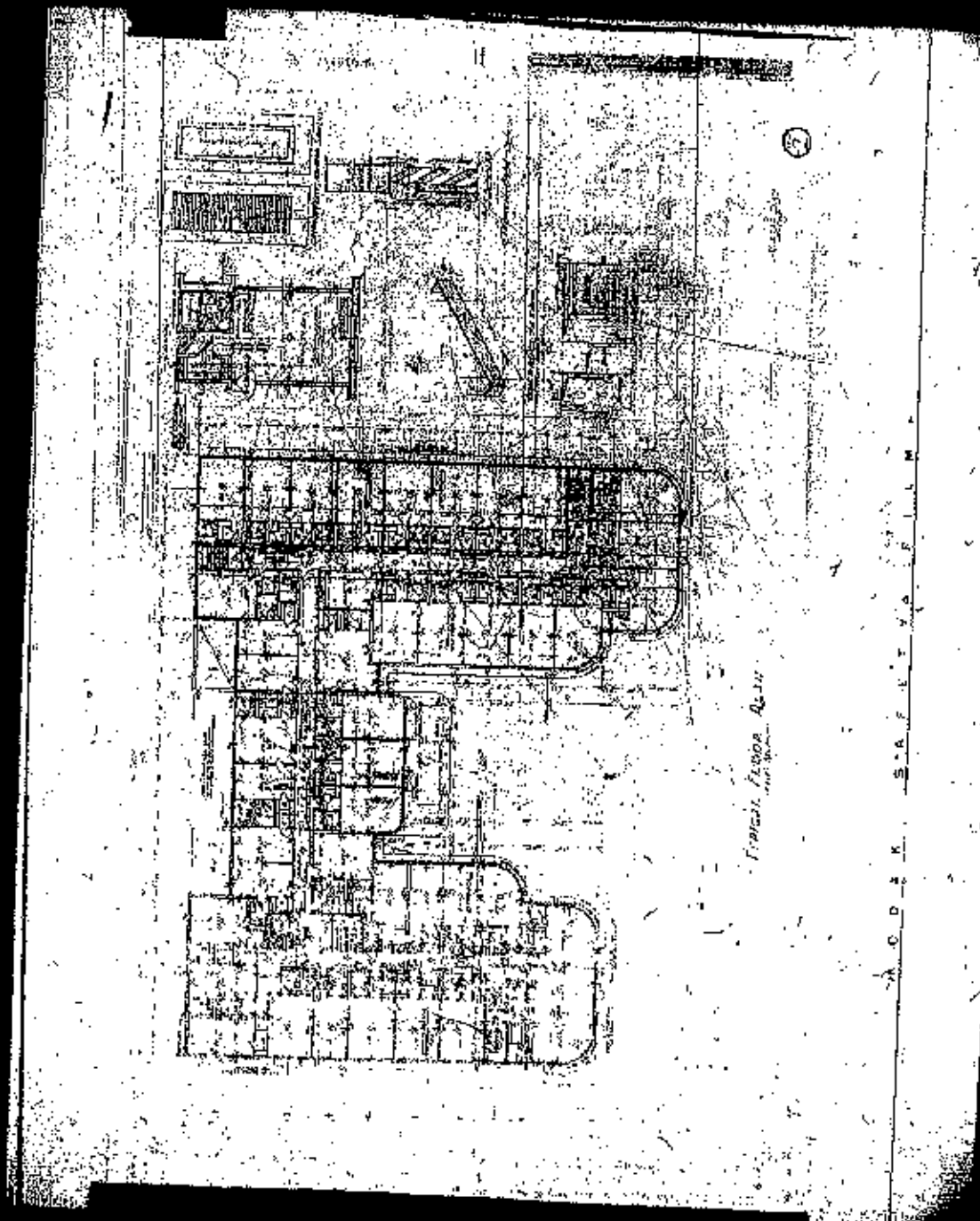






