

OVERVIEW

The project concerns two properties that are located on the east side of Collins Avenue, north of Lincoln Road. The Ritz-Carlton is comprised of the former DiLido Hotel (1953) and the former Wolfie's Building (1948, 1950) and is located at 1669 Collins Avenue and 1 Lincoln Road. The Sagamore Hotel (1948) is located immediately north of the Ritz-Carlton at 1671 Collins Avenue. For details on the buildings and their architects, please refer to Overview of the Ritz-Sagamore Properties in the Ritz-Carlton Project report.

The properties associated with the Ritz-Sagamore Project are located within the Ocean Drive / Collins Avenue Historic District. For details on the District and its significance, please refer to Ritz-Carlton Project report. For an overview of the proposed project, please refer to Ocean Drive / Collins Avenue Historic District in the Ritz-Carlton Project report.

DELANO HOTEL²

In May 1947, a rendering for the new Delano Hotel was published in the Miami News. (Figure 1) By mid-1948, when the hotel was under construction, the design had taken on its current form. (Figure 2) The building was slated to be 10 stories tall, but an additional story was permitted in April 1948. The hotel had 201 rooms, 3 one-bedroom apartments, a dining room and a swimming pool. Permits were obtained for 52 cabanas and a band shell in the autumn of 1948. The architect was B. Robert Swartburg and the engineer was Alexis B. Kononoff. The general contractor was J. Y. Gooch Co., Inc.

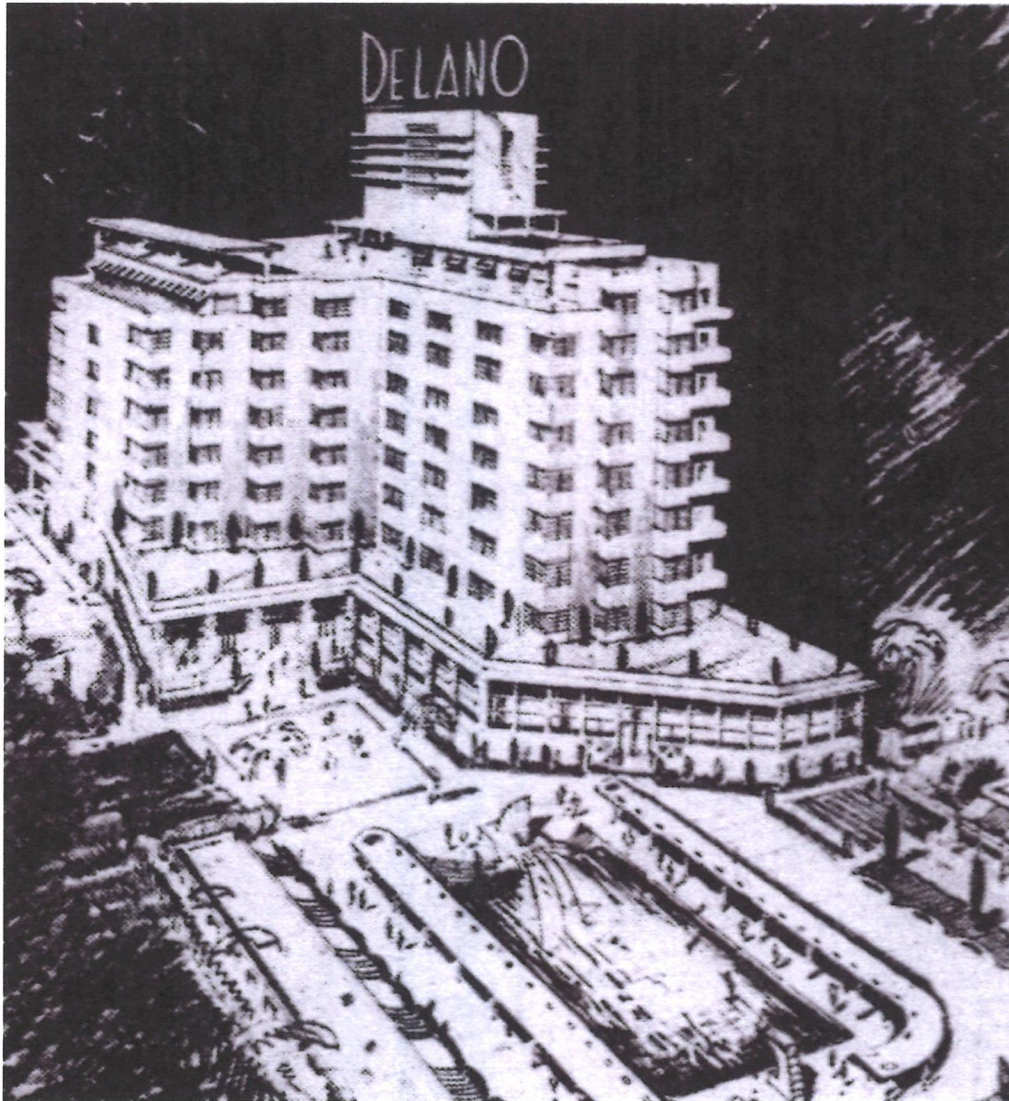
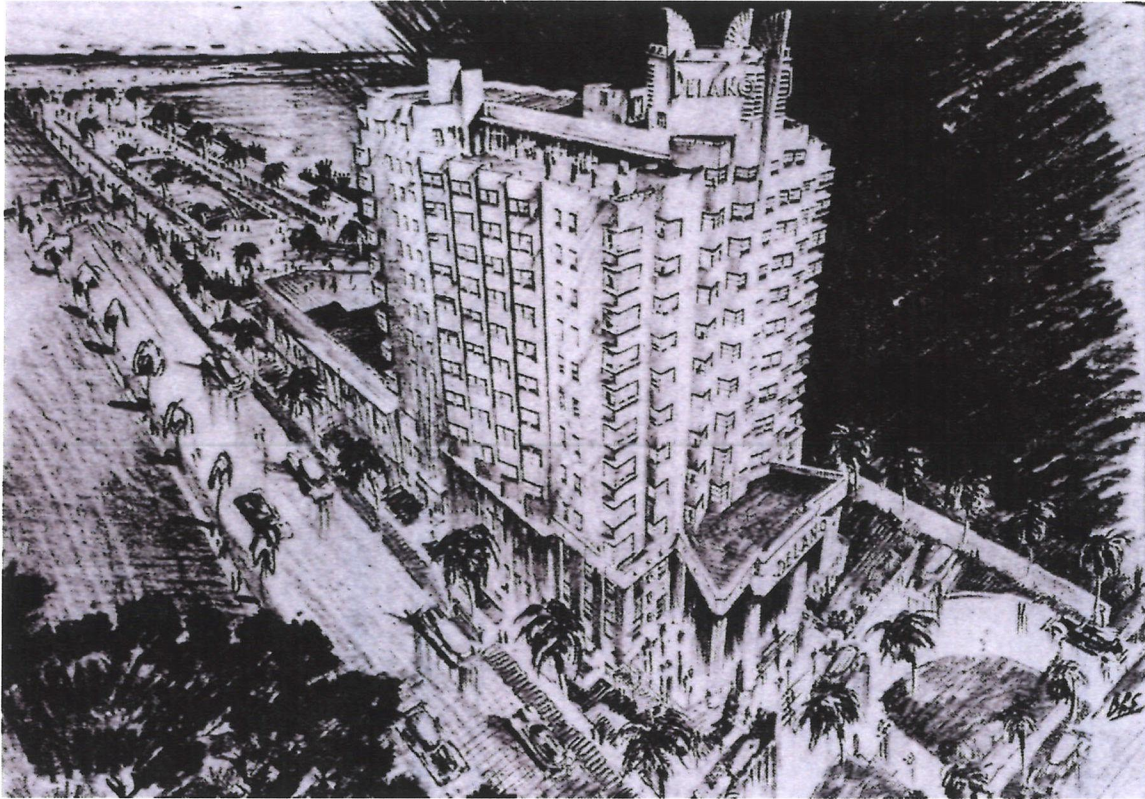


Figure 1. Rendering showing original design of the Delano Hotel, 1947.
(Miami News, 5/18/1947, p. 36)

² The use of "Delano Hotel" herein is for ease of reference, and does not signal any affiliation with the DELANO Brand of luxury and lifestyle hotels.



