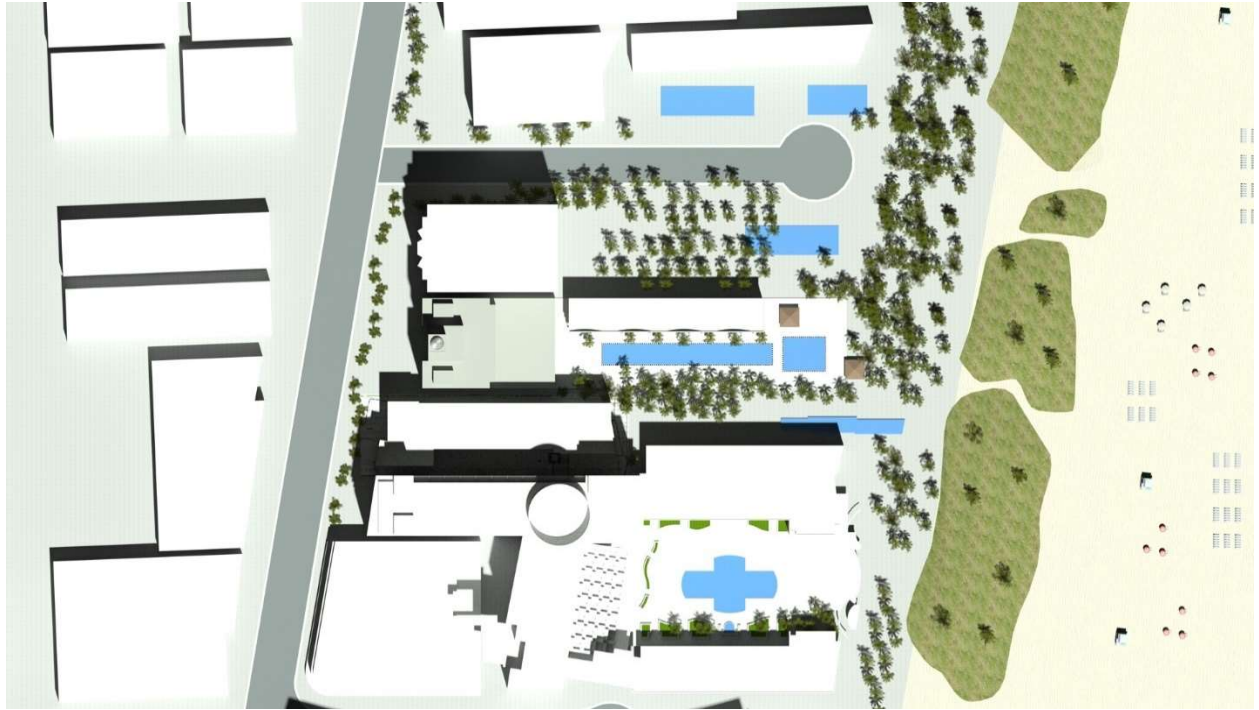


*Figure 26. Existing shadowing at Equinox, 10 a.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 27. Shadowing at Equinox, 10 a.m. with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 28. Existing shadowing at Equinox, noon, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



