

Historic Resources Report

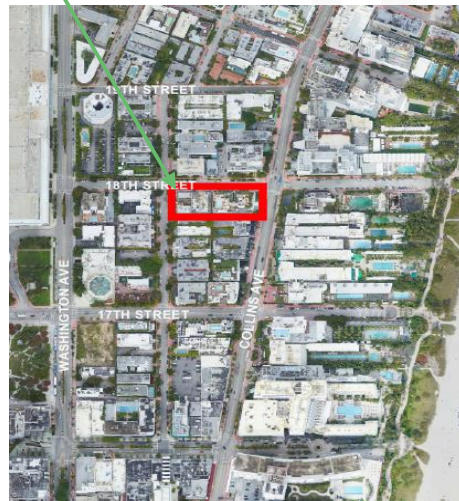
1776 Collins Avenue

1951 Fairfax Apartments & Hotel



Context Aerial

1776 Collins Avenue & 1775 James Avenue



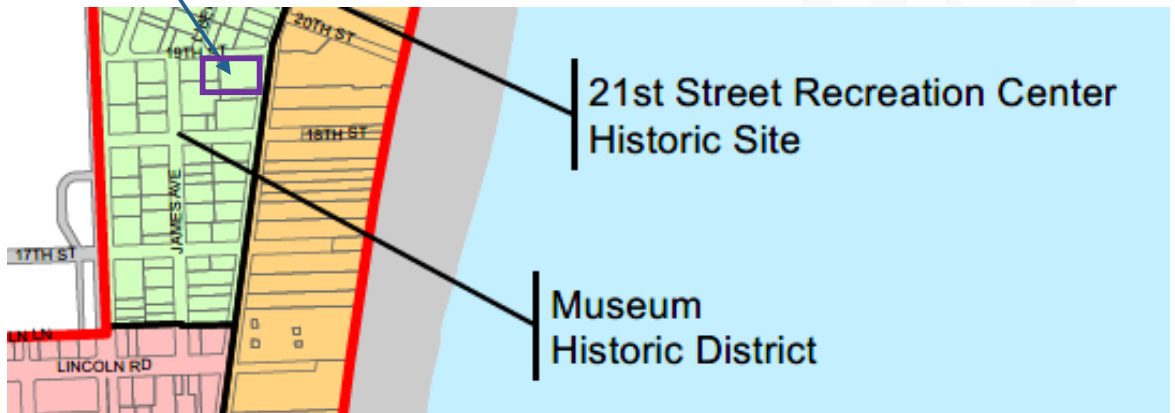
Existing Condition Photo

1776 Collins Avenue Presently Operated as UMA Hotel



Contributing Structure Within the Museum Historic District

1776 Collins with the
Museum Historic District



Original 1951 Building Card

Owner:
"Fairfax Apartments"

Three Stories and 42
Total Units

0. KE. Brown
3-26-52

5035

Owner FAIRFAX APARTMENTS
Lot 9 & 10 Block 27 Subdivision FISHER'S FIRST
General Contractor North Atlantic Contractors, Inc.
Architect N.A. Seiderman 7-27-51 Joseph Mann
Zoning Regulations: Use RE Area 13
Building Size: Front 90' Depth 165'
Certificate of Occupancy No. 1716 (3-26-52)
Type of Construction #2 CES Foundation Spread Footing Roof Flat Date July 20, 1951
PLUMBING Contractor #32172 Rose Plumbing Co: ok8-24-51-LR Sewer Connection 2 (6") Date Aug. 17, 1951
Temporary Water Closet 1

Water Closets 92
Lavatories 91
Bath Tubs 84
Showers 4
Urinals 1
Sinks ----- 43, slop sinks 3,
Dish Washing Machine
Laundry Trays 1
Laundry Washing Machines 2
Drinking Fountains 1
Floor Drains 8
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL L. Rothman 11/23/51
FINAL APPROVAL L. Rothman 3/25/52

GAS Contractor
Gas Ranges ----- 42
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

Date
Gas Frylators
Gas Pressing Machine
Gas Vents for Stove
GAS Rough APPROVAL ~-10-52 LR
GAS FINAL APPROVAL 3-25-52 LR

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor 1 (1,000 gallons)
SPRINKLER Contractor #32975 Rose Plumbing Co: 30 heads- Feb. 8, 1952

APARTMENT-42 UNITS-1 bedroom & 2baths each unit

OK LR



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

Original Architect Nathan A. Seiderman

Nathan A. Seiderman (1908–2002) had an office on Normandy Isle and worked mostly in North Beach, designing at least 32 apartment buildings there from 1951 to 1959. He also designed the Fairfax Apartments at 1776 Collins Avenue in 1951. He later moved to Los Angeles, California, and died in 2002.

Source:

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number E Page 19

HISTORIC AND ARCHITECTURAL RESOURCES OF THE
NORTH BEACH COMMUNITY (1919-1963)
MIAMI-DADE COUNTY, FLORIDA
HISTORIC CONTEXTS



Post WW II Mid-Century Styles (1946-1958)

North Beach's distinct layering of elements—oceanfront hotels, retail corridors, apartment districts and neighborhoods of single family houses—were already in place, if thinly populated, by 1945. With the end of World War II, hundreds of new buildings were built in North Beach, completing the urban fabric and infusing the entire area with a new architecture. Stylistically, this new architecture tailored and humanized the language of mid-century American modernism according to a carefully defined vision of place—commercial to be sure, but also distinctly Floridian in its emphasis on private and public leisure in tropical surrounds. Civic and religious buildings, schools, commercial shopping centers, houses and apartment buildings, hotels and attractions each illustrated this assimilation.

Source:

NPS Form 10-900-a
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2013 and 2014 Roof Deck Renovations

2013 Renovation

Additional Bar Counter in 2014

ANALYSIS

The subject structure, originally constructed in 1951 and designed by architect N.A. Seiderman, was renovated in 2013 including the construction of a new rooftop pool and deck. The applicant is now proposing to construct a modest 8 seat, approximately 350 sq. ft., open-air rooftop bar counter in order to more efficiently provide beverage service to hotel guests who utilize the roof top amenities. The proposed bar counter is located at the eastern portion of the roof deck between the elevator and stairwell bulkheads. The proposed counter has a maximum height of 4'-6" and will not be visible from Collins Avenue or 18th Street. As designed, staff does not believe the new bar will have any negative impact on the historic structure and could be easily removed in the future.

Source:

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: October 14, 2014

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB File No. 7475, 1776 Collins Avenue – Redbury Hotel.

The applicant, SOBE Hotel Miami Beach, LLLP., is requesting a Certificate of Appropriateness for the installation of a new rooftop bar.



1776 Collins Avenue

Built in 1951

**Identified as Contributing by
the Miami Beach Historic
Properties Database**

