

# Steven Avdakov, R.A.

## South Florida Preservation Expertise



**Historic Hampton House**  
**Miami, Florida**  
**Preservation Consultant, Adaptive Reuse**



**Greynolds Park**  
**Miami, Florida**  
**Historic Preservation Consultant**



**Villa Providence**  
**Hallandale Beach, Florida**  
**Preservation Architect**



**Harbour Bay Condominium**  
**Bay Harbor Islands, Florida**  
**Local Designation and Appeal**

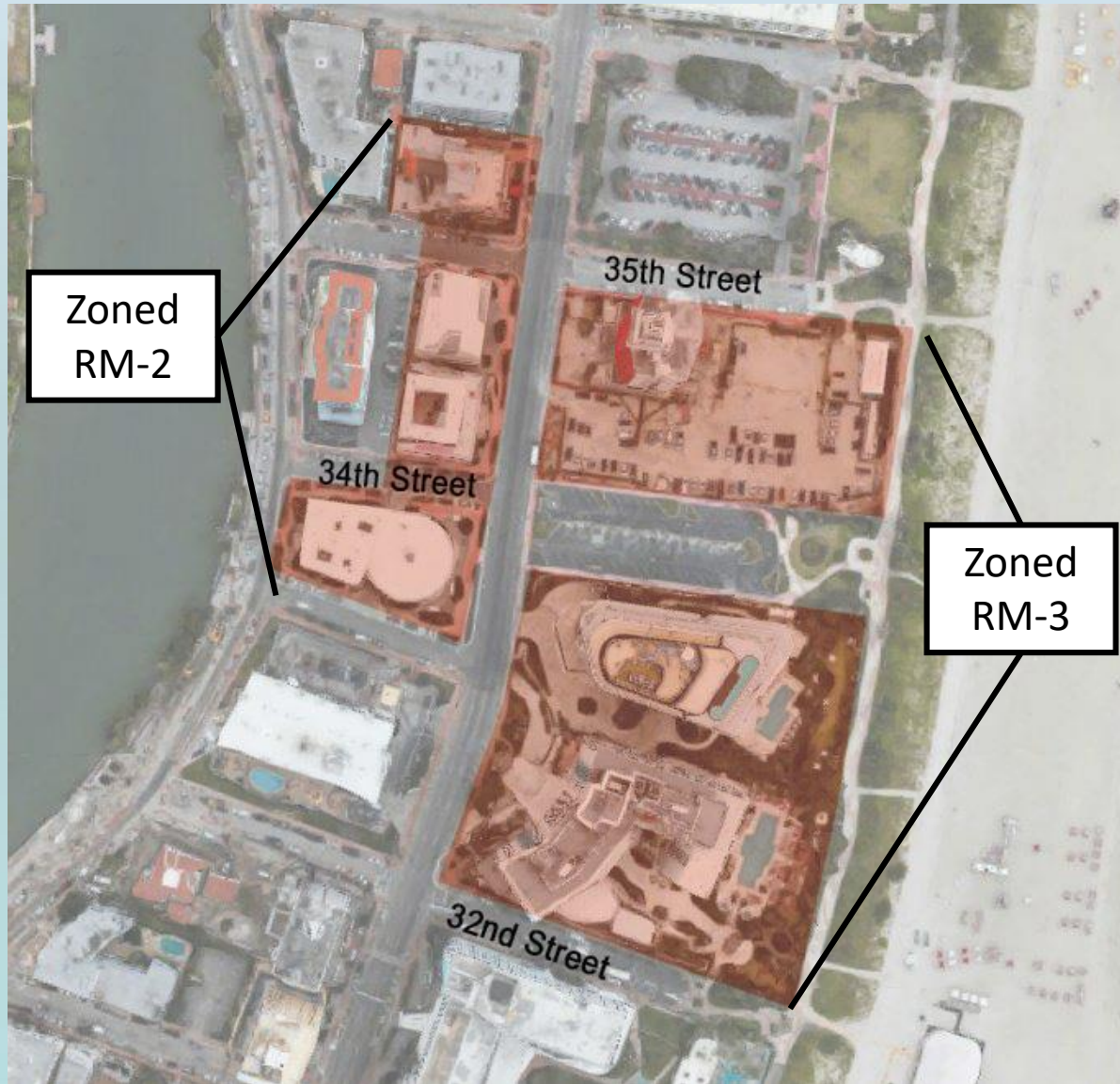