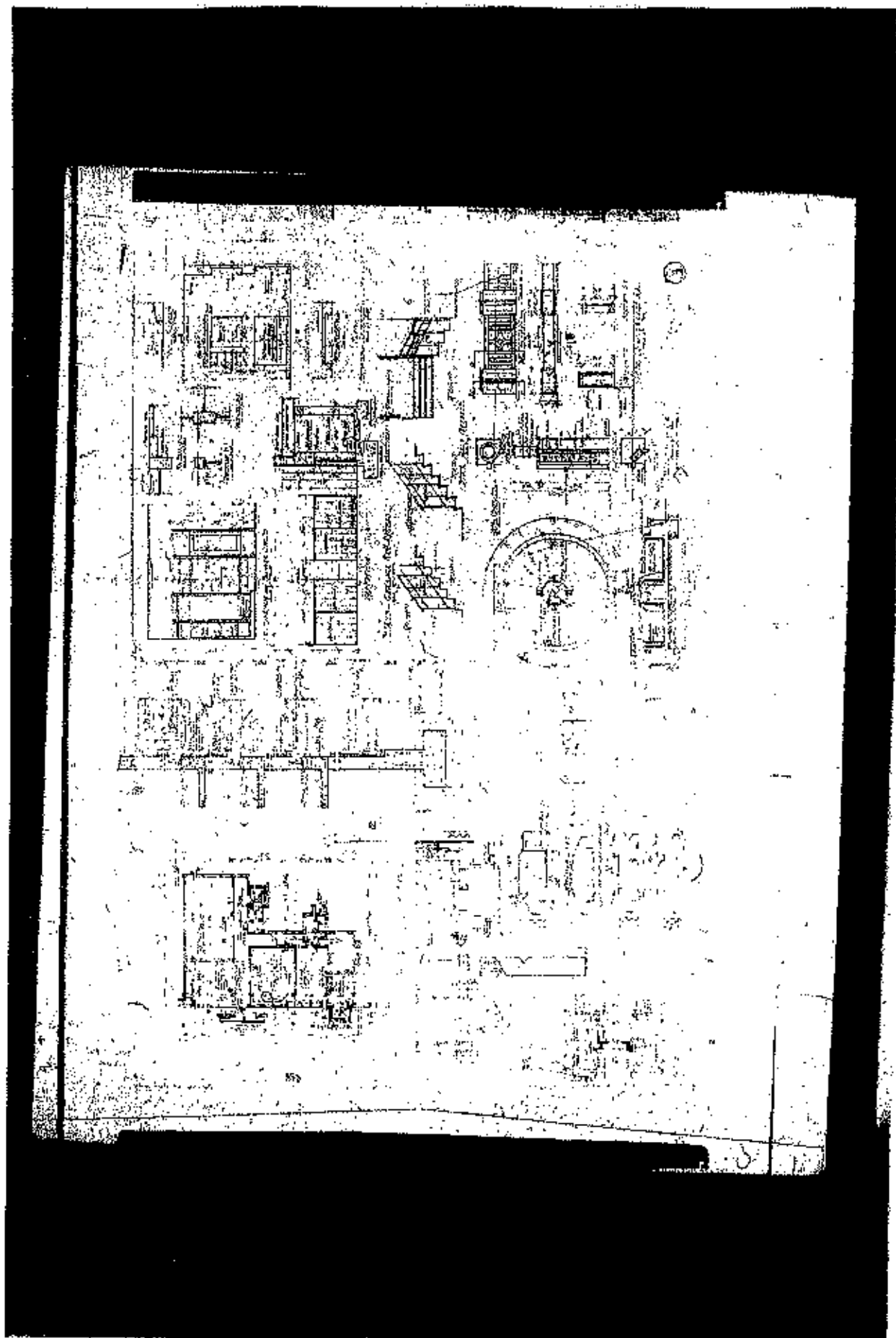


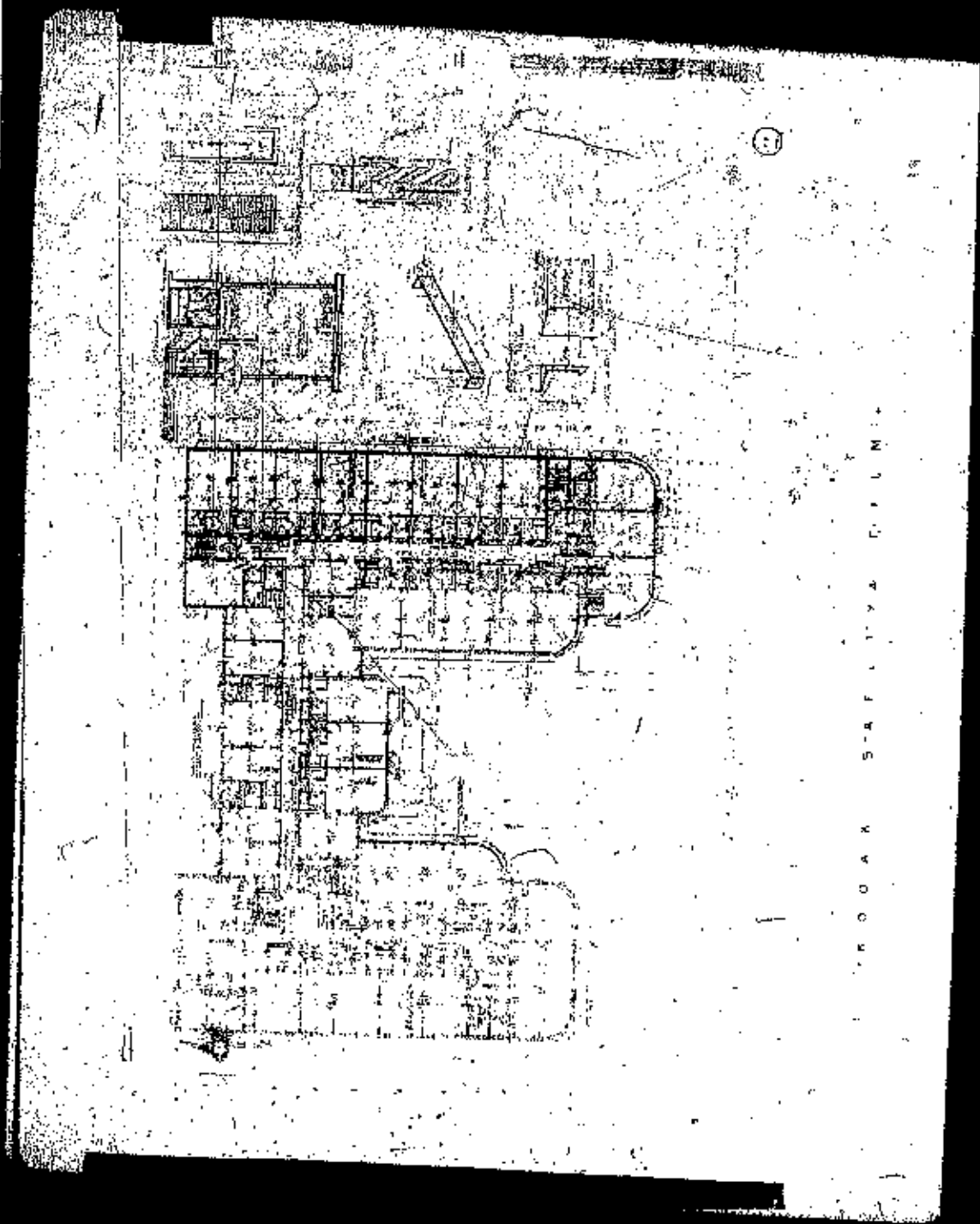




