

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: July 13, 2021

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB21-0464, **1506 Collins Avenue.**

An application has been filed requesting to change the classification of the existing building from Non-Contributing to Contributing in the City's Historic Properties Database.

### **RECOMMENDATION**

Revise the classification of 1506 Collins Avenue from Non-Contributing to Contributing.

### **BACKGROUND**

The Ocean Drive/Collins Avenue Local Historic District was adopted by the Mayor and City Commission on July 23, 1986. Since the original classification date, the structure has not been re-surveyed or re-evaluated by the City with regard to its classification within the City's Historic Properties Database.

In 2000, the Miami Beach National Register Architectural District was updated, at the request of a private property owner, to extend the date of significance through 1950. This extension allowed for properties constructed in the late 1940s to be eligible for certain Federal Tax incentives. At that time, several buildings were reclassified as Contributing buildings on the National Register of Historic Places.

In 2013, the period of significance for the Miami Beach National Register Architectural District was extended beyond 1950 to include properties constructed between 1951 and 1965. This amendment also included the addition of three new architectural styles including, Postwar Modern, Postwar Vernacular and Garden Style.

### **EXISTING STRUCTURE**

Local Historic District:	Ocean Drive/Collins Avenue
Classification:	Non-Contributing
Construction Date:	1962
Architect:	Don Reiff & Associates

### **ZONING / SITE DATA**

Legal Description:	Lot 1, Block 57, of the Alton Beach 1 <sup>st</sup> Subdivision, According to the Plat Thereof, as Recorded in Plat Book 2,
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Page 77, of the Public Records of Miami-Dade County, Florida.

Zoning: MXE, Mixed-use entertainment  
Future Land Use Designation: MXE, Mixed-use entertainment

**ANALYSIS**

On May 14, 1994, Section 19 of Miami Beach Zoning Ordinance No. 89-2665, entitled "HISTORIC PRESERVATION BOARD AND HISTORIC DISTRICT REGULATIONS", was amended to require that non-individually designated historic sites in historic districts be listed in the Miami Beach Historic Properties Database and classified as either Contributing or Non-Contributing. The definition of a "Contributing Building, Structure, Improvement, Site, or Landscape Feature", in said Ordinance reads as follows:

*One which by location, scale, design, setting, materials, workmanship, feeling or association adds to a local historic district's sense of time and place and historical development. A Building, Structure, Improvement, Site or Landscape Feature may be Contributing even if it has been altered if the alterations are reversible and the most significant architectural elements are intact and repairable.*

Pursuant to Subsection 118-534(b) of the City Code, the Historic Properties Database may be revised from time to time by the Historic Preservation Board, in accordance with procedures set forth in said Subsection.



*Historic Properties Database Photograph, ca. 1986*

### **Reclassification request**

The applicant is currently requesting the classification for the building located at 1506 Collins Avenue be revised from Non-Contributing to Contributing in the City's Historic Properties Database. The subject building (originally known as the Diplomat Apartments), constructed in 1962 and designed by architect Don Reiff, is a modest example of the Post War Modern style of architecture. The building maintains many distinctive original architectural features including, projecting balconies, exterior catwalks, projecting eyebrows and decorative breeze block. These are all characteristics that are representative of the Post War Modern style of architecture in Miami Beach.

Further, staff would note that while the partially below grade parking area accessed from Collins Avenue detracts from the district's sense of time and place and historical development, this condition is limited to the south portion of the ground level. This parking area will likely become unnecessary and may be inaccessible in the future due to the introduction of more resilient infrastructure in response to projected sea level rise. At that time, staff believes that this area could be appropriately adapted in a manner more consistent with the districts historic character.

Finally, the structure has been minimally altered and is capable of having most, if not all of its significant architectural elements restored. Such future alterations include the replacement of windows and doors within original openings, the replacement of the east facing balcony railings and the introduction of a triangular terrace along the front of the building at the second level.

In light of the fact that the subject building is within the scale and context of the historic district and is representative of the Postwar Modern style of architecture, staff believes that the structure located at 1506 Collins Avenue satisfies the definition of a Contributing building.

### **RECOMMENDATION**

In accordance with the information and reasons set forth in the foregoing analysis, staff recommends that the Historic Preservation Board re-classify the structure located at 1506 Collins Avenue as a Contributing building in the City's Historic Properties Database.

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: July 13, 2021

PROPERTY: 1506 Collins Avenue / 02-3234-019-1040

FILE NO: HPB21-0464

IN RE: An application has been filed by Villa Seis LLC requesting to change the classification of the existing building from Non-Contributing to Contributing in the City's Historic Properties Database.

LEGAL: Lot 1, Block 57, of the Alton Beach 1st Subdivision, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

**ORDER**

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

- A. The subject structure is currently classified as a Non-Contributing structure in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. Based on the plans and documents submitted with the application, the documentation in the file, the testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the existing building located at 1506 Collins Avenue, originally constructed in 1962, is consistent with the definition of Contributing in Section 114-1 of the City Code as shall be classified as Contributing within the Miami Beach Historic Properties Database.

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, that the application is GRANTED.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
HISTORIC PRESERVATION & ARCHITECTURE OFFICER  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ (                    ) )

Filed with the Clerk of the Historic Preservation Board on \_\_\_\_\_ (                    ) )