**Mai-Kai Restaurant**  
**Oakland Park, Florida**  
**National Register Nomination**



**Parrot Jungle Historic District**  
**Pinecrest, Florida**  
**National Register Nomination**

# Faena District Overlay

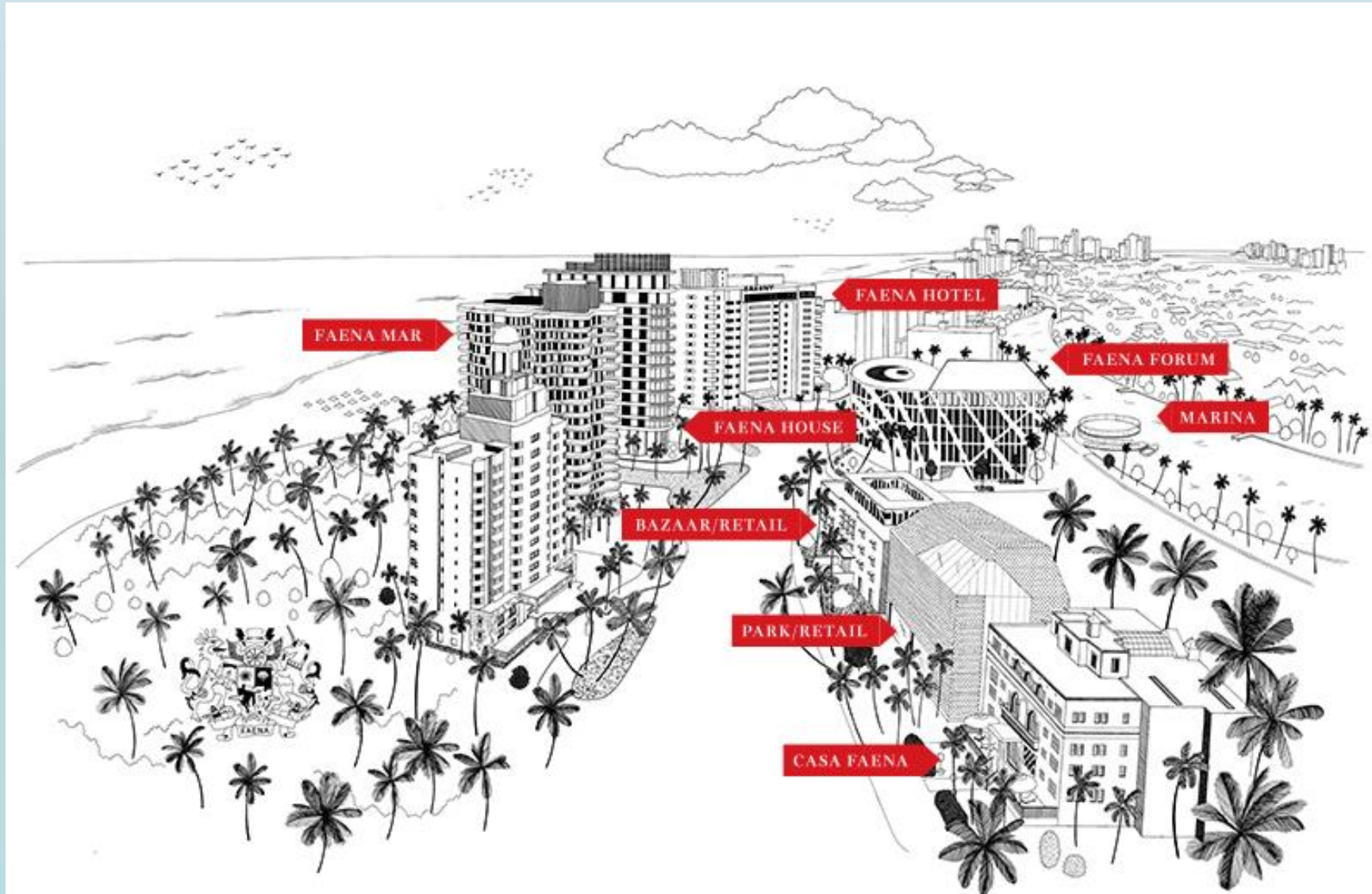


Purpose of the District (Miami Beach Code Sec. 142-867)

- The purpose of this overlay district is to allow limited flexibility of uses and limited increases in heights because of the common ownership and operation of the properties within the overlay district.



