

HPB24-0607

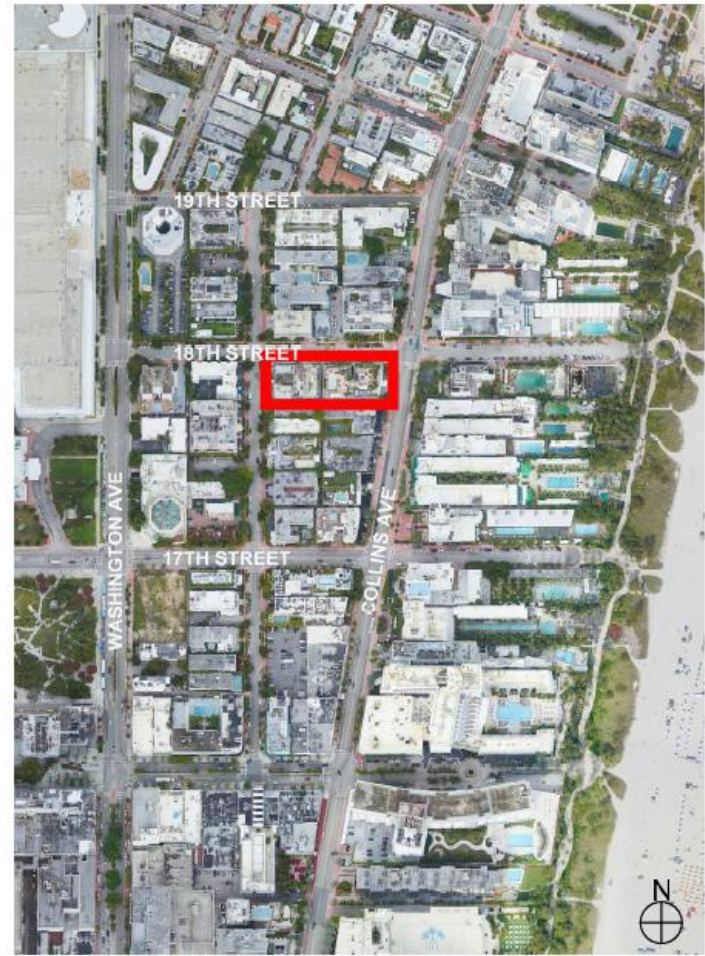
1776 Collins Avenue & 1775 James Avenue



May 14, 2024

 **GLAVOVIC STUDIO**
ARCHITECTURE ART & URBAN DESIGN

Property Location



Existing Condition



- The 1776 Collins Avenue site features a three-story hotel on a lot that is 19,100 square feet.
- The building is identified as a Contributing Structure in the Miami Beach Historic Properties database, having been built in 1951 as the Fairfax Apartments and Hotel.

Existing Condition

- The 1775 James Avenue site is on a 15,000 square foot lot and is improved with a six-story hotel.
- Both lots are owned by the Applicant and are operated as the UMA House Hotel.



Project Overview

- Pedestrian breezeway connector structure between the lodging buildings at 1776 Collins Avenue and 1775 James Avenue to create a covered passage to connect vestibules on each side.



Project Overview



- Imaginative, playful, and artistic design provides a fitting and stylish transition between the two buildings.
- The open-air walkway features a sculptural form with undulating ribs composed of glue laminated wood.
- The structure is designed to be compatible with surrounding historic district, while providing interesting architectural variation.

