

Carl Fisher Clubhouse **Restoration (1916-2016)**

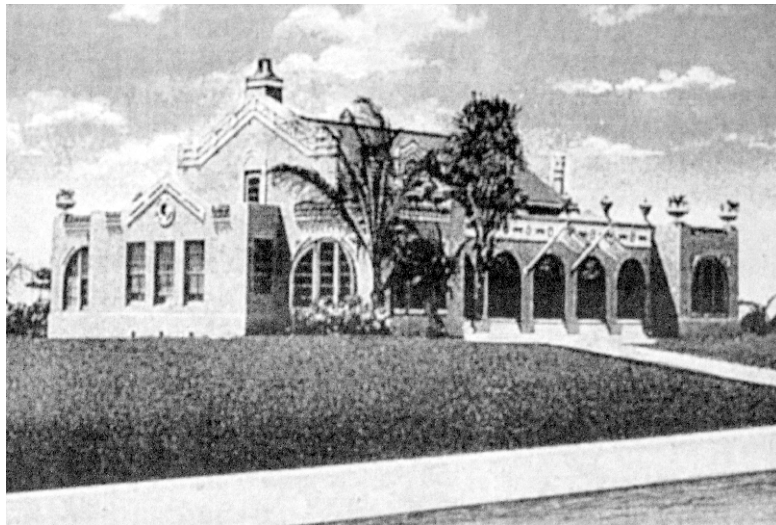
2100 Washington Avenue
Miami Beach, Miami, FL 33139

27-June-2016

MIAMI BEACH

Capital improvements
Project Office

1700 Convention Center Dr.
Miami Beach, FL 33139



Certificate of Appropriateness Application **Historic Preservation Board Review**

City of Miami Beach
FINAL SUBMITTAL

RJHA Project 16-3426

PRESERVATION ARCHITECT

RJ HEISENBOTTLE
ARCHITECTS

2199 PONCE DE LEON BLVD., SUITE 400
CORAL GABLES, FL 33134 TELEPHONE:
305/446-7799 FAX: 305/446-9275 FLORIDA
REGISTRATION NUMBER: AR 0010865

Carl Fisher Clubhouse Restoration

210 Washington Avenue
Miami Beach, FL 33139

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Letter of Intent

RJHA Project 16-3426

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REGISTRATION NUMBER: AR 0010865

June 9, 2016

Ms. Deborah Tackett
Miami Beach Planning Department
Miami Beach City Hall
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: **Carl Fisher Clubhouse Restoration – Letter of Intent- COA Application**

Dear Ms. Tackett:

RJHA represents the City of Miami Beach's, Capital Improvements Project's Office, owner of the property located at 2100 Washington Avenue, in the Miami Beach Convention Center Northeast sector, in Miami Beach, relative to a request for a Certificate of Appropriateness.

The project consists of 2 buildings to be restored: the Carl Fisher Clubhouse which consists of 3,422 square feet and the Annex Building (or the "Little Theater") a 2,462 Sq. Ft. structure added perpendicular to the original Clubhouse. The original Miami Beach Municipal Clubhouse building, was constructed in 1916 and designed by prominent Architect August C. Geiger. The Annex building was added in 1937 as part of theater and band shell and designed by Architect Robert A. Taylor.

The Clubhouse is a beautifully crafted building is one of the oldest historical structures in Miami Beach and has been an epicenter of cultural growth for the City of Miami Beach, and as such was designated as a Historic Site/Landmark in 1983. Over the years the buildings have been occupied by the 21st Street Community Center, alongside with a number other uses, this has caused a significant amount of wear and alterations to the original buildings.

There are four buildings within the boundaries of the 21st Street Community Center Historic Site, including the Carl Fisher Clubhouse, a theater, bandshell and a recreation center building. Constructed in 1916, the Carl Fisher Clubhouse is the oldest municipal structure in the City. This 1-story structure, designed by architect August Geiger in an eclectic Mediterranean Revival style, is defined by a central hall, flanked on the north and south by loggias. A theater building and bandshell structure were added to the site in 1937. The theater, often referred to as the 'Little Stage', was designed by Robert A. Taylor. Taylor's design incorporates some of the architectural vocabulary employed by Geiger in the Clubhouse. The 1-story recreational center building, designed by Norman M. Giller & Associates was constructed at the southeast portion of the site in 1986.

On January 13, 2015, the Historic Preservation Board reviewed an application by the City of Miami Beach, requesting a Certificate of Appropriateness for the total demolition of the existing 21st Street bandshell and the recreation center building, and the construction of a portion of the Convention Center building and landscape plan located within the boundaries of the 21st Street Community Center Historic

2199
PONCE
DE LEON
BOULEVARD
SUITE 400
CORAL
GABLES
FLORIDA
33134
305.446.7799
305.446.9275 FAX

HEISENBOTTLE
A R C H I T E C T S

Site. At this meeting, the Board voted unanimously to recommend approval of the subject Resolution.

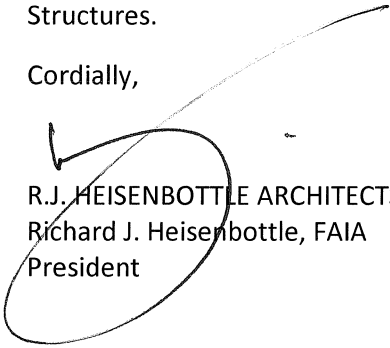
Pursuant to Miami Beach City Code Section 118-563(i), the actions of the HPB regarding Certificates of Appropriateness for demolition of any building, structure, improvement, or landscape feature located within a designated historic site and located on City-owned property, shall be advisory with the right of approval or disapproval vested with the City Commission. On March 11, 2015, City Commission approved the demolition of the 21st Street bandshell and recreation center.

It is the intention of the City of Miami Beach to restore these two structures and make them the "Jewel of the Convention Center District." The complex will become a multi-purpose facility for VIP receptions and Special Events. Interior multi-use spaces will be restored and will remain mostly open and flexible for use as banquet and reception space. Both structures will also have a small catering kitchen and storage spaces. New ADA accessible toilet facilities will also be included.

As part of this application, we are requesting the Historic Preservation Board's approval for the proposed restoration of both structures and the selective demolition of the existing concrete breezeway that connects the two buildings. This removal will back reestablish the original south elevation of the 1916 Carl Fisher Clubhouse and identifying both structures and eras independently. The restoration of the Clubhouse building will also include the interior restoration of the Main Hall which is an impressively crafted double height space with detailed moldings and ornate fireplace mantle.

The proposed restorations and modifications will be consistent with the Secretary of Interior Standards, and Guidelines for the Restoration and Rehabilitation of Historic Structures.

Cordially,



R.J. HEISENBOTTLE ARCHITECTS P.A.
Richard J. Heisenbottle, FAIA
President

27-June-2016

MIAMI BEACH

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COA Application Form

RJHA Project 16-3426

PRESERVATION ARCHITECT

RJ HEISENBOTTLE
ARCHITECTS

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CORAL GABLES, FL 33134 TELEPHONE:
305/446-7799 FAX: 305/446-9275 FLORIDA
REGISTRATION NUMBER: AR 0010865

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☒ HISTORIC PRESERVATION BOARD
 - ☒ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 21st Street Community Center -Washington Ave. 2100 Carl Fisher Clubhouse and Annex Building

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) The folio number for the property is 02-3227-000-0090

1. APPLICANT: ☐ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☒ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Richard Heisenbottle Architects, P.A.

ADDRESS 2199 Ponce de León Boulevard, Suite 400, Coral Gables, Florida 33134

BUSINESS PHONE 305-446-7799

CELL PHONE 786-218-6722

E-MAIL ADDRESS richard@rjha.net

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☒ AGENT:

NAME Fernanda Sotelo, Capital Projects Coordinator

ADDRESS 1700 Convention Center Drive

BUSINESS PHONE 305.673.7071

CELL PHONE 305.986.3329

E-MAIL ADDRESS fernandasotelo@miamibeachfl.gov

☐ CONTACT:

NAME David Gomez, Senior Capital Projects Coordinator

ADDRESS 1700 Convention Center Drive

BUSINESS PHONE 305.673.7071

CELL PHONE _____

E-MAIL ADDRESS davidgomez@miamibeachfl.gov

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Richard Heisenbottle Architects, P.A.

ADDRESS 2199 Ponce de León Boulevard, Suite 400, Coral Gables, Florida 33134

BUSINESS PHONE 305-446-7799

CELL PHONE 786-218-6722

E-MAIL ADDRESS richard@rjha.net

FILE NO. 16-3426.00

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

The project is for the Restoration of the Carl Fisher Clubhouse (1916) by Architect August Geiger and the Annex building a 1937 structure attributed to Architect Robert A. Taylor. The project's scope of the work includes exterior restoration and re-installation of replica architectural ornaments that are presently in deteriorated or altered conditions. The project also includes interior restoration of the main hall and interior spaces of both structures converting the existing historic spaces into Multi-use Multi function spaces.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

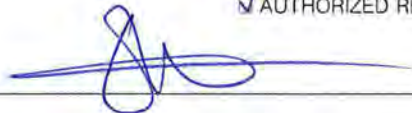
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- IN ACCORDANCE WITH SEC.118-31. — DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____



PRINT NAME: _____

DAVID MARTINEZ

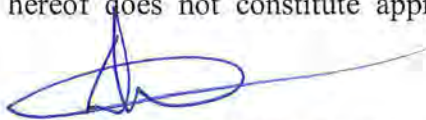
FILE NO. _____

AFFIDAVIT

I, David Martinez, P.E., being duly sworn, depose and say that I am the Director of the City of Miami Beach Office of Capital Improvement Projects (CIP) and as such, am the representative of the owner of the described real property, and am authorized by the City to sign this Affidavit as part of an application for a public hearing for a Certificate of Appropriateness for Design before the Historic Preservation Board.

I am aware of the nature and effect of the request described above relative to the subject property. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

This instrument is executed pursuant to the requirements of the Planning Department and attests to the accuracy of the above statement. Execution hereof does not constitute approval or disapproval of the application which it addresses.


CIP DIRECTOR'S SIGNATURE

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

Sworn to and subscribed before me this 9 day of June, 2016. The foregoing instrument was acknowledged before me by David Martinez, who is personally known to me and who did/did not take an oath.

NOTARY PUBLIC (signature)



My commission expires:
NOTARY PUBLIC
STATE OF FLORIDA

(type, print or stamp name)



EXHIBIT A

35 53 42 137.2328 AC PARK EAST OF BAYSHORE GOLF COURSE & PARK SO OF CANAL & E OF
WASHINGTON AVE LESS PARCEL TO BPI PER OR 976-566 & LESS GREATER MIAMI HEBREW
ACAD PER OR 2241-185