# Faena District Overlay – original vision



# Faena District Overlay Amendments

## Excerpt of proposed amendments

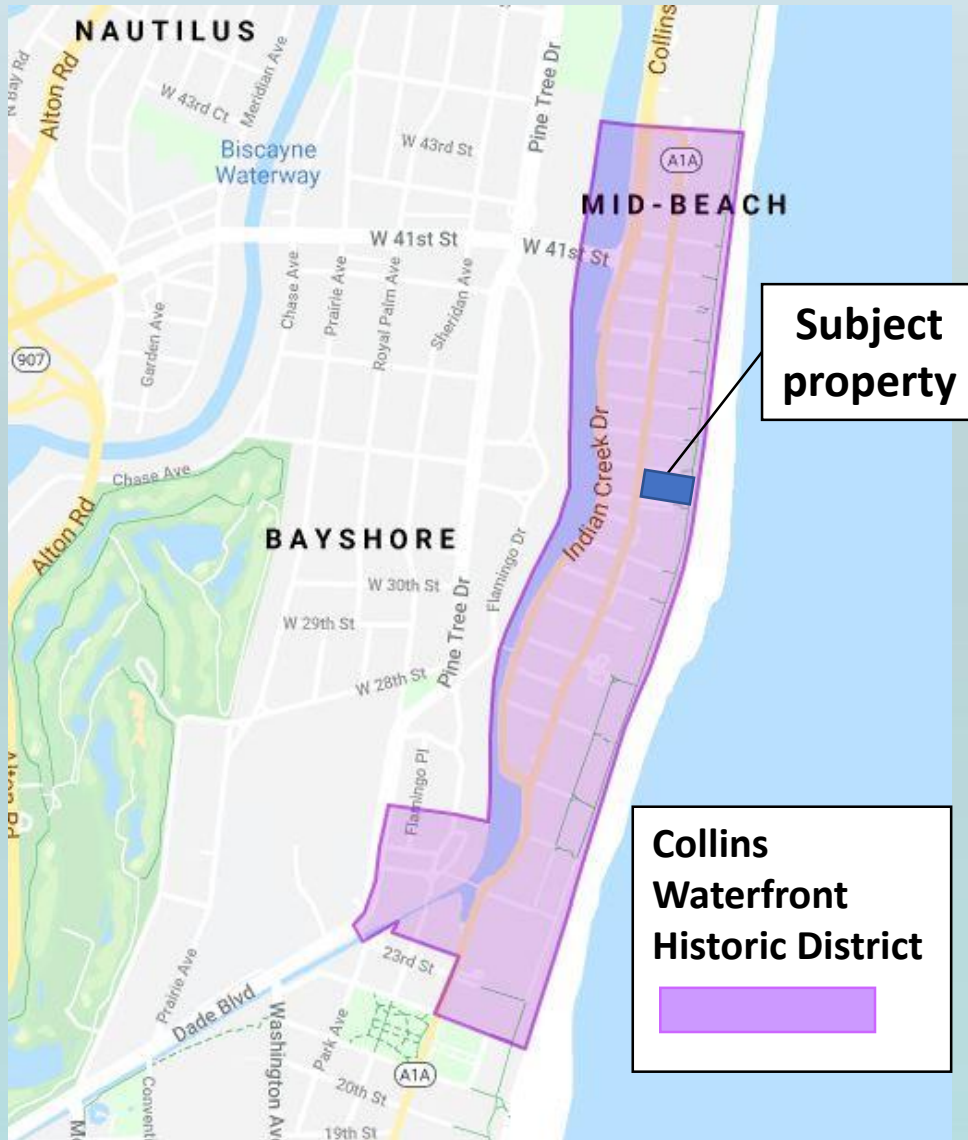
- g) Within areas that have an underlying zoning designation of RM-3. lots which are oceanfront lots with a lot area greater than 70.000 sq. ft. that also contain a contributing historic structure shall have a maximum height of 250 feet.
  - i. Any building with a height exceeding 203 feet shall have a front setback of 75 feet as measured to the closest face of a balcony