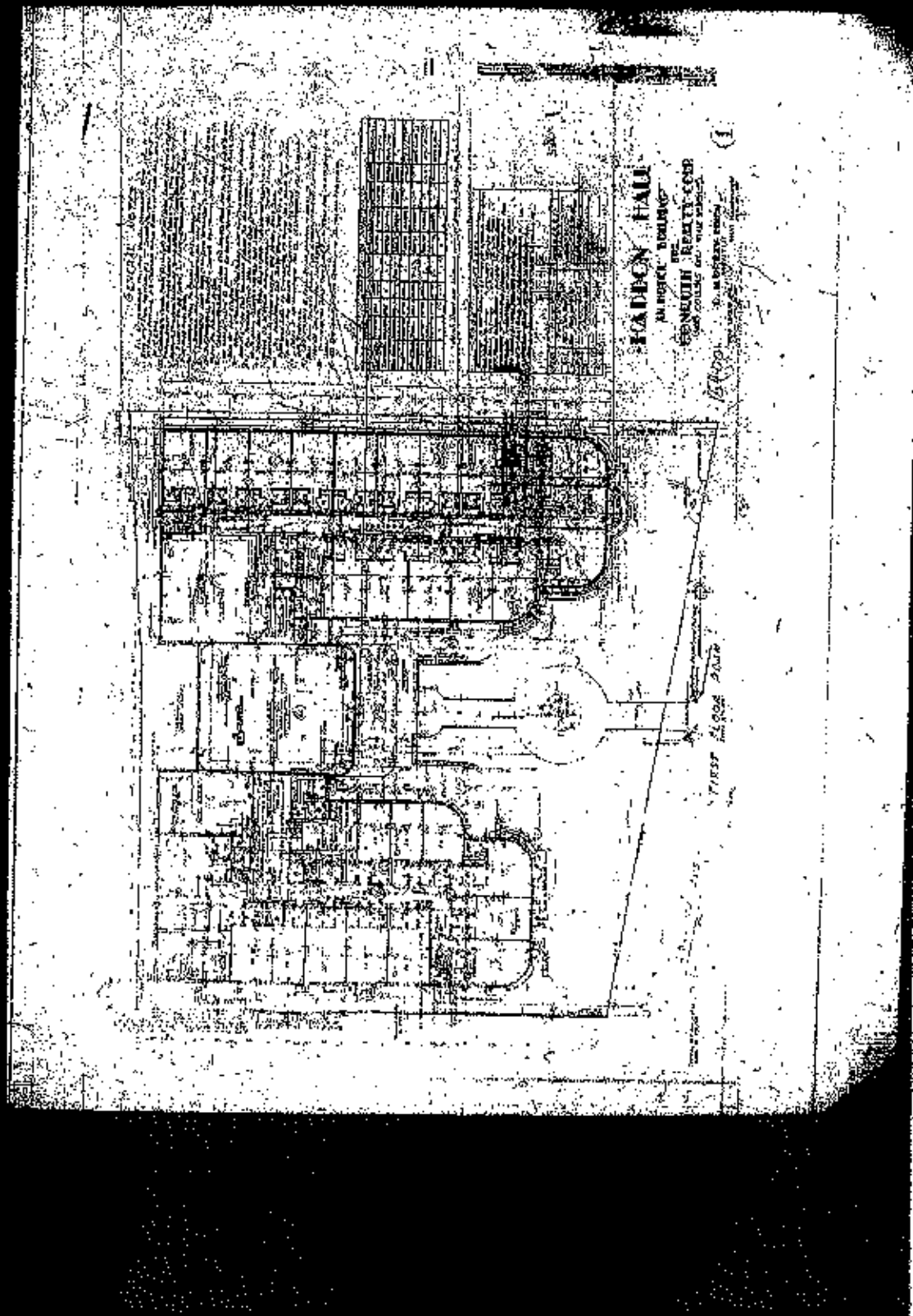