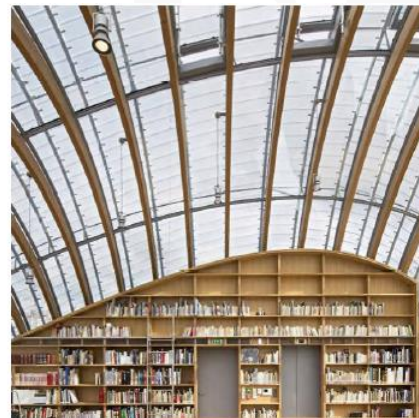
Material Palette



Wood



Glue Laminated Timber



Arch Beam



Polycarbonate Roofing

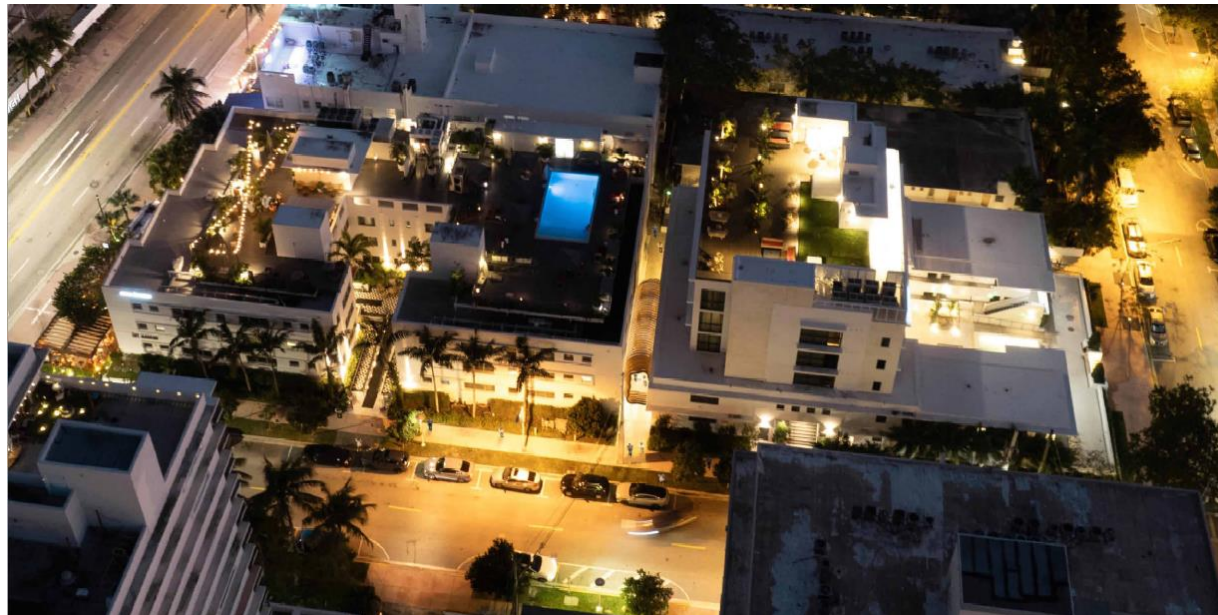
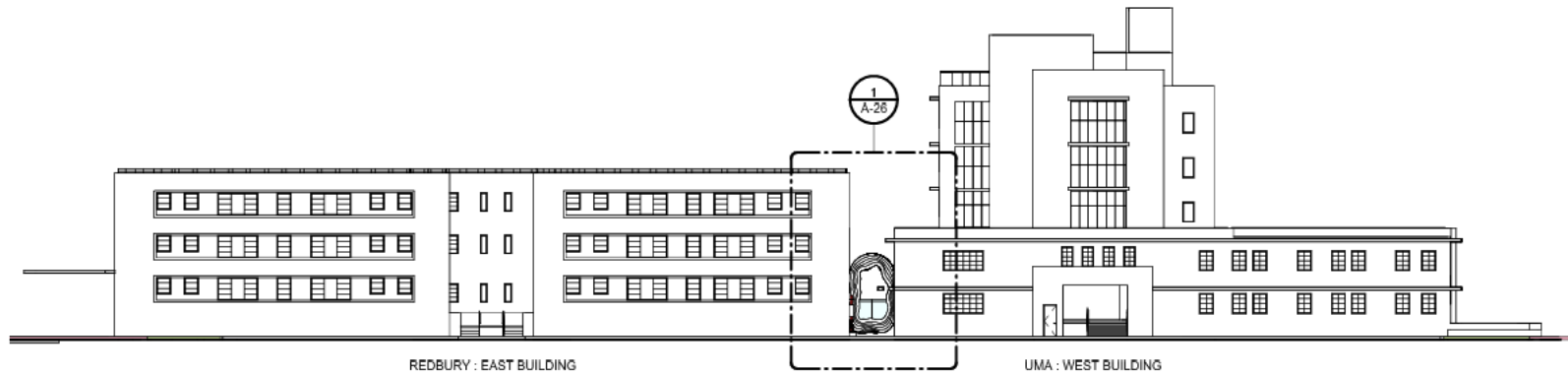