*Figure 2. Rendering of the revised design for the Delano Hotel, 1948.
(Miami Herald, 4/4/1948, p. 96)*

The hotel, which was named for the late President Franklin Delano Roosevelt, opened on December 15, 1948. Former First Lady Eleanor Roosevelt stayed at the hotel during a visit to Miami Beach in 1955. In 1957, a 2-bedroom, 2-bath suite and two 1-bedroom, 2 bath apartments were added to the penthouse level. Also in 1957, the bandstand was demolished, and the dancing patio was covered to form an auto storage garage.

“...Swartburg’s Delano Hotel...still had one foot firmly planted in the Art Deco era. Its vertical thrust and winged finial made a fine bookend to L. Murray Dixon’s definitely Deco Grossinger Beach (now the Ritz Plaza) of 1940 across Seventeenth Street. The Delano’s monumental entry canopy was also a complement to the canopy of Roy France’s National Hotel of 1940 next door. The Delano completed South Beach’s signature Deco skyline begun by the Ritz Plaza and the National before the war.”³

³ Eric P. Nash and Randall C. Robinson, Jr., *MiMo: Miami Modern Revealed*, (San Francisco: Chronicle Books, 2004), 54-55.



*Figure 3. Delano Hotel, 1949.
(Miami Herald, 1/16/1949, p. 104)*



*Figure 4. Delano Hotel, December 1957.
(Miami-Dade Property Appraiser)*



Figure 5. Pool area at Delano Hotel, looking east, November 1953. (FIU Libraries)

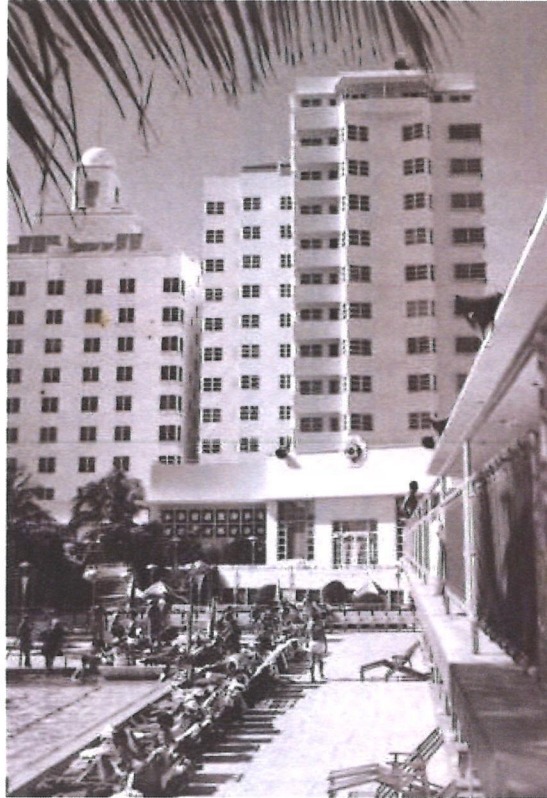


Figure 6. Pool area at Delano Hotel, looking west, November 1953. (FIU Libraries)



Figure 7. Terrace at Delano Hotel pool area, looking northwest, December 1957. (Miami-Dade Property Appraiser)



Figure 8. Pool area at Delano Hotel, looking northwest, August 1955. (Miami-Dade Property Appraiser)

The Delano remained under the original ownership until 1971. By that time, South Beach was beginning its decline from the earlier glory days. The hotel was sold in 1979 and again in 1986, but it was repossessed in 1989. The Delano Hotel was closed around 1990.

In 1993, the Delano was purchased by Ian Schrager, a co-founder of Studio 54. Schrager intended to turn the dilapidated Delano into a full-service five-star luxury hotel, which was non-existent on South Beach at that time. In early 1994, when the project was approved by the Miami Beach Historic Preservation Board, the building was described as “little more than a pink husk.”⁴ Schrager hired Phillipe Starck, a French architect and industrial designer, to design the \$22 million renovation. The two had worked together on renovations of other Schrager properties, including the Royalton and the Paramount in New York City.

Schrager was looking to create a destination to attract people who normally would not come to Miami Beach. The hotel was to be ultra-chic. The entire exterior was painted white, which caused the building to stand out from its colorful surroundings. The hotel rooms were almost completely white. The lobby was dark but opened to the light of the outdoor areas and beach.

One of the most distinctive features of the new Delano was the pool area. The pool was moved to a sunnier spot, which required the granting of 17 variances.⁵ The new pool was created as a “water salon”, which promoted relaxation rather than exercise. (Figure 9) The 30’ x 150’ foot infinity pool ranged in depth from 1’ to 5’ and featured piped-in classical music and built-in wrought iron furniture. “It is a modern take on the multi-tiered tropical fantasy pool at Morris Lapidus’s Fontainebleau Hotel nearby. The Delano’s pool is intended to be the hotel’s centerpiece -- in effect, an outdoor lobby.”⁶ Howard Fields, the pool designer, stated that it “will be one of the great pools of the world.”⁷ In addition to the pool, the surrounding area featured a grass lawn with full-length mirrors leaning against the trees, indoor light fixtures hanging from branches, a marble kitchen table sitting on a tile area “rug”, a lawn chess board, and curtained cabanas, all under towering Washington palm trees.



Figure 9. Infinity pool at the Delano, looking west, 1995. (Miami Herald, 8/24/1995, p. 439)

The visually-spectacular infinity pool at the Delano was like no other in Miami Beach, and the pool area helped to define the resort. It served as a gathering and lingering place for celebrities

⁴ Anthony Faiolo, “Beach Oks Delano Renovation,” *Miami Herald*, January 12, 1994, 23.

⁵ Suzanne Slesin, “The New Deal in Miami Beach,” *New York Times*, June 29, 1995, <https://www.nytimes.com/1995/06/29/garden/the-new-deal-in-miami-beach.html?searchResultPosition=7>.

⁶ Timothy Jack Ward, “Remaking a Hotel, the Un-Miami Way”, *New York Times*, August 4, 1994, <https://www.nytimes.com/1994/08/04/garden/remaking-a-hotel-the-un-miami-way.html?searchResultPosition=1>

⁷ Ibid.

and non-celebrities alike. The Delano pool helped to popularize the infinity pool in South Florida. In 2004, a real estate advertisement for a private home mentioned a “Delano style infinity edge pool.”⁸

The revitalization of South Beach began with the renovation of the Delano Hotel. The hotel was “instrumental in putting South Beach back on the map as a fashionable destination favored by celebrities and models...The Delano...played an influential role ushering in the boutique hotel trend.”⁹

⁸ “S. Beach Estate,” (classified ad), *Miami Herald*, May 2, 2004, 204.

⁹ “Delano Hotel South Beach celebrates its 21st birthday,” *Miami Herald*, February 7, 2019, <https://www.miamiherald.com/miami-com/hotels-motels/article225844595.html>

The Architect of the Delano

B. Robert Swartburg was born in 1895 in Bucharest, Romania. His family immigrated to New York City in 1905. He studied architecture at Columbia University, Beaux-Arts Institute of Design in New York, École des Beaux-Arts in Paris, and the American Academy in Rome. He established an architectural practice in New York in 1922, but he spent time in South Florida beginning in the mid-1920s. He relocated his architectural practice to Miami Beach in 1944. Swartburg became one of the prominent modernists in South Florida. Besides the Delano, other works include the Marseilles (Figure 10) and Sorrento (Figure 11) Hotels in Miami Beach, Vagabond Motel in Miami, (Figure 12) several commercial establishments and numerous apartment buildings, including the complex at 6881 Bay Drive in Miami Beach. (Figure 13) He also designed the Miami Beach Civic Center Complex. Swartburg retired from practice in 1972 and died in 1975.