First Floor Plan

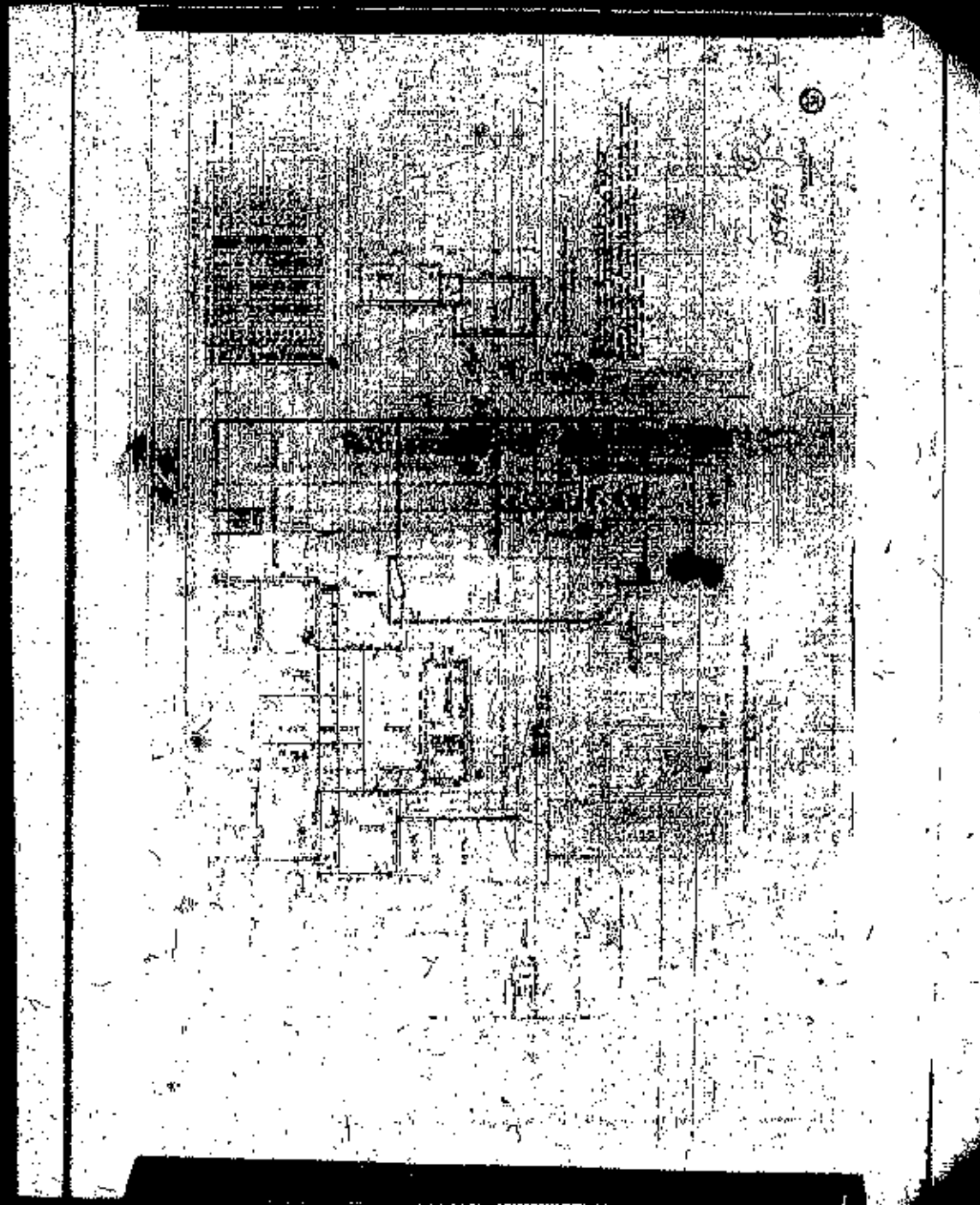
