

Ritz-Sagamore Project



Miami Beach Historic Preservation Ordinance

Miami Beach Code Article X

Intent

...the **preservation and conservation** of properties of historical, architectural and archeological merit in the city is a public policy of the city and **is in the interest of the city's future prosperity.**

Purpose

...to **protect** and encourage the revitalization of sites and districts within the city having special historic, architectural or archeological value to the public. This general purpose is reflected in the following specific goals:

- (2) 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;
- (4) The promotion of excellence in urban design by **assuring the compatibility** of restored, rehabilitated or replaced structures within designated historic districts;



MIAMI BEACH

Ocean Drive / Collins Avenue Historic District



Ritz-Sagamore Project

Proposed Design



North Elevation

Sagamore

Sagamore



West Elevation



East Elevation

Sagamore Hotel



Sagamore Hotel – Adverse Impact



The renderings presented herein are a conceptual depiction of the proposed design for the Ritz-Sagamore Project. The renderings do not depict the impact of shading that would result from the proposed design.

Postcard Skyline – “Crown Jewels”



Postcard Skyline – “Crown Jewels” – Adverse Impact



Context of the National Hotel



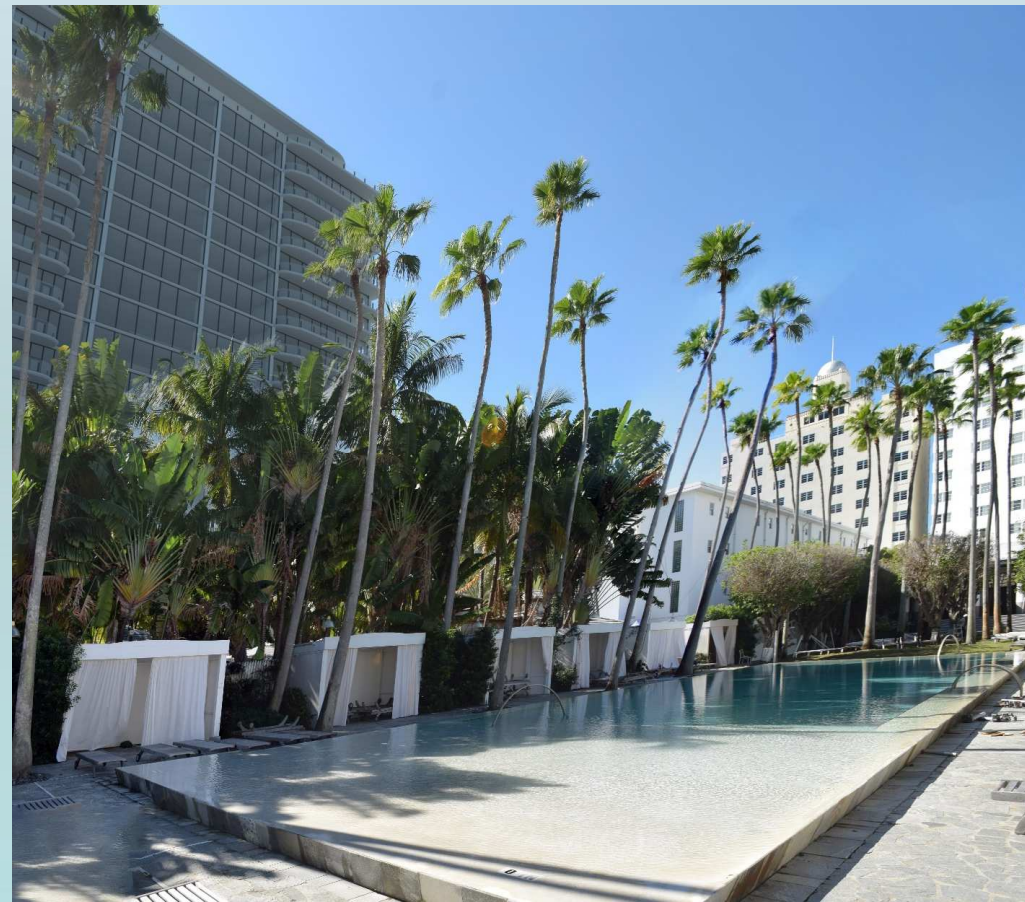
Context of the National Hotel – Adverse Impact



Context of the Delano Hotel



Context of the Delano Hotel – Adverse Impact



Solar Study

Winter Solstice
(December)



10 a.m.



11 a.m.



1 p.m.

Solar Study

Equinoxes
(March & September)



10 a.m.



11 a.m.



1 p.m.

Certificate of Appropriateness Criteria

Miami Beach Code Sec. 118-564

- a. 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.

Compatibility

Miami Beach Code Sec. 118-564 (a) (3)

- d. The proposed structure, and/or additions to an existing structure is **appropriate to and compatible with the environment** and adjacent structures, and **enhances the appearance** of the surrounding properties, or the purposes for which the district was created.

NOT SATISFIED

- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, **relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands**, pedestrian sight lines and view corridors.

NOT SATISFIED

Compatibility

Miami Beach Code Sec. 118-564 (a) (3)

- j. Any proposed new structure shall have an **orientation and massing which is sensitive to and compatible with the building site and surrounding area** and which creates or maintains important view corridor(s).

NOT SATISFIED

- m. Any addition on a building site shall **be designed, sited and massed** in a manner which is **sensitive to and compatible** with the existing improvement(s).

NOT SATISFIED

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.

- The proposed tower is out of scale with its surroundings and would dwarf the historic Sagamore Hotel
- The integrity of the postcard view skyline – the “Crown Jewels” of the District – would be comprised by the construction of the proposed tower.
- Construction of a 200’ tower would have an adverse impact on the contexts of both the National and Delano Hotels.

NOT IN COMPLIANCE

Conclusion

- The Ritz-Sagamore Project is located in the Ocean Drive / Collins Avenue 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)
- The proposed tower is not compatible with the surrounding properties, which are all contributing resources to the Historic District.
- Due to the significant adverse impact that would occur upon the Sagamore Hotel, the National Hotel, the Delano Hotel and the historic architectural character of the surrounding Historic District, the projects fails to comply with the Secretary of the Interior's Standards Number 9.

**Therefore, in accordance with
Miami Beach Code,
the requested COA should be denied.**