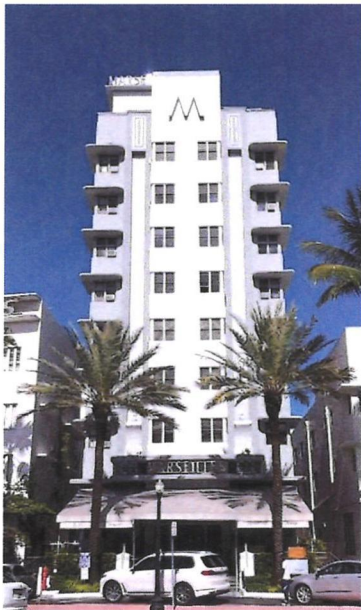


Figure 10. Marseilles Hotel, Miami Beach, August 2021.
(Heritage Architectural Associates)

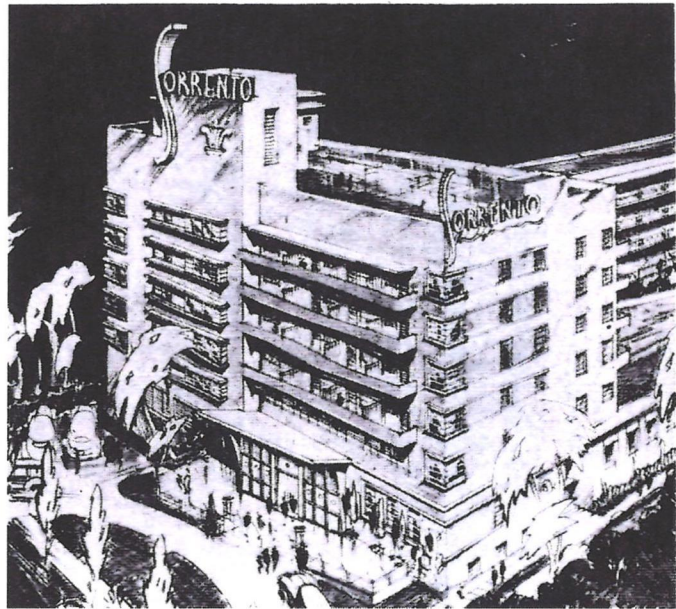


Figure 11. Rendering of Sorrento Hotel, 1948.
(Miami Herald, 7/18/1948, p. 33)



Figure 12. Vagabond Motel, Miami, 2014.
(Wikipedia)



Figure 13. 6881 Bay Drive, Miami Beach, 2018..
(Google maps)

DELANO POOL AREA

The Delano Pool Area is accessed via a full-width terrace that extends from the rear of the hotel. The terrace is covered by a shed roof with a whimsical curled section. The roof is supported by wide columns. Broad concrete steps, interlaced with artificial turf, lead from the terrace to the lawn.



*Figure 14. View of grass lawn and landscaping, looking east, December 2021.
(Heritage Architectural Associates)*



*Figure 15. View of grass lawn and landscaping, looking west, December 2021
(Heritage Architectural Associates)*

The grass lawn is dotted with tall Washington palms, deciduous trees, and shrubbery. (Figure 14, Figure 15) Large gameboards (Figure 16) and a tile “area rug” (Figure 17) are embedded in the lawn.

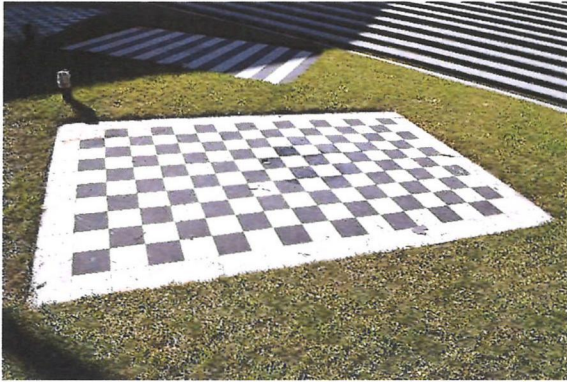


Figure 16. Large chessboard in lawn of pool area,
December 2021.
(Heritage Architectural Associates)



Figure 17. Tile "area rug" in lawn of pool area,
December 2021.
(Heritage Architectural Associates)

Two-story contiguous cabanas line the north side of the pool (Figure 18), and one-story individual cabanas are located south of the pool. (Figure 19)

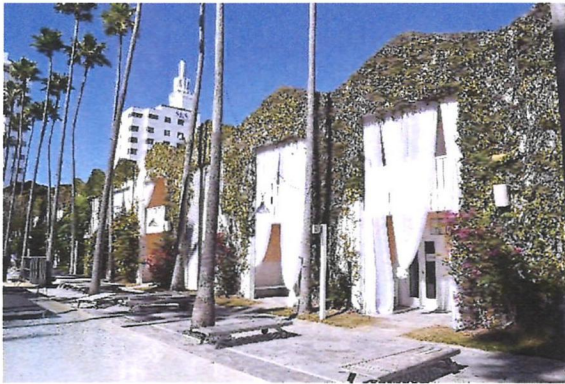


Figure 18. Two-story cabanas north of pool,
December 2021.
(Heritage Architectural Associates)



Figure 19. One-story cabanas south of pool,
December 2021.
(Heritage Architectural Associates)

The 30' x 150' infinity pool is located east of the grass lawn and is surrounded by stone paving. (Figure 20, Figure 21) The pool depth ranges from 1" to 5'. The eastern end of the pool features a long shallow area that leads to steps. (Figure 22) The western end of the pool features steps but does not have the shallow area. (Figure 23)



Figure 20. View of Delano pool, looking east, December 2021.
(Heritage Architectural Associates)

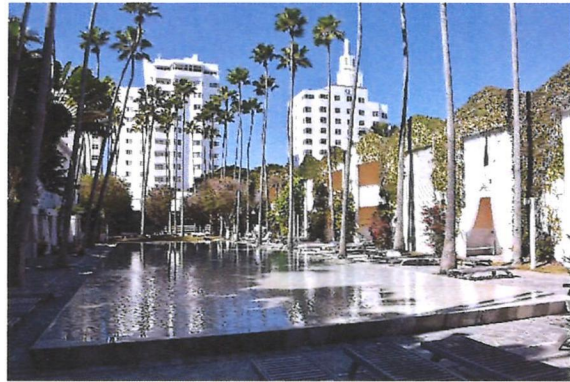


Figure 21. View of Delano pool, looking west, December 2021.
(Heritage Architectural Associates)



Figure 22. Detail of long shallow area at eastern end of pool, December 2021.
(Heritage Architectural Associates)

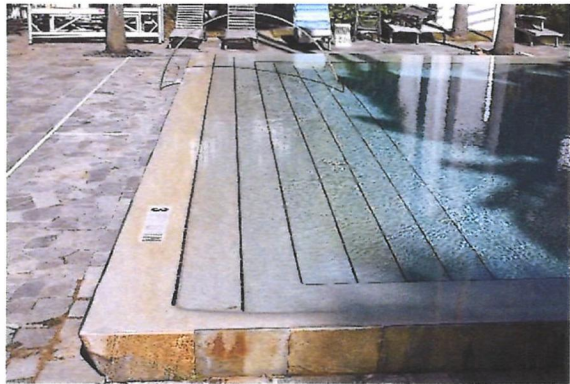


Figure 23. Detail of pool steps at western end of pool, December 2021.
(Heritage Architectural Associates)

A patio paved with wood slats laid in a herringbone pattern is located near the eastern end of the pool area. (Figure 24, Figure 25) A bar covered by a pergola-type structure with a solid roof is located on the patio. (Figure 24) Beyond the bar, two large couches are situated at the eastern end of the pool area. (Figure 25)



Figure 24. Bar and patio at eastern end of pool area, looking west, December 2021.
(Heritage Architectural Associates)



Figure 25. Detail of one of the couches at eastern end of patio, December 2021.
(Heritage Architectural Associates)

OVERVIEW OF THE PROPOSED RITZ-SAGAMORE PROJECT

The Ritz-Sagamore Project includes two adjoining properties located on the east side of Collins Avenue just north of Lincoln Road in the South Beach area of Miami Beach, Florida. The properties are the Ritz-Carlton South Beach at 1 Lincoln Road / 1669 Collins Avenue, and the Sagamore Hotel at 1671 Collins Avenue. The Ritz-Carlton is comprised of the former DiLido Hotel (1953), designed by Melvin Grossman with Morris Lapidus as associate, and the former Wolfie's Building (1948-1950), designed by Igor Polevitzky. The Sagamore Hotel (1948) was designed by Albert Anis, with Melvin Grossman as associate.