Epoxy Floor

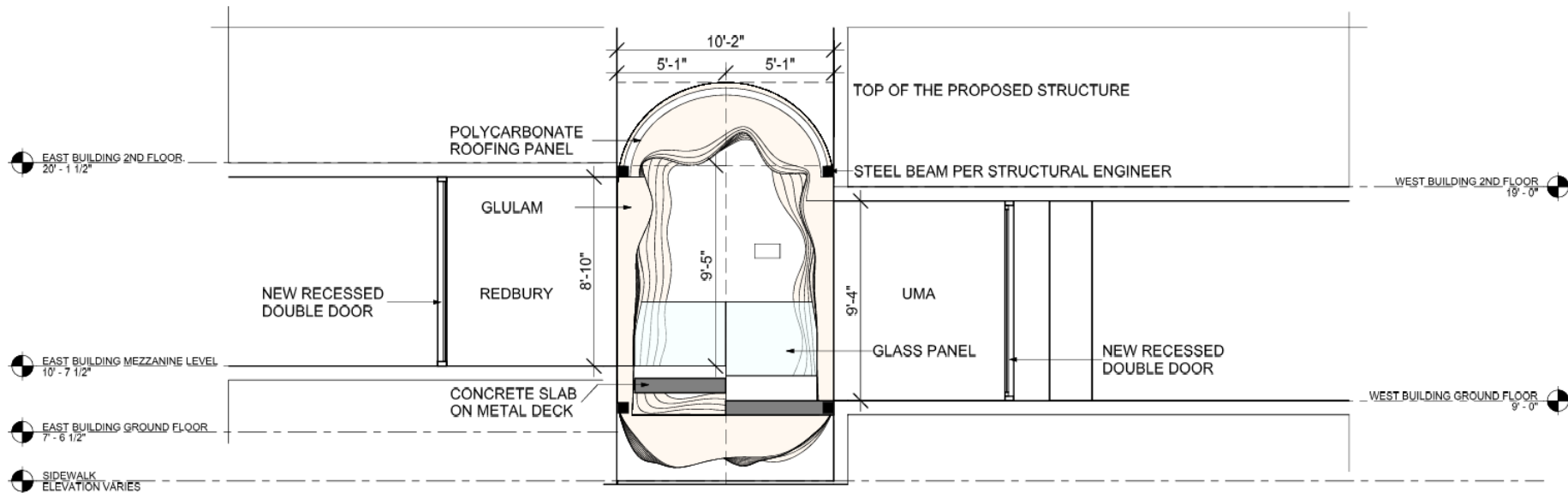


LED Linear Light

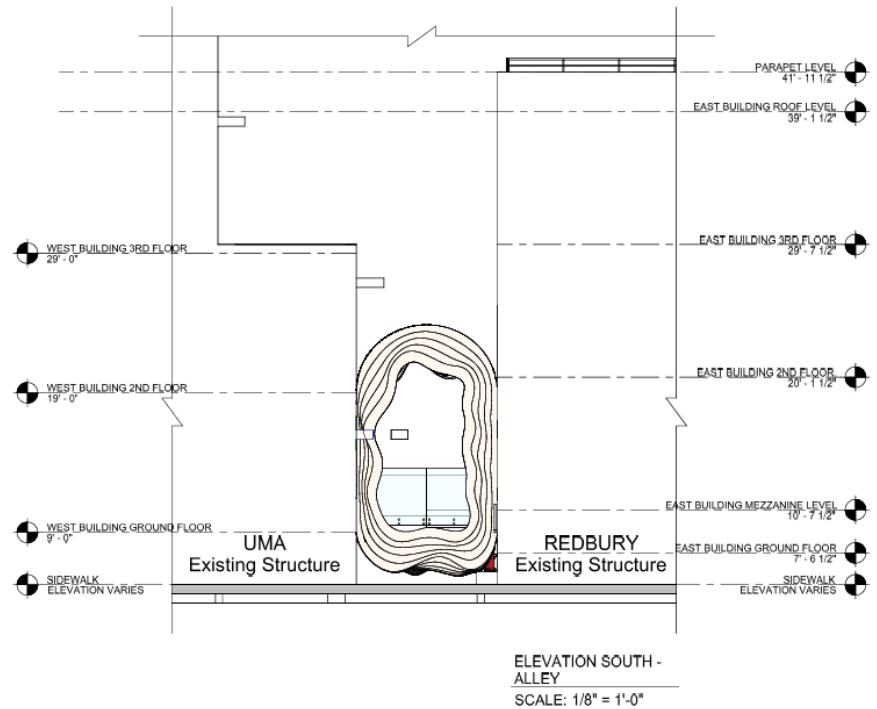
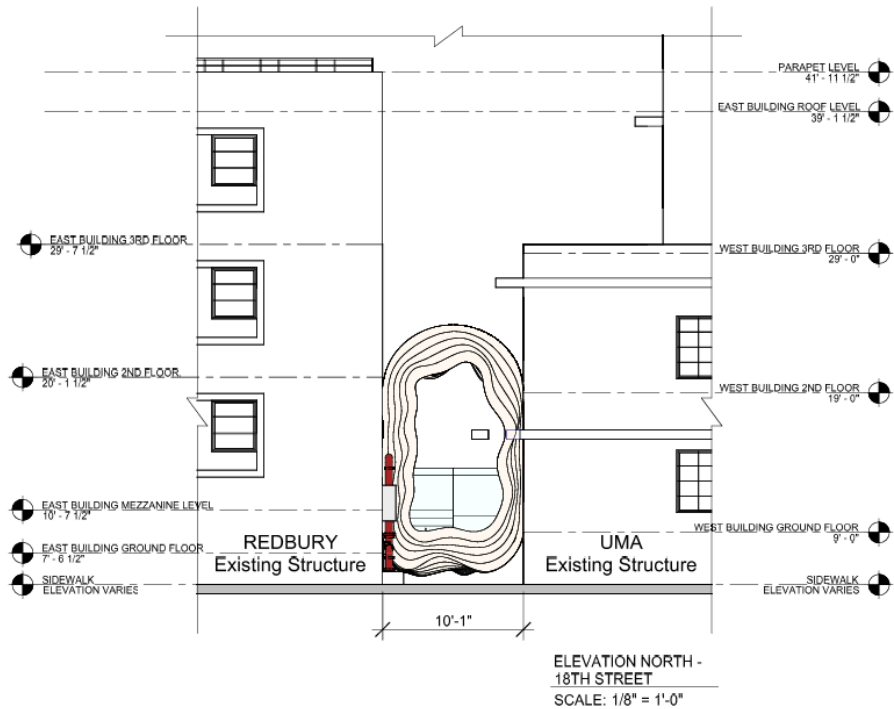
Project Overview



