July 6, 2018

**VIA HAND DELIVERY**

The Chairperson and Members of the
Miami Beach Historic Preservation Board
c/o Ms. Deborah J. Tackett
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

> Re: **HPB18-0211 Application for a Certificate of Appropriateness for Design &
> Demolition| Crest Hotel | 1670 James Avenue, Miami Beach (the "Property")**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Crest Hotel Group, LLC (the "Applicant"), relating to land use and
zoning matters relating to the Property. Please accept this application, on behalf of the
Applicant, for a Certificate of Appropriateness for design and demolition ("COA") in connection
with the modification of the Property (the "Project").

### I. The Property

The Property is located in the Museum Historic District and the Miami Beach
Architectural District. The Property is zoned Commercial, High Intensity (CD-3) on the City of
Miami Beach Official Zoning Map and designated Commercial, High Intensity (CD-3) on the
City's Future Land Use Map.

The Property contains two buildings both built in 1941, one is a 3-story apartment by
Carlos B. Schoeppl (south building or formally 1666 James Ave.) and a 3-story hotel by Edward
Nolan (north building or 1670 James Ave.). Both the buildings where completely renovated in
the 1990's and are part of the Crest Hotel with 65 hotel rooms. Enclosed please find a copy of
the building cards for the Property and a Historic Resource Report ("Historic Report") prepared
by Arthur Marcus.

## II.    Project

Applicant is submitting to the HPB to allow demolition of the first level staircase of the south building and then rebuild a new stair connected by the side of the properties. Since the Property was originally an apartment building, it did not have the public space to accommodate a hotel use and activating the front of the property. There is a small room behind the existing first floor staircase that has been operating as the restaurant for the entire hotel. Since it's a limited space, the Applicant wanted to bring light and have exterior seats for the restaurant, by placing a nano wall, which could be opened leading to the area where the staircase exists today. The eastern railing at the ground level will remain to maintain the attributes of the front façade and be able to accommodate the necessitates for the hotel. The Applicant is proposing to reintroduce the historic sign at the 1666 building as an enhancement to the front façade, since the stairway is being demolished. Finally, the privacy screen that is currently installed above the wall

## III.    Request for Certificate of Appropriateness

Applicant is hereby requesting an approval of the COA to permit demolition of the first-floor staircase of the south building. In renovation of the property as an active boutique hotel within the Museum Historic district it will be compatible with the surrounding properties. While removing the first-floor staircase and rebuilding on the northside of the building, the Applicant is still maintaining the railing in order to maintain a compatible front façade. Then as an enhancement, the Applicant is reintroducing the historic signage at the 1666 building.

## IV.    Compliance with COA Criteria

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements and additions are designed to be compatible with the surrounding properties. The general design, scale and massing of the renovations to the Property are appropriate to the size of the lot and compatible with the surrounding properties. In addition, with the wall east of the pool, the removal of the stairway, does not impact the visibility of the front façade. With the reintroduction of the historic signage, there will enhanced character of the historic front façade.

## V.    Sea Level Rise and Resiliency Review Waiver

Section 133-50(a) provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

(i) *A recycling or salvage plan for partial or total demolition shall be provided.*

The minor demolition of the steps on the exterior of the Property should not require any recycling or salvaging. To the extent required, Applicant will comply with this requirement.

(ii) *Windows that are proposed to be replaced shall be hurricane proof impact windows.*

N/A

(iii) *Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.*

N/A.

(iv) *Whether resilient landscaping (salt tolerate, highly water absorbent, native or Florida friendly plants) will be provided.*

All new landscaping will consist of Florida friendly plants.

(v) *Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change compact, including a study of land elevation and elevation of surrounding properties were considered.*

N/A

(vi) *The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.*

N/A

(vii) *Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.*

N/A

(viii) *Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.*

N/A

(ix)  *When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.*

N/A

(x)  *Where feasible and appropriate, water retention systems shall be provided.*

N/A

## VI.  <u>Conclusion</u>

The Applicant is requesting the approval of the COA to demolish and rebuild the first floor staircase in the south building in order to operate a fully functional hotel.  Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Alfredo J. Gonzalez