The Ritz-Sagamore Project documents that have been submitted to the Historic Preservation Board (HPB) were prepared by Kobi Karp Architecture and Interior Design Inc., dated September 7, 2021. The following is a summary of the proposed scope of work that has been excerpted from the Letter of Intent prepared by Greenburg Traurig, attorneys for the applicants, for the Historic Preservation Board for the meeting originally scheduled for November 9, 2021 and continued to December 13, 2021.

Sagamore Hotel

The applicant is proposing the restoration of the front façade, entry signage and canopy. Interior modifications include restoration of the lobby and reception desk, elimination of most of below-grade basement, demolition of non-historic, raised lobby corridor and new lobby corridor additions. Additionally, the project includes the complete demolition of the 1999 Rear Addition, complete demolition of the pool deck, and demolition of the detached, five-story Cabana/Bungalow Addition along the eastern portion of the property. A new roof deck terrace, new pool deck and exterior hardscapes, and covered, open-air walkway will be constructed.

Ritz-Carlton Hotel

The applicant is proposing minor interior demolition and reconfiguration of the northernmost portion of the 3rd floor of the Ritz for a new bridge connecting the two properties. Additional modifications include the partial demolition of the North Cabana wing at the Ritz-Carlton Hotel from the basement to the 5th floor and a ground-up addition, which includes rebuilding existing rooms with a 5th floor new amenity area. Further, the ground floor parking garage will be renovated and reconfigured.

New Construction – Residential Tower

The applicant is proposing the construction of a residential condominium tower with approximately 50 units and common areas located in place of the Sagamore 1990s Addition and cantilevered over the existing 4-story cabana (northern wing) of the Ritz Property (with no structural connection to the existing Ritz structure below). The new residential tower includes a lobby on the ground floor, one residential unit located on each of Levels 3-4, a common area and pool deck located on Level 5, and the remaining residential units contained on Levels 6-17 (four residential units per floor).

Site

Additionally, the application is proposing new landscaping pools and water features along the rear yard with two proposed service bars and interior renovations to the existing Beach Club Café for a new show kitchen, and new event space located along the eastern portion of the Ritz Property.

ANALYSIS OF PROPOSED WORK

The Ritz-Sagamore Project proposes the construction of a 17-story, 200' tower behind the 7-story Sagamore Hotel. In 2019, the maximum building height for additions on lots of 115,000 square feet or greater was increased to 200 feet for RM-3 zoned oceanfront properties between 16th and 21st Streets. The subject properties, with combined lot sizes, meet the lot size criteria.

The proposed tower would be constructed 52'-3" east of the existing Sagamore Hotel. The northwest corner of the tower would be 37'-5" from the northern edge of the Sagamore. The tower would be cantilevered over the cabanas located to the east of the Ritz-Carlton Hotel. (Figure 26)

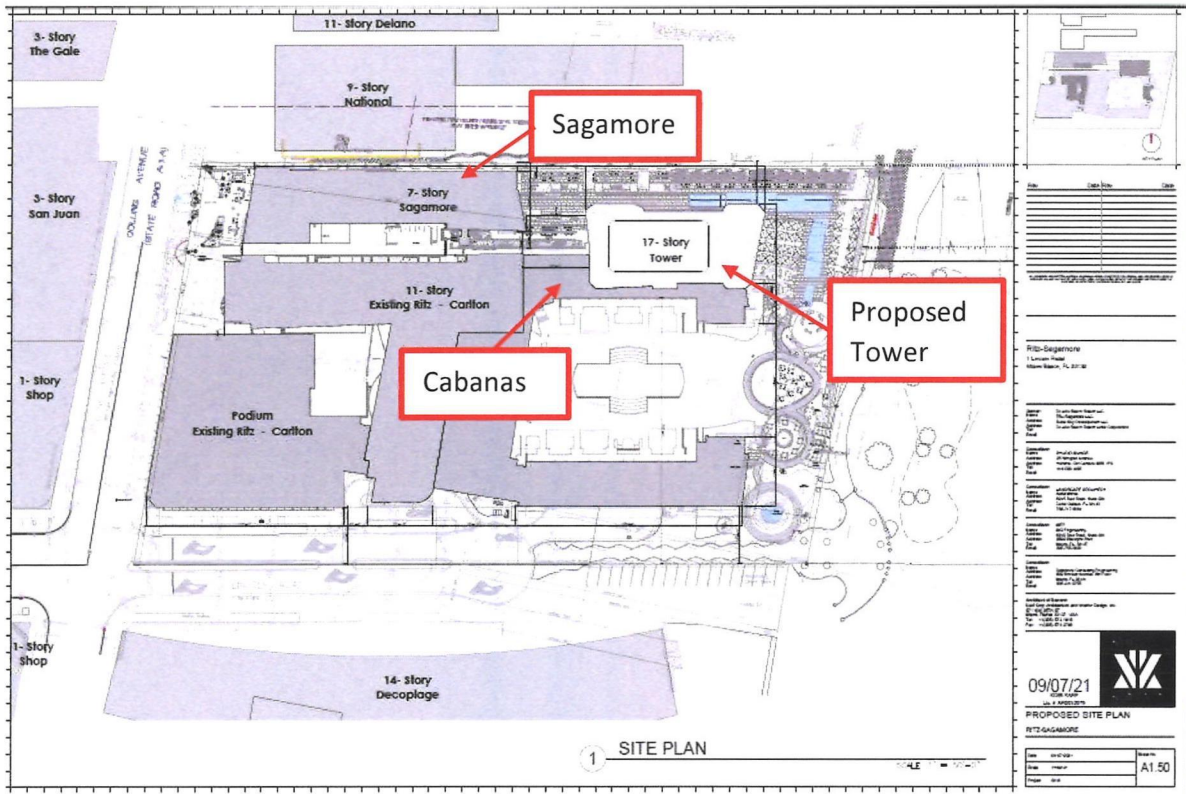


Figure 26. Proposed Site Plan for Ritz-Sagamore Project, 9/7/2021.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A1.50)

Based upon the information that was submitted to the Miami Beach Historic Preservation Board for its November 9, 2021 (continued to December 13, 2021) meeting, the effects of the proposed height of a 200' tower on the site have been analyzed. Renderings of a proposed conceptual design for the site were generated based upon the documentation that was presented.

The proposed 200' height limitation excludes certain items that may be placed on a building roof. The height limit for these additional items is 25', which would result in a total height of 225'. (Miami Beach Code Sec. 142-1161)

Some examples are:

- Mechanical equipment and equipment rooms
- Chimneys and air vents
- Decorative structures used only for ornamental or aesthetic purposes
- Elevator bulkheads or elevator mechanical rooms
- Radio, television, and cellular telephone towers or antennas, and rooftop wind turbines
- Stairwell bulkheads
- Swimming pools, whirlpools or similar structures, which shall have a four-foot wide walkway surrounding such structures, not to exceed five feet above the main roofline
- Wind turbines on oceanfront properties

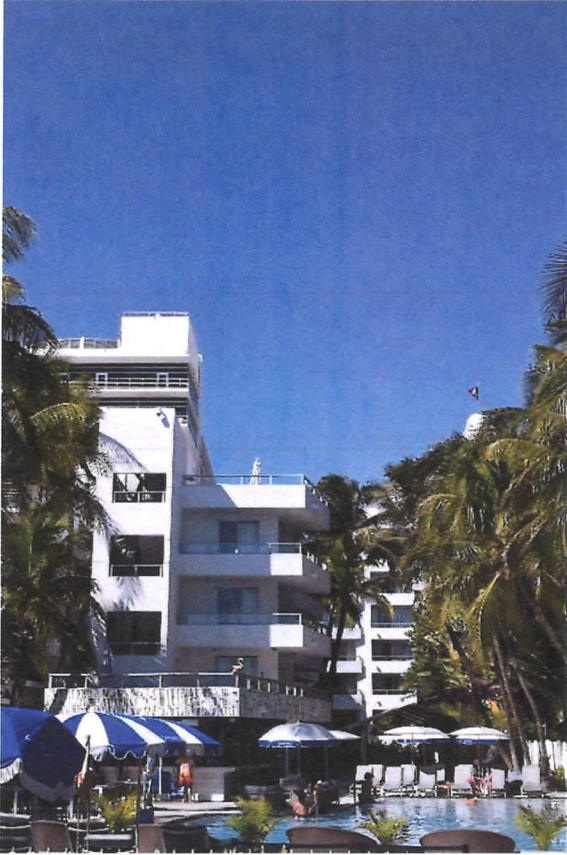
Size, Scale and Placement upon Site

The proposed 200' tower located behind the Sagamore Hotel would be out of scale with its surroundings and would dwarf the historic hotel. (Figure 27)