# Versailles Hotel



- Constructed 1940, designed by Roy F. France
- France has been credited with virtually creating the mid-beach skyline
- Part of the largest collection of France designs anywhere
- Contributing building in the Collins Waterfront Historic District
- As such, all work is subject to review and must be authorized by a Certificate of Appropriateness (COA).

# Collins Waterfront Historic District



## Purpose of the Historic District (Miami Beach Code Sec. 118-502)

- The protection of such historic sites and districts to combat urban blight, promote tourism, foster civic pride, and ***maintain physical evidence of the city's heritage***;
- The promotion of excellence in urban design by ***assuring the compatibility*** of restored, rehabilitated or replaced structures within designated historic districts;



# Certificate of Appropriateness

## Applicability

- The Versailles Hotel is a contributing building in the Collins Waterfront Historic District
- As such, all work is subject to review and must be authorized by a Certificate of Appropriateness (COA).

## Decision Process (Miami Beach Code Sec. 118-564)

A decision on an application for a certificate of appropriateness shall be based upon the following:

- (1) Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable compliance with the following:
  - a. **The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** as revised from time to time; and
  - b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.

# Evolution of Proposed New Construction



**2011 – 117 feet**



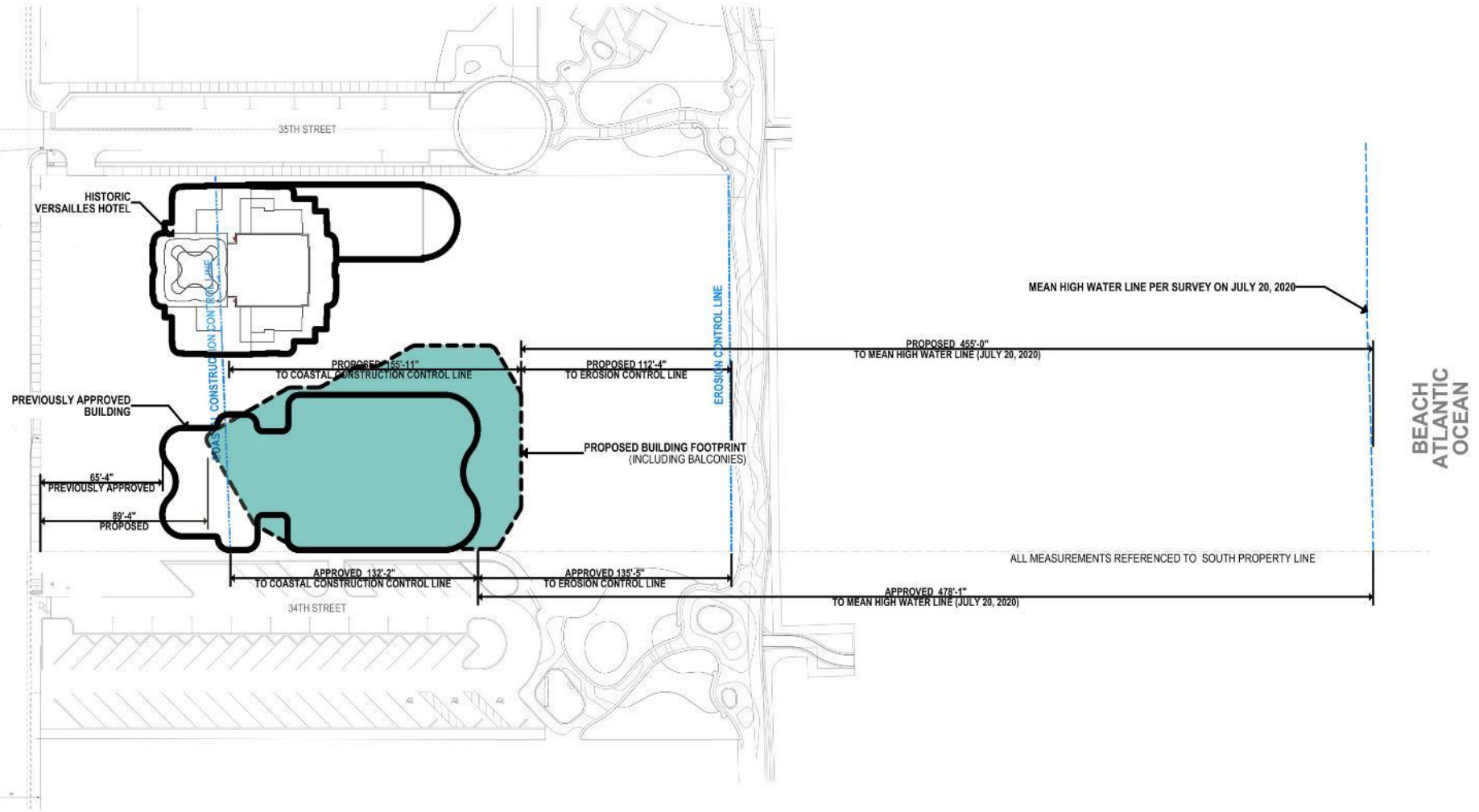
**2014 – 200 feet, 2016 – 203 feet**



# Allowable Scale of New Construction

Proposed amendments to Faena District Overlay would allow building height up to 250' to be constructed adjacent to the historic Versailles





PREVIOUSLY APPROVED COMPARED TO PROPOSED  
BUILDING FOOTPRINT TYPICAL LEVEL



LEVEL 13 OMITTED

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The Contractor Must Check All Vertical Dimensions Of The Job And Its Documents for Errors, Omissions and Discrepancies in T.O. Aspects Before Commencing work. Drawings Not to be Used  
For Bidding; See: RAI - HW C-001-25.1 - Methods of Bids for ARCHICAD 22/23/24 JAPAN HOTEL & RESIDENCE - JAPAN - By Akira Iwami 31 - Date: 7/5/2022





















# Solar Studies

## Summer Solstice



9 a.m.