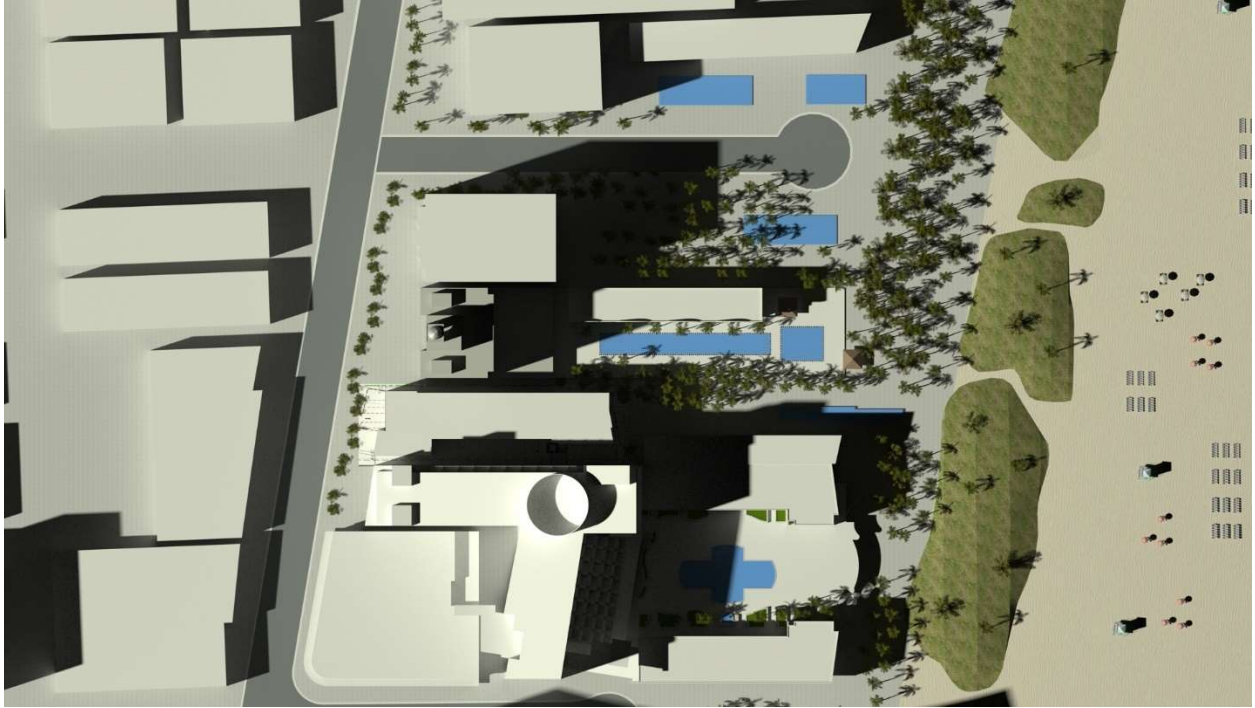
*Figure 29. Shadowing at Equinox, noon, with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



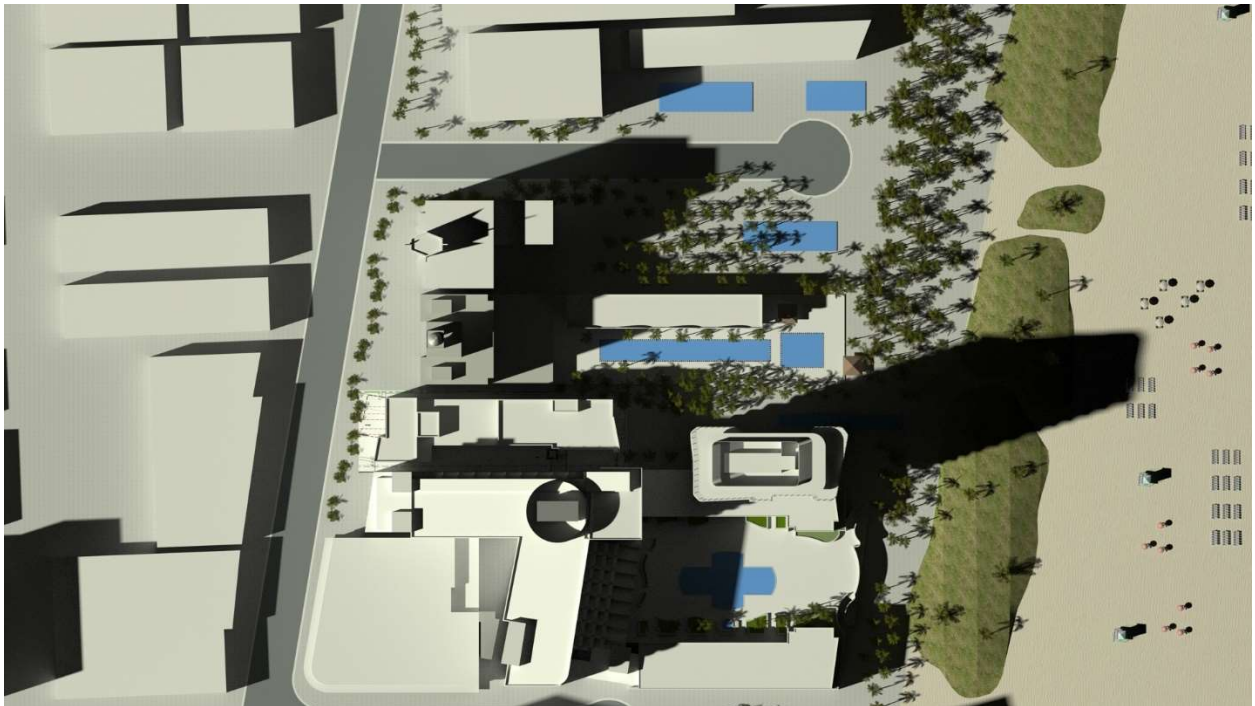
*Figure 30. Existing shadowing at Equinox, 2 p.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