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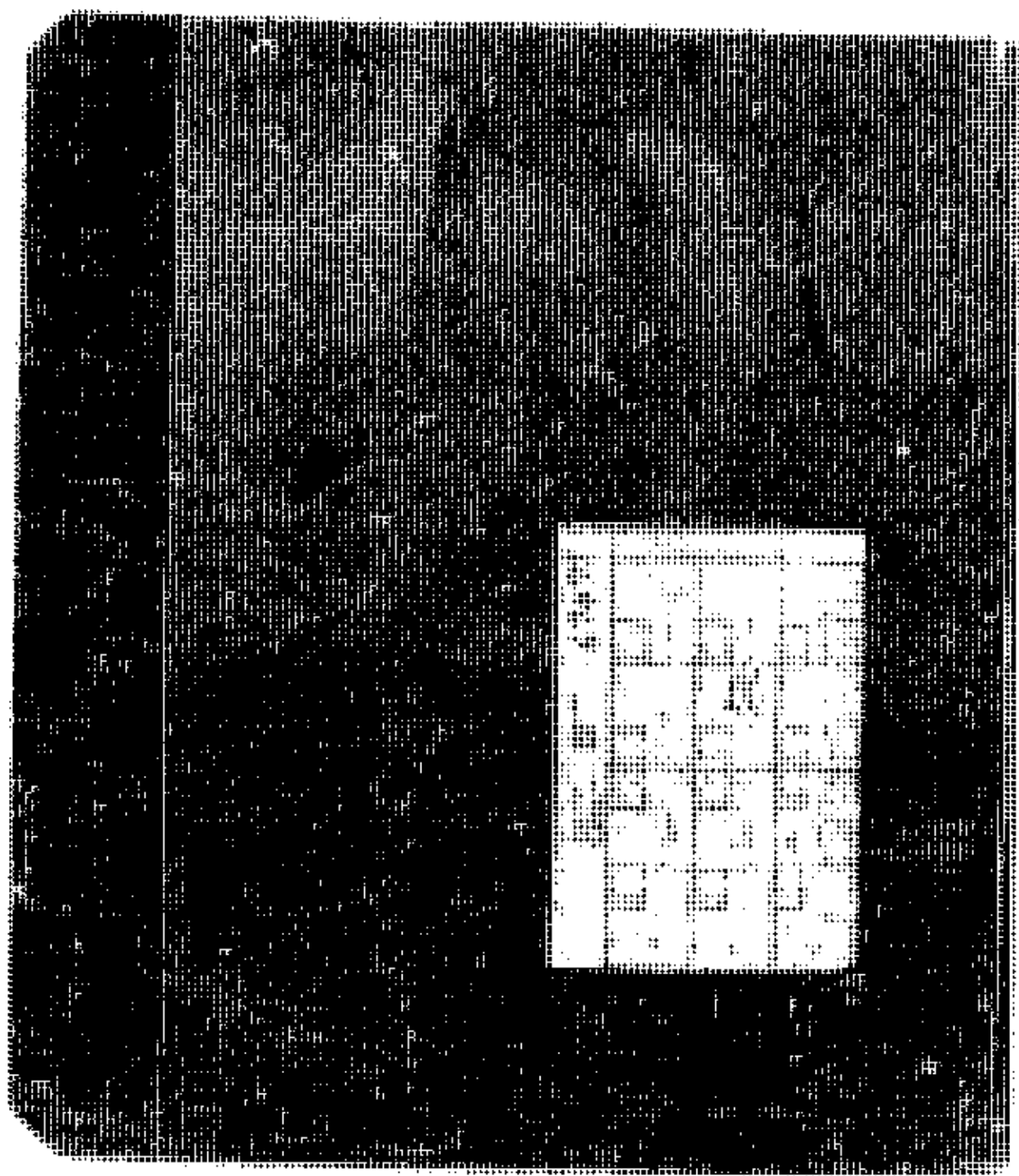
PROOAK SAFETY PLAN