Noon

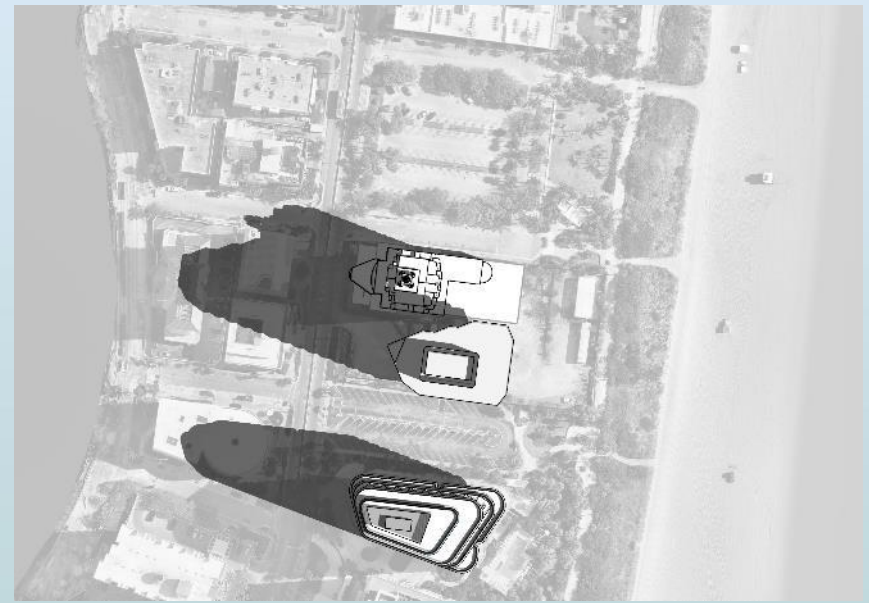


2 p.m.



# Solar Studies

## Equinox



9 a.m.



Noon



2 p.m.

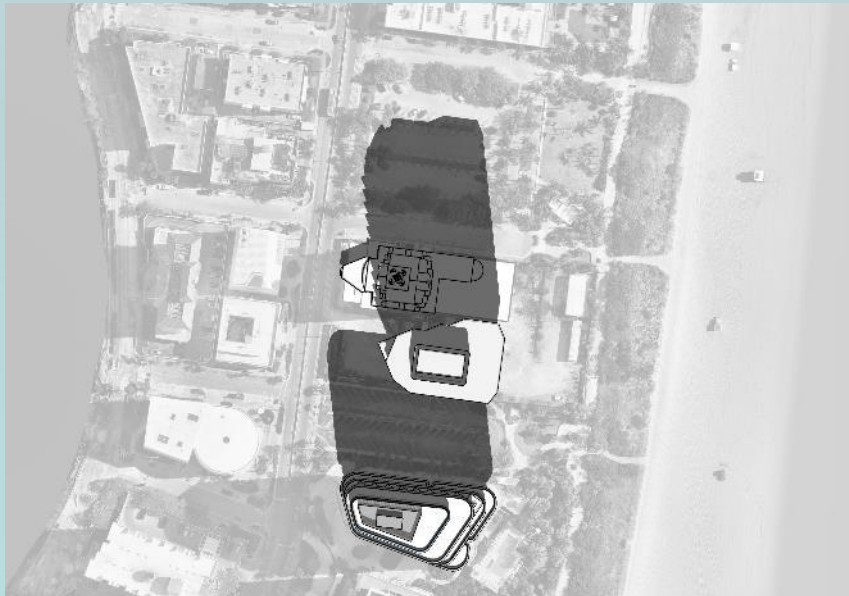


# Solar Studies

## Winter Solstice



9 a.m.



Noon



2 p.m.

# Secretary of the Interior's Standards

## Standard 9

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

- Allowable new construction with proposed height increase to 250' would be out of scale with its surroundings and would dwarf the historic Versailles Hotel
- Placement of new construction with larger setback from Collins and closer to the Versailles would have an adverse effect on the historic building
- Allowable height increase would create shade that would adversely impact adjacent contributing buildings that were designed to be seen and function in natural light

**NOT IN COMPLIANCE**

# Conclusion

- The Faena District Overlay is located in the Collins Waterfront Historic District; therefore, the Miami Beach Code requires proposed work to comply with the Secretary of the Interior's Standards for Rehabilitation. (Sec. 118-564(a)(1)a)
- Due to the significant adverse impact that would occur upon the Versailles Hotel and the historic architectural character of the surrounding Historic District, **any** allowable construction with the proposed height increase of 250' would fail to comply with the Secretary of the Interior's Standards Number 9

**Therefore, the requested increase in the height allowance to 250' for the Faena District Overlay should be denied in accordance with the requirements set forth in the Miami Beach Code, in accordance with the Miami Beach Historic Preservation Ordinance.**