*Figure 27. Proposed west elevation.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A4.06)*

The proposed placement of the new construction will cause the view of the Sagamore from the beach to be partially obscured. This will have an adverse effect upon the Sagamore Hotel and its historic relationship with its site. (Figure 28-Figure 32)



*Figure 28. View of Sagamore Hotel, looking west,
October 2021.
(Heritage Architectural Associates)*



*Figure 29. View of Sagamore Hotel with proposed
tower.
(Heritage Architectural Associates with K4
Architecture)*



*Figure 30. Rendering of proposed tower looking south from Beachwalk, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



Figure 31. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking west from beach, October 2021.
(Heritage Architectural Associates)



Figure 32. Rendering showing scale and placement of proposed tower behind Sagamore Hotel, October 2021.
(Heritage Architectural Associates with K4 Architecture)

Impact Upon the Integrity of Skyline and Adjacent Historic Architecture

Due to its scale and height, the proposed 200' tower to be constructed behind the Sagamore Hotel would have an adverse impact upon the integrity of the historic architectural integrity of the Ocean Drive / Collins Avenue Historic District. In the four-block oceanfront area between 16th and 20th Streets, there are only two buildings that are approximately 200' in height, and these buildings, Loews and the Shore Club, are located at each end of the four-block area.

The following table illustrates the approximate heights of neighboring buildings along Collins Avenue between 16th and 20th Streets.¹⁰ It is notable that the proposed tower is 65-75' taller than the neighboring buildings. The construction of a 200' tower in the middle of this four-block area would adversely impact the integrity of this section of the Historic District.

Name (south to north)	Stories	Height	Name (south to north)	Stories	Height
Loews	18	200	Seacomber	3	39
Georgia Condo	10	100	Surfcomber	3	38
Decoplage Condo	16	170	Marseilles	8	85
Dildio/Ritz-Carlton	12	130	South Seas	8	85
Sagamore	7	65	Richmond	7	75
Proposed Tower	17	200	Raleigh	8	85
National	12	125	Shelborne	14	150
Delano	13	135	Nautilus	7	75
Ritz Plaza	12	125	Shore Club	19	200

In particular, construction of a 200' tower will impact the "postcard" view of the iconic skyline formed by the National, Delano and SLS (Ritz Plaza) Hotels. (Figure 33-Figure 40)

¹⁰ Adapted from Jimmy L. Morales, *Miami Beach Commission Memorandum*, 7/31/19



Figure 33. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) from east, October 2021.
(Heritage Architectural Associates)



Figure 34. Rendering showing proposed tower in relation to area hotels, October 2021.
(Heritage Architectural Associates with K4 Architecture)



*Figure 35. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking southwest from beach, December 2021.
(Heritage Architectural Associates)*



*Figure 36. Rendering showing proposed tower looking southwest from beach, December 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 37. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking northwest from beach, October 2021.
(Heritage Architectural Associates)*



*Figure 38. Rendering showing proposed tower behind Sagamore Hotel, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



Figure 39. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) from 17th Street, December 2021.

(Heritage Architectural Associates)



Figure 40. Rendering showing proposed tower from 17th Street, December 2021.

(Heritage Architectural Associates with K4 Architecture)

Visual Effect and Shadowing on the Delano Hotel

The design response to the brilliant sub-tropical light of South Florida has historically been an essential component of the architecture of Miami Beach, Miami, and the surrounding region – and continues to be to this day. Buildings have been designed to play upon, and “come to life”, through the response to light. The historic architecture of Miami Beach exemplifies this and celebrates it. Building orientations, shapes, design features, and windows are strategically placed to take advantage of the sun, the light, and the views. Light draws attention to textures and building nuances, features, and forms. Colorful and lighter palettes are utilized in response to this light. However, the construction of a building with a height of 200’ will adversely impact adjacent and nearby contributing historic buildings – including those on the project site – by the introduction of shade upon buildings, building components, and sites that have been designed in response to this light. (Figure 41-Figure 48)

The following images show the visual effect that the proposed 200’ tower would have on the pool area of the Delano.



Figure 41. View of pool area at Delano Hotel, looking southwest, December 2021. (Heritage Architectural Associates)



Figure 42. View of pool area at Delano Hotel, looking southwest, with proposed tower. (Heritage Architectural Associates with K4 Architecture)



Figure 43. View of pool bar area at Delano Hotel, looking southwest, December 2021. (Heritage Architectural Associates)



Figure 44. View of pool bar area at Delano Hotel, looking southwest, with proposed tower. (Heritage Architectural Associates with K4 Architecture)



Figure 45. View looking south from pool area at Delano Hotel, December 2021. (Heritage Architectural Associates)

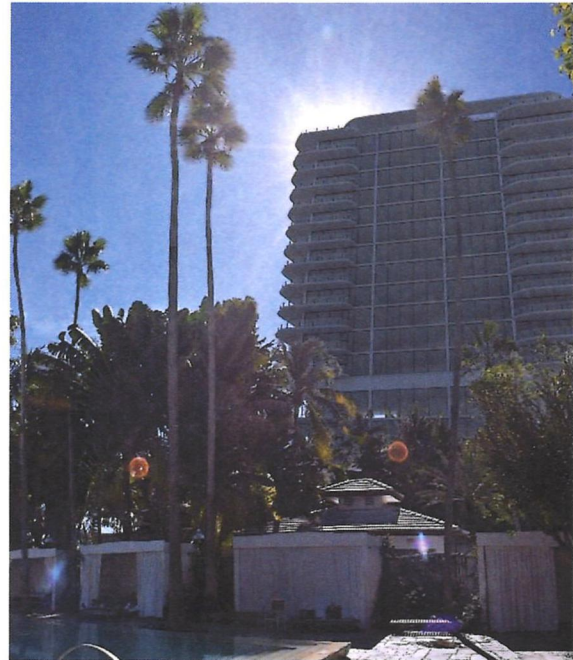


Figure 46. View looking south from pool area at Delano Hotel, with proposed tower. (Heritage Architectural Associates with K4 Architecture)



Figure 47. View of pool area at Delano Hotel, looking southeast, December 2021. (Heritage Architectural Associates)



Figure 48. View of pool area at Delano Hotel, looking southeast, with proposed tower. (Heritage Architectural Associates with K4 Architecture)

The Delano Hotel, a contributing building in the Ocean Drive / Collins Avenue District (local) and the National Register-listed Miami Beach Architectural (Art Deco) District, was designed in response to South Florida's sub-tropical light. The building, with its windows, windowed corners and oceanfront site, is light dependent.

According to the solar shading studies shown, the addition of a 200' building on the adjacent lot behind the Sagamore will have a significant impact on the Delano Hotel. The tower will cast shadows on the Delano pool area during most of the day at the Winter Solstice, the peak season for tourism and a time of year when occupants will be expecting sun in these light-inspired areas. (Figure 49-Figure 60)

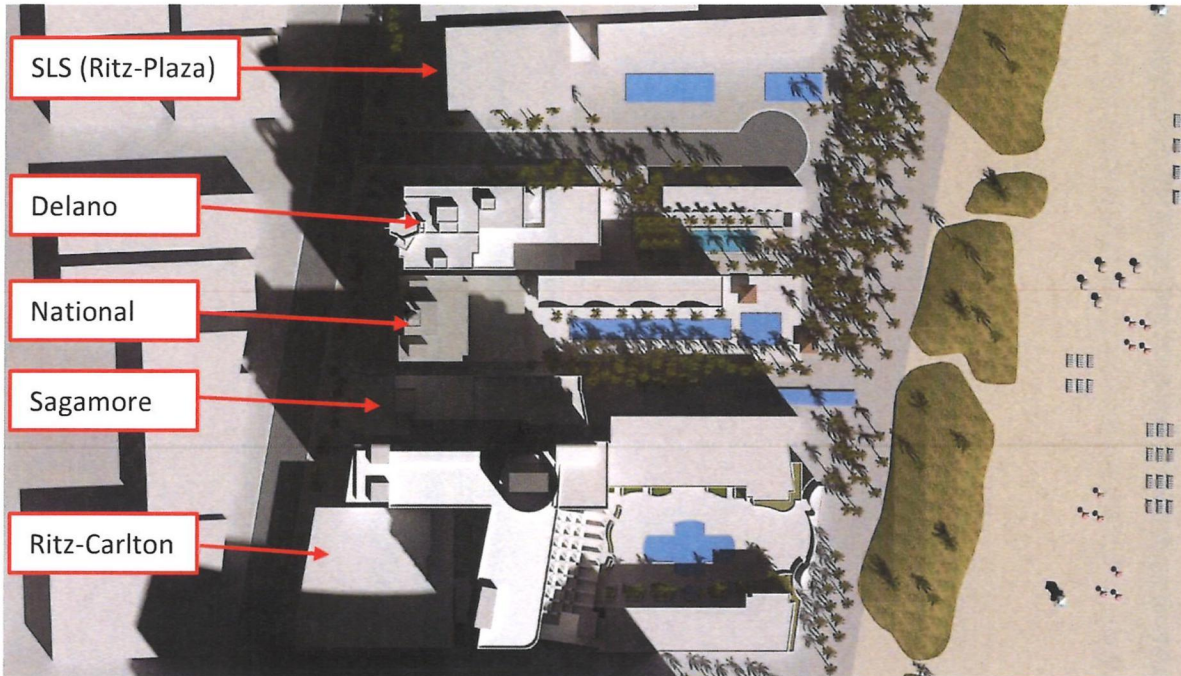


Figure 49. Existing shadowing at Winter Solstice, 10 a.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)



Figure 50. Shadowing at Winter Solstice, 10 a.m. with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)

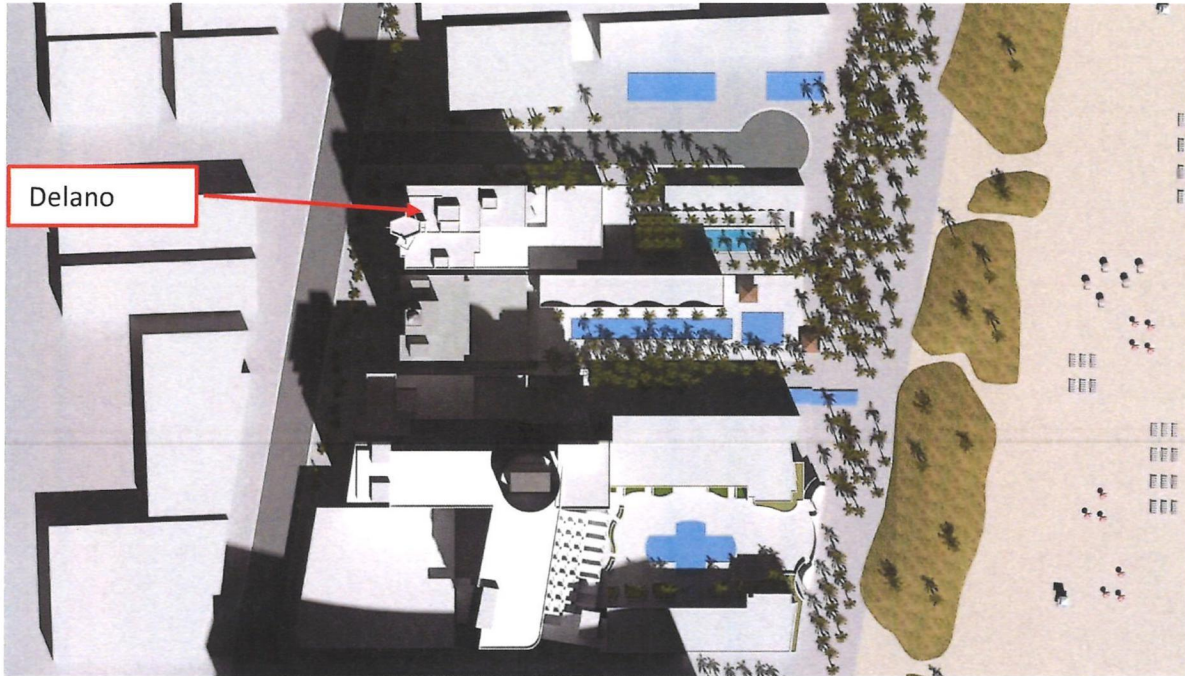


Figure 51. Existing shadowing at Winter Solstice, 11 a.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)



Figure 52. Shadowing at Winter Solstice, 11 a.m. with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)

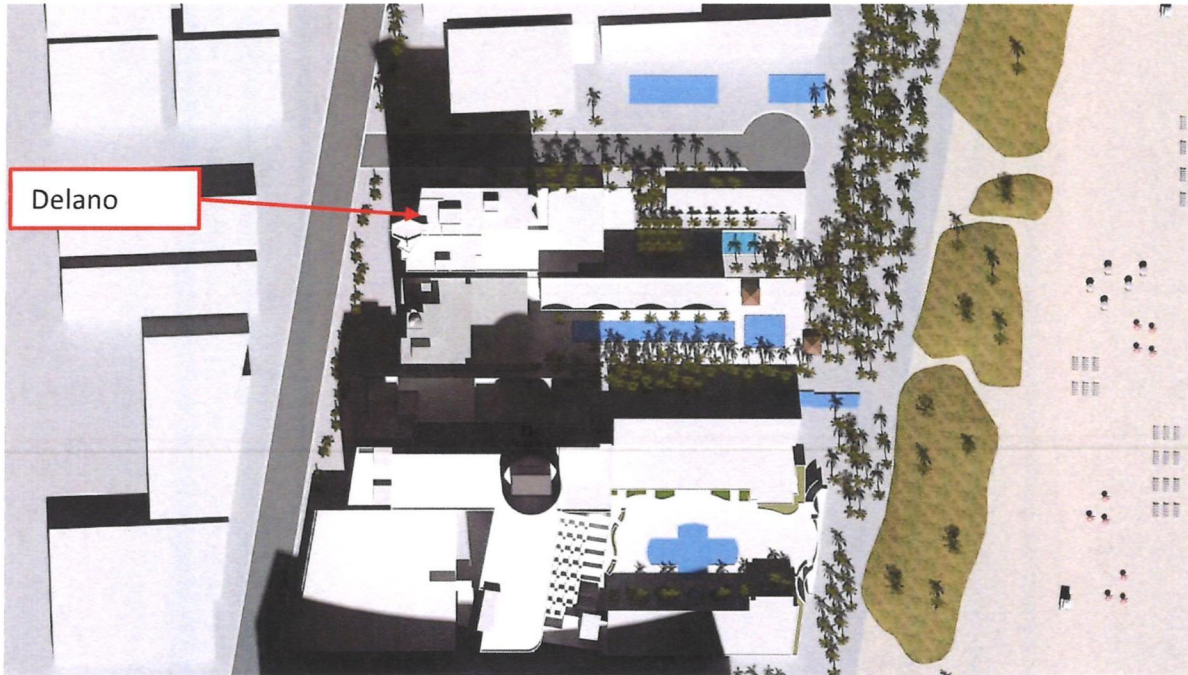


Figure 53. Existing shadowing at Winter Solstice, noon, December 2021.
(Heritage Architectural Associates with K4 Architecture)



Figure 54. Shadowing at Winter Solstice, noon, with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)

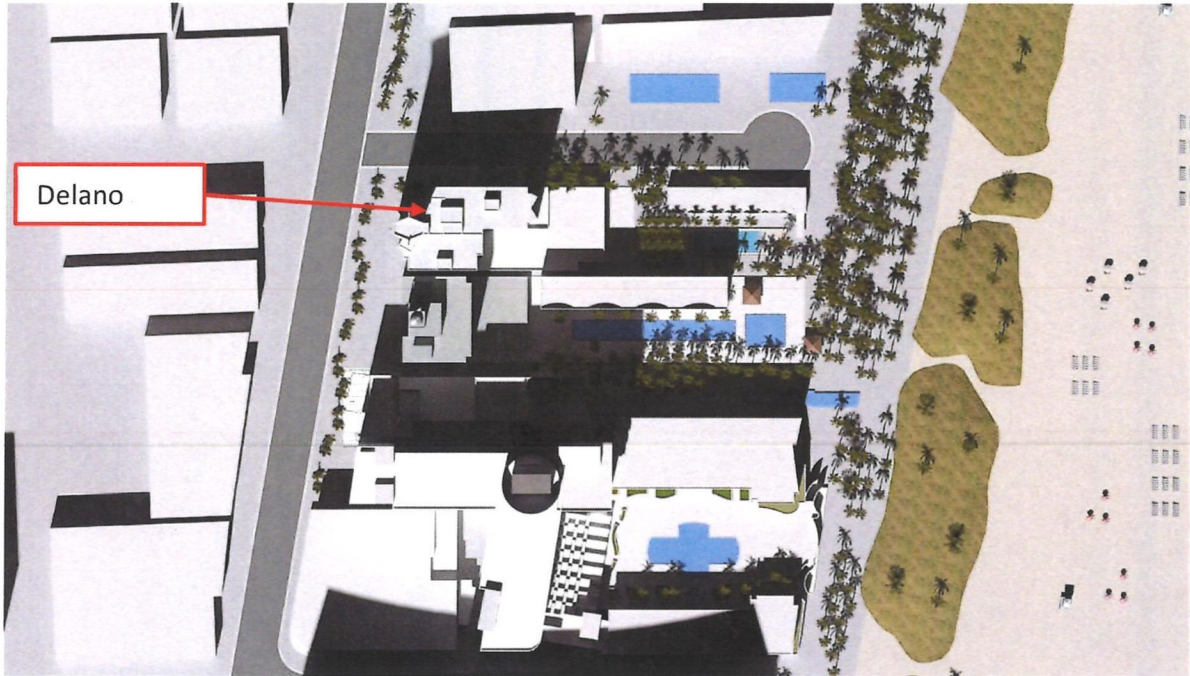


Figure 55. Existing shadowing at Winter Solstice, 1 p.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)



Figure 56. Shadowing at Winter Solstice, 1 p.m., with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)

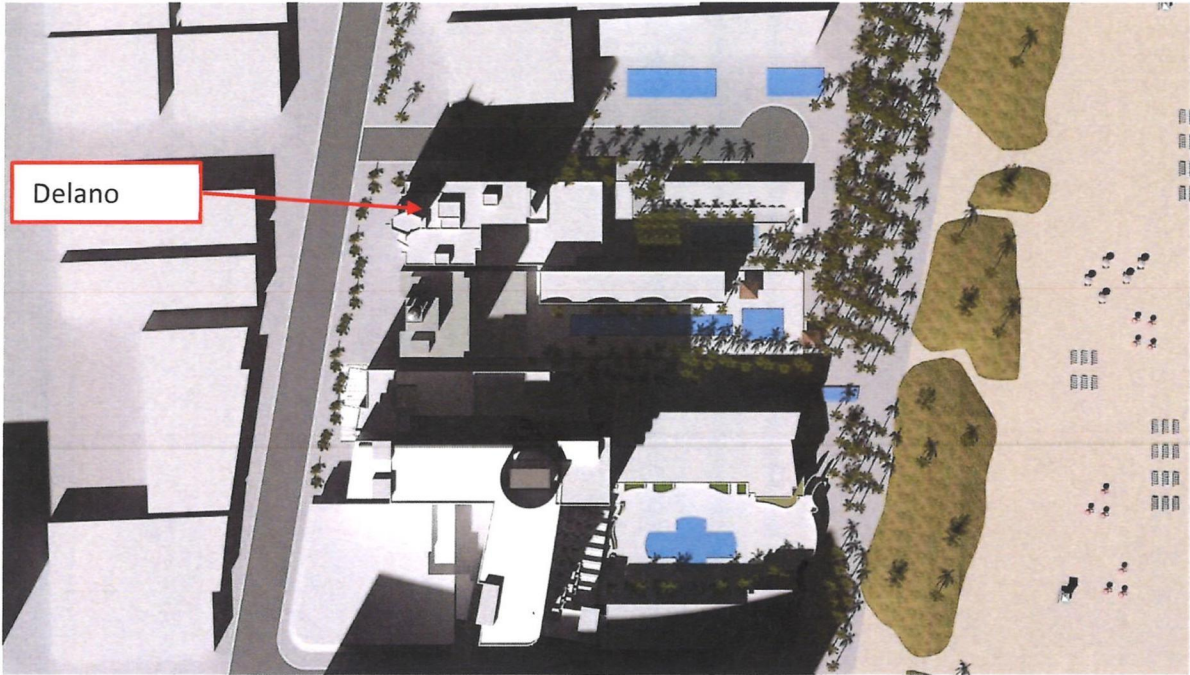


Figure 57 Existing shadowing at Winter Solstice, 2 p.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)



Figure 58. Shadowing at Winter Solstice, 2 p.m., with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)

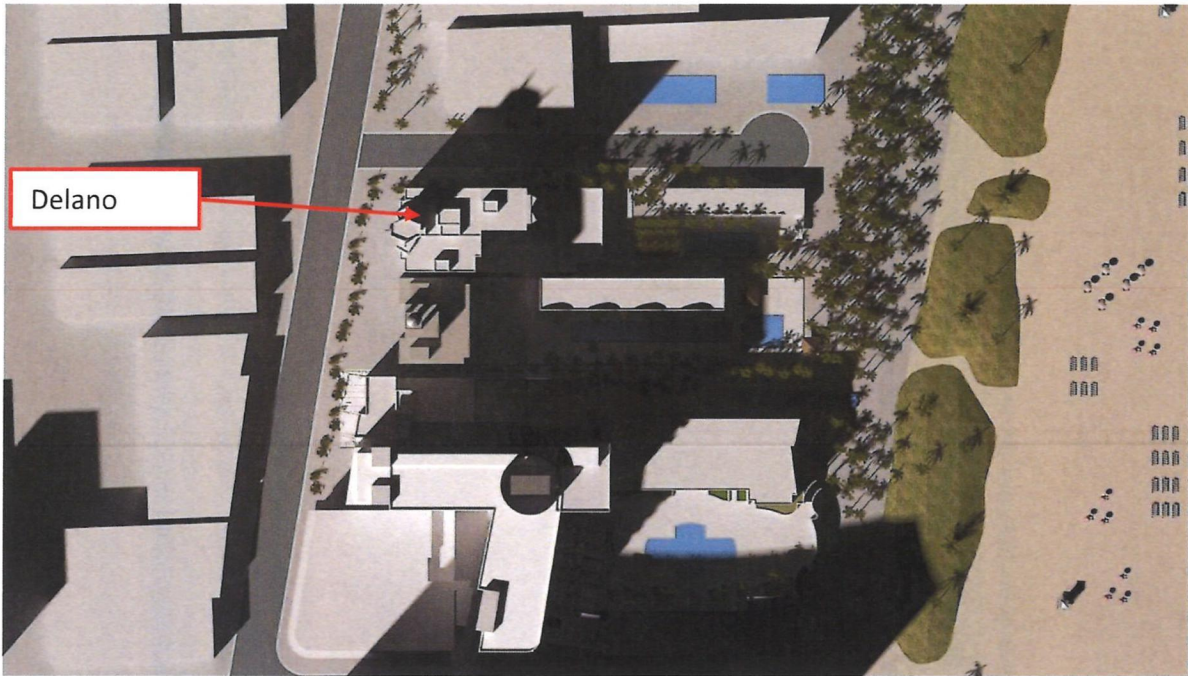


Figure 59. Existing shadowing at Winter Solstice, 3 p.m., December 2021.
(Heritage Architectural Associates with K4 Architecture)

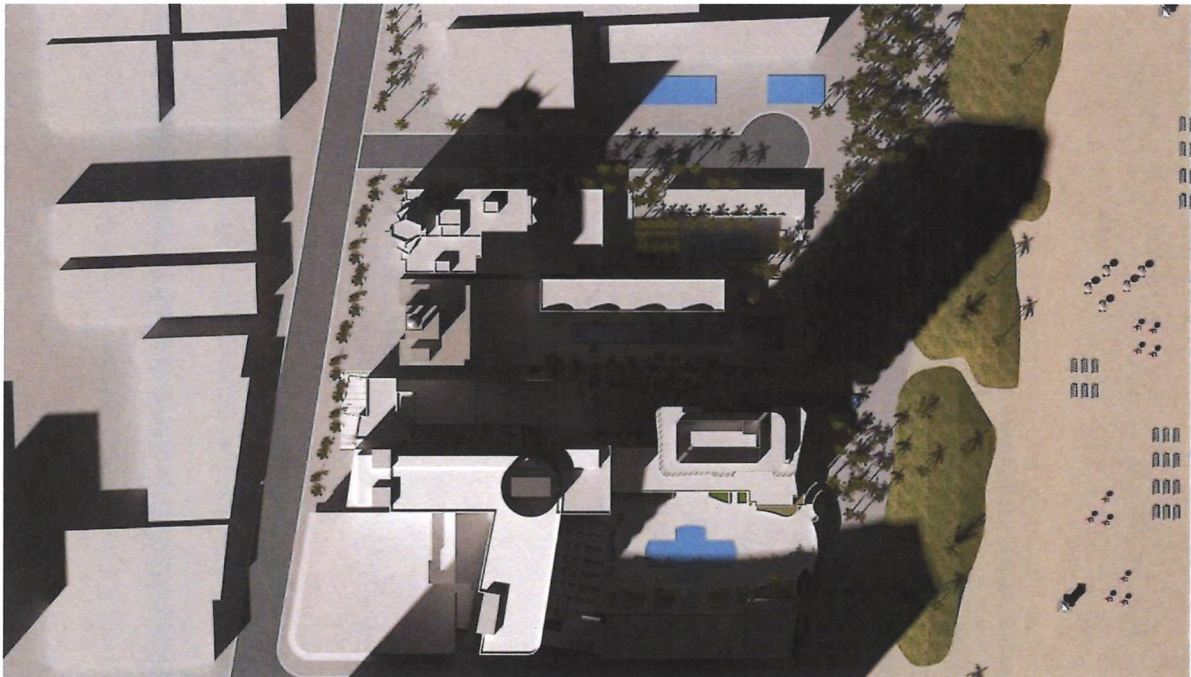


Figure 60. Shadowing at Winter Solstice, 3 p.m., with proposed tower, December 2021.
(Heritage Architectural Associates with K4 Architecture)

In addition to the adverse impact presented by the shading that would be caused by the proposed tower, the proposed modern glass tower with extensive exterior glazing conflicts with the unique architectural aesthetic of the Historic District.

In a district in which the design response to light is an essential component of historic architectural fabric, the adverse impact of giant shadows upon contributing buildings is significant. This impact strikes at one of the essential characteristics of the historic architecture of Miami Beach.

Regarding architectural design, noted Miami Beach architect Roy France stated, "Let in the air and sun. That's what people come to Florida for."¹¹

¹¹ Roy France obituary. 1972. *Miami Herald*, 2/17/1972, 157.

ANALYSIS OF PROPOSED PROJECT IN CONSIDERATION OF THE MIAMI BEACH CODE AND THE SECRETARY OF INTERIOR'S STANDARDS AND GUIDELINES

Applicability

- The project involves the Ritz-Carlton Hotel, 1669 Collins Avenue, and the Sagamore Hotel, 1671 Collins Avenue., in Miami Beach, Florida.
- Both buildings are contributing buildings in the Ocean Drive / Collins Avenue Historic District, which was established in 1987 and amended in 1992 per Sec. 118-593.(2)b) of the Miami Beach Code (MBC).
- As such, all work is subject to review and must be authorized by a Certificate of Appropriateness (COA).

Purpose of the review

MBC Sec. 118-502. – Purpose

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

Decision process

MBC Sec. 118-564. - Decisions on certificates of appropriateness.

(edited for relevance)

- (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.
 - (2) In determining whether a particular application is compatible with surrounding properties the historic preservation board shall consider the following:
 - b. General design, scale, massing and arrangement.

- d. The relationship of subsection b, above, to other structures and features of the district.
 - e. The purpose for which the district was created.
- (3) The examination of architectural drawings for consistency with the criteria stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The historic preservation board and planning department shall review plans based upon the below stated criteria and recommendations of the planning department may include, but not be limited to, comments from the building department. The criteria referenced above are as follows:
- d. The proposed structure, and/or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.
 - 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.
 - 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).

Project Review

- Heritage Architectural Associates reviewed the project documentation that was included in the submission for the hearing before the Miami Beach Historic Preservation Board on November 9, 2021 (continued to December 13, 2021).
- The project specifications were compared with the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Based upon the review of the above referenced documentation with the criteria set forth in the Historic Preservation Ordinance set forth above, in our expert opinion, the request for the Certificate of Appropriateness should be denied based upon the following items of non-compliance:

Historic Preservation Ordinance

In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the MBC.

- b. General design scale massing and arrangement
Not satisfied due to size and scale of proposed tower.
- d. Relationship of subsection b. to other structures and features of the District
Not satisfied due to the size, scale and placement of the proposed tower.
- e. The purpose for which the district was created.
Not satisfied due to the size, scale and placement of the proposed tower.

Additionally, the Board shall consider Section 118-564(a)(3) of the MBC.

- d. Appropriate and compatible with environment, enhance appearance of surrounding properties.
Not satisfied due to size, scale and placement of proposed tower, as well as the modern design of the proposed glass tower, which will conflict with the historic character of the neighborhood.
- e. Relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, pedestrian sight lines and view corridors.
Not satisfied due to size, scale and placement of proposed tower as well as the modern design of the proposed glass tower, which will conflict with the historic character of the neighborhood.
- j. Orientation and massing sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridors.
Not satisfied due to size, scale and placement of proposed tower.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

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.

- Proposed tower is out of scale with its surroundings.
- The tower is nearly three (3) times the height of the the Sagamore and would dwarf it.

- Any addition should be compatible in size and scale with the other buildings in the immediate area.
- The tower would create shade that would adversely impact adjacent contributing buildings, including the Delano Hotel, that were designed to be seen and function in light.
- The tower would also impact views from the neighboring Delano Hotel.
- The proposed project is located in the **HEART OF THE DISTRICT**, adjacent three iconic towers – the National, Delano and SLS (former Ritz Plaza) – that have iconic visual significance and integrity.
- Placing a 200' tower in this location will adversely impact this “postcard” skyline.

Guidelines

Site

NOT RECOMMENDED

- Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features.

Setting

NOT RECOMMENDED

- Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.

CONCLUSION

In order to receive a Certificate of Appropriateness, the Historic Preservation Ordinance of 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 scale and character of the proposed new construction is not in compliance with the Secretary of the Interior's Standards for Rehabilitation, Number 9. Therefore, the requested COA should be denied in accordance with the Miami Beach Historic Preservation Ordinance.

Due to the significant adverse impact that would occur upon the historic architectural character of the **heart** of the surrounding Ocean Drive / Collins Avenue Historic District, including the "postcard skyline" of the National, Delano and SLS Hotels (Figure 61), construction of a 200' tower would **fail to comply** with the Secretary of the Interior's Standard Number 9. **Therefore, the requested COA should be denied in accordance with the Miami Beach Historic Preservation Ordinance.**



*Figure 61. View of (l-r) National, Delano and SLS (former Ritz Plaza) Hotels from the east, October 2021.
(Heritage Architectural Associates)*

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**Application HPB 21-0457
Certificate of Appropriateness
The Ritz-Sagamore Project**



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**Application HPB 21-0457
Certificate of Appropriateness**

The Ritz-Sagamore Project

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