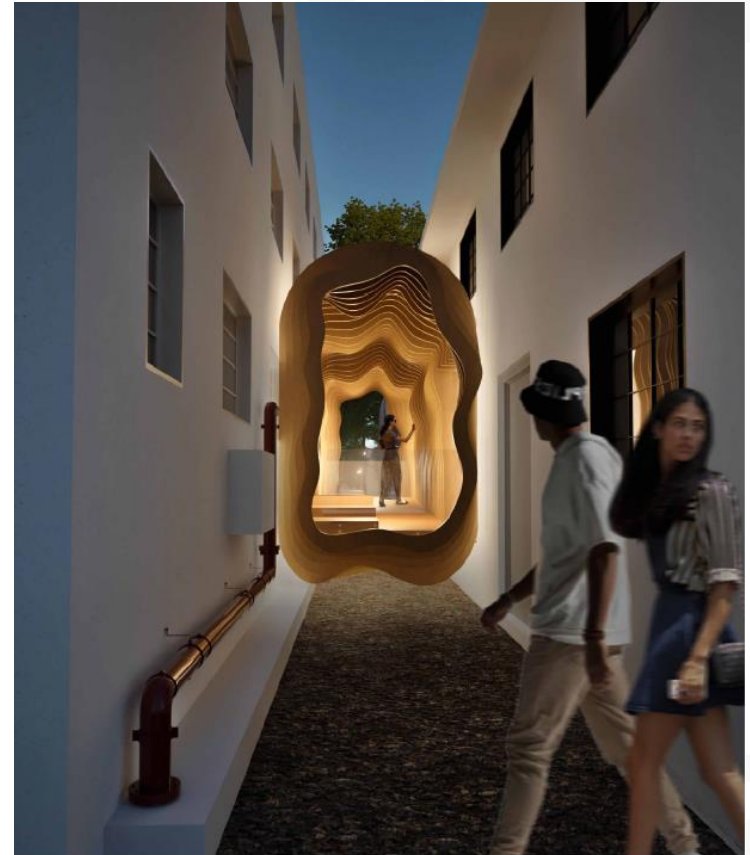
Cross Section



Elevations

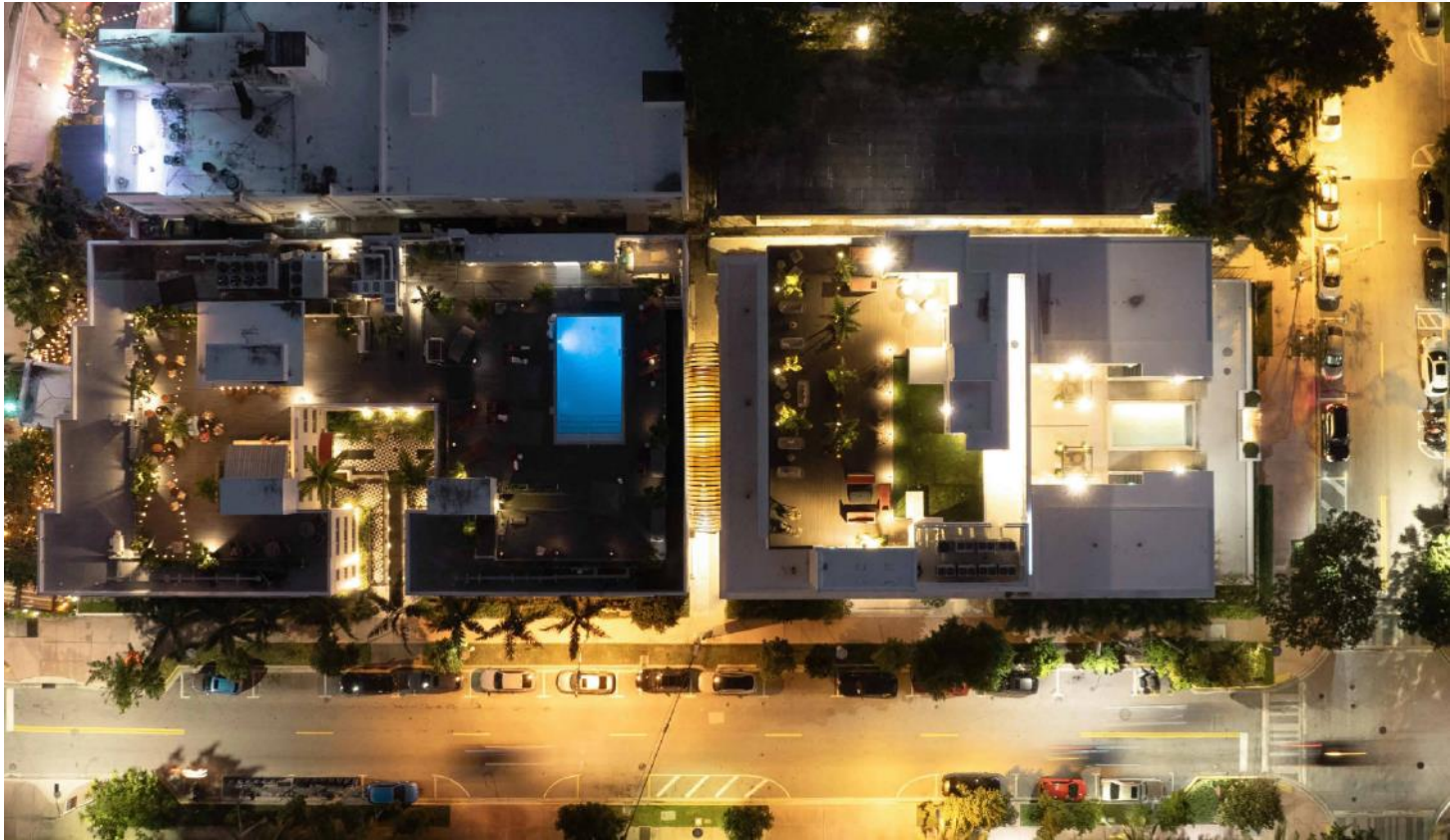


Project Overview



Request

- The Applicant seeks approval of a Certificate of Appropriateness to install a ground level pedestrian breezeway structure between the lodging buildings at 1776 Collins Avenue and 1775 James Avenue.



Favorable Staff Report

STAFF ANALYSIS

The subject contributing buildings abut each other at the rear and form the north end of the block between Collins Avenue and James Avenue, south of 18th Street. Both buildings are owned by the applicant and are operated as one hotel. In order to more efficiently move guests within the hotel, the applicant is requesting approval for the introduction of a pedestrian connector between the structures.

The new elevated walkway will connect to the rear of each building and will require limited demolition to create new openings for vestibules on each side. The open-air walkway features a sculptural form with undulating ribs composed of glue laminated wood. Further, the new connection will provide visual interest for pedestrians along 18th Street, in this area that is currently used as a service corridor. In summary, staff is supportive of this modest project to enhance the guest experience and recommends approval as noted below.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the request for a Certificate of Appropriateness be **approved**, subject to the conditions enumerated in the attached draft Order.



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Thank You

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