[REDACTED]





LASONE
The Professional Gravel Company

PERMIT #

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1500 Collins Ave

CAMPTON APARTMENTS

CAMPTON APARTMENTS
1451-1455 WASHINGTON AVENUE, MIAMI BEACH

Miami Beach developer Carl G. Fisher's land extending from 19th Street southward to just beyond 15th Street was platted in 1914 as Fisher's First Subdivision of Alton Beach. The subject building occupies Lots 3, 4 and 5 of Block 76 in this subdivision, but most of Lot 5 was left vacant for a front yard, setting the structure itself far back from the street.

Built in 1940, the Campton Apartment-Hotel originally had 16 apartments and 24 hotel rooms, according to the Building Permit Card. (The City Building Code defined an "apartment hotel" as having a lobby and around-the-clock staffing.) The building cost \$50,000 and was designed by prominent Miami Beach architect Henry Hohauser (see Biography following) for Koff Properties, Inc. No original plans were found in Miami Beach Building Department records, nor have any early images of the building been found, but the Permit Card and the Planning Department Database provide some additional information.

The Campton is a classic example of the local Art Deco architectural style. It consists of two parallel two-story wings, forming a narrow courtyard between them, and joined at the far (east) end by one-story lobby. The projecting wings feature rounded corners, horizontal banding, shallow setbacks, eyebrows, and decorative bas-relief chevrons and bosses. The one-story lobby section has a stepped-up parapet in ziggurat form, a vertical bas-relief panel, and eyebrows over the door and flanking windows. The three-story Haddon Hall Hotel, built the following year directly behind the Campton, now looms over it and detracts somewhat from its design.

The Campton property is now gated, preventing close inspection, but the Miami Beach Planning Department database, compiled in 1985, describes

interior features as two very fine hanging lights, a very fine fluted mantel, and corner ledges. It also notes the building's "fine massing and composition; strong, effective details; deep setback gives unusual tranquility for heart of Washington Avenue," and that it is cohesive with its surroundings.

Shortly after its construction, the Campton became one of the hundreds of Miami Beach buildings that were leased by the U.S. Army-Air Forces for use as a training base during World War II. The Campton, with its 40 rooms, served as a barracks that accommodated 165 men and was leased for \$12,750 per year.¹ The Campton served in this capacity from May 4, 1942, until it returned to civilian use on August 30, 1943.

The Building Permit Card documents the building's later history. In 1960, 620 square feet of the front yard was paved as a patio, and a concrete retaining wall was built around the property in 1963. The original steel casement windows were replaced by aluminum jalousies in 1964.

---Carolyn Klepser, researcher

April 18, 2013

¹ "Investigation of the National Defense Program," Senate Resolution 6; Jan. 4, 1944, online.

ARCHITECT BIOGRAPHY

Henry Hohauser (1889-1963)

Born in New York City and educated at Pratt Institute in Brooklyn, N.Y., Hohauser came to Miami in 1932. He was a practicing architect in Miami Beach for over 20 years and was one of the most prolific. His firm designed over 300 buildings in the Miami area and he is "generally credited with being the originator of modernism in Miami Beach."² His fine execution of the Art Deco style in so many beloved buildings has contributed enormously to the success of the Miami Beach Architectural District, listed in the National Register of Historic Places in 1979.

Just a few of Hohauser's buildings in Miami Beach's historic districts are:

Park Central Hotel	640 Ocean Drive
Colony Hotel	736 Ocean Drive
Edison Hotel	960 Ocean Drive
Cardozo Hotel	1300 Ocean Drive
Collins Park Hotel	2000 Park Ave.
Davis Hotel	1020 Washington Ave.
Essex House	1001 Collins Ave.
Sherry-Frontenac	6565 Collins Ave.

² Howard Kleinberg, Miami Beach: A History; Centennial Press, Miami, 1996, p. 129.

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CAMPTON APARTMENT-HOTEL

Owner: EMMETT PROPERTIES, INC., Mailing Address: Lot 3, 4, 5, Block 76 Subdivision FISHER'S FIRST Address 1453 - 1455 Washington Avenue

General Contractor: Wm. B. Smith & Son Bond No. 2299

Architect: Henry Eohausen Engineer: 3234 17-120

Zoning Regulations: Use Area 115' Depth 115' Height 25' Stories 2

Building Size: Front 90' Certificate of Occupancy No. 366

Type of Construction: C B S Foundation Spread footing Roof Comp: Date Apr. 15, 1940

Use: APARTMENT - HOTEL - 16 units & 24 hotel rooms

Plumbing Contractor #13280 Markowitz & Resnick Sewer Connection 1, Date Apr. 16, 1940
Temporary Closet 2, Date Apr. 8, 1940

Plumbing Contractor #13289 Markowitz & Resnick

Water Closets 41, Bath Tubs

Lavatories 40, Showers

Urinals 40, Sinks 16, Drinking Fountains

Gas Stoves 18-Gas Co: (14344) Gas Heater 58, Date

Gas Radiators Oct. 18, 1940 Gas Turn On Approved May 31, 1940 - Nov. 5, 1940 T. J. Bell

Septic Tank Contractor Oil Burner Contractor #13287 Florida Fuel Oil Co: 1-Tank Size 550 Gallons Date July 30, 1940

Sprinkler System

Electrical Contractor #14538 L. R. Goddard Address Date May 20, 1940

Switch 122 Range Motors 4, Fans Temporary Service #14760 - 4/17/1940

OUTLETS Light 195 HEATERS Water Space Centers of Distribution 37, Goddard

Receptacles 221 Refrigerators 16, #15525 Bankler Bros: 1 Motor, Aug. 30, 1940

Iron 16, Sign Outside

No. FIXTURES 256, Electrical Contractor

FINAL APPROVED BY A. G. Inman Date of Service September 6, 1940 Date

ALTERATIONS OR REPAIRS

Qualitas Properties # 14271 SIGN 24 sq ft: Rlesner Neen \$ 225. Dec. 30, 1940

CAMPTON APARTMENTS HISTORIC RESOURCES REPORT - PAGE 1 12

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BUILDING PERMITS: #ES891463 - Algonquin Trading Co. - Reroof with 2 ply fiberglass 9000 sq. ft. -
\$15,000.00 - 6-13-89 *WJ*

ELECTRICAL PERMITS: #83316 - Quality Service Contractor - 1 Fire alarm panel, 25 devices -5-26-88 *WJ*

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

PERMIT NO. 65891463

Electrical Permits:

USAAPFTTC #18698 USAAPFTTC 1 Meter meter, July 7, 1942 OK Inman 7/21/49
#19551 USAAPFTTC Restoration of metering, July 20, 1943
#19593 USAAPFTTC Restoration of metering, August 14, 1943
#19617 USAAPFTTC Meter change and restoration: Sept. 9, 1940 OK Inman
#55530 Gates Elec: 15 centers of distribution, 15 motors (LHP)- July 26, 1960
#59789 Lyon Elec: 3 appliance outlets-7/2/63
#74042-C J Kay Electric-violation-4-29-77
#75603-Isern Engineering-5 100 amps meterchange, 2 appliance outlets 30 amps, repair all above-7-13-79
#75938-Ocean Electric- 4 light outlets-12-21-79

28314 - Floor sanding: Day labor:

37078 Painting: exterior & buffing- John Garron, contr.

#61550 G. E. Borders: 620 sq. ft. of pavement in front of bldg for patio - \$300 - April 5, 1960
#69243 Concrete Placing Co.: 100 lin. 17" high concrete retaining wall - \$155. - 5/1/63
#72174 Sunshine Spray Service (1453 W. sh.): Pressure clean building - \$500. - 8/6/64
#72223 Perfect Seal Window Co.: Replace 146 steel casement windows with jalousie type alum. windows - \$2900. - 8/12/64

#15502-Owner- Minor interior repairs-\$200-8-15-79

Plumbing Permits:

#57431-Factory Service- 1 meter set(gas), 1 gas piping-7-10-79
#62724 7/16/86 County Contractors heater replace

\$ 60....Sept. 27, 1948
\$ 1,275....Oct. 4, 1951

CAMPTON
APARTMENTS
NO MICROFICHE
AVAILABLE