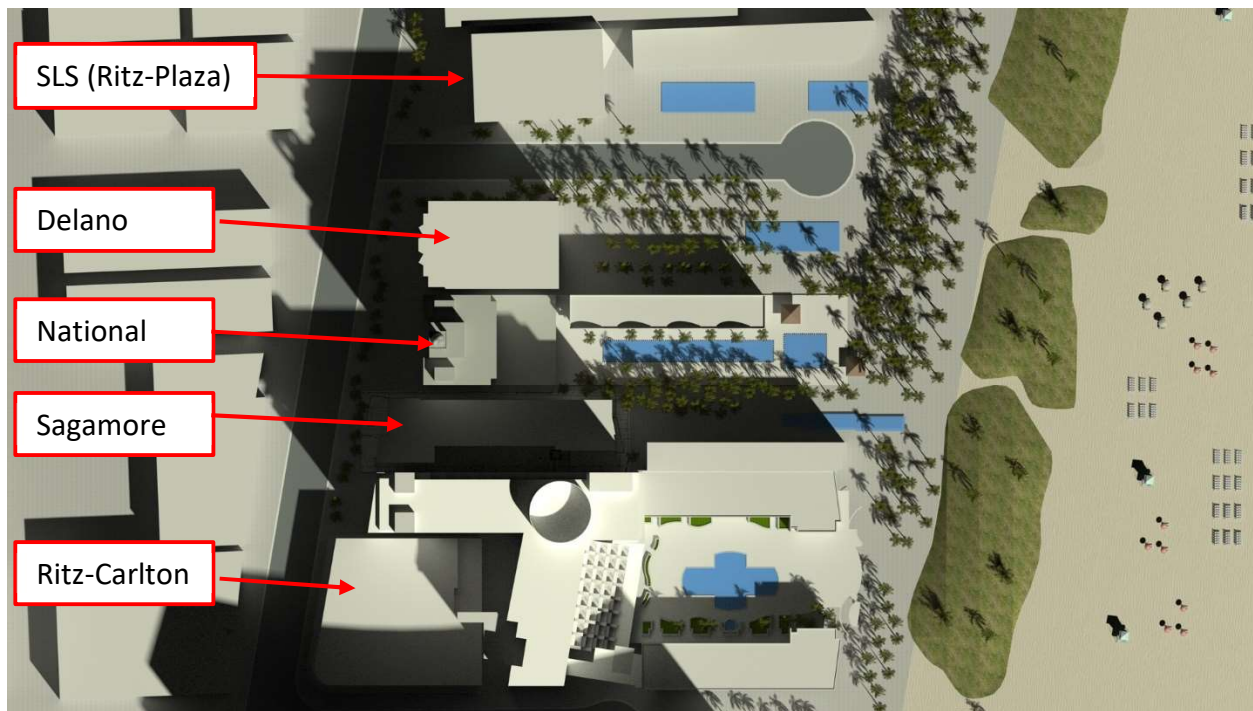
*Figure 31. Shadowing at Equinox, 2 p.m., with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 32. Existing shadowing at Equinox, 4 p.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 33. Shadowing at Equinox, 4 p.m., with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 34. Existing shadowing at Winter Solstice, 10 a.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 35. Shadowing at Winter Solstice, 10 a.m. with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 36. Existing shadowing at Winter Solstice, 11 a.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 37. Shadowing at Winter Solstice, 11 a.m. with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 38. Existing shadowing at Winter Solstice, noon, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 39. Shadowing at Winter Solstice, noon, with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 40. Existing shadowing at Winter Solstice, 1 p.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 41. Shadowing at Winter Solstice, 1 p.m., with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 42 Existing shadowing at Winter Solstice, 2 p.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 43. Shadowing at Winter Solstice, 2 p.m., with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 44. Existing shadowing at Winter Solstice, 3 p.m., October 2021.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 45. Shadowing at Winter Solstice, 3 p.m., with proposed tower, October 2021.
(Heritage Architectural Associates with K4 Architecture)*

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, Roy France, architect of the National, stated, "Let in the air and sun. That's what people come to Florida for."⁴

⁴ Roy France obituary. 1972. *Miami Herald*, 2/17/1972, 157.

ANALYSIS OF PROPOSED AMENDMENTS 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.
- 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.
- 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.
- 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, especially the National Hotel, that were designed to be seen and function in light.
- The tower would also impact views from the neighboring National 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 of 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 46), 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 46. View of (l-r) National, Delano and SLS (former Ritz Plaza) Hotels from the east, October 2021.
(Heritage Architectural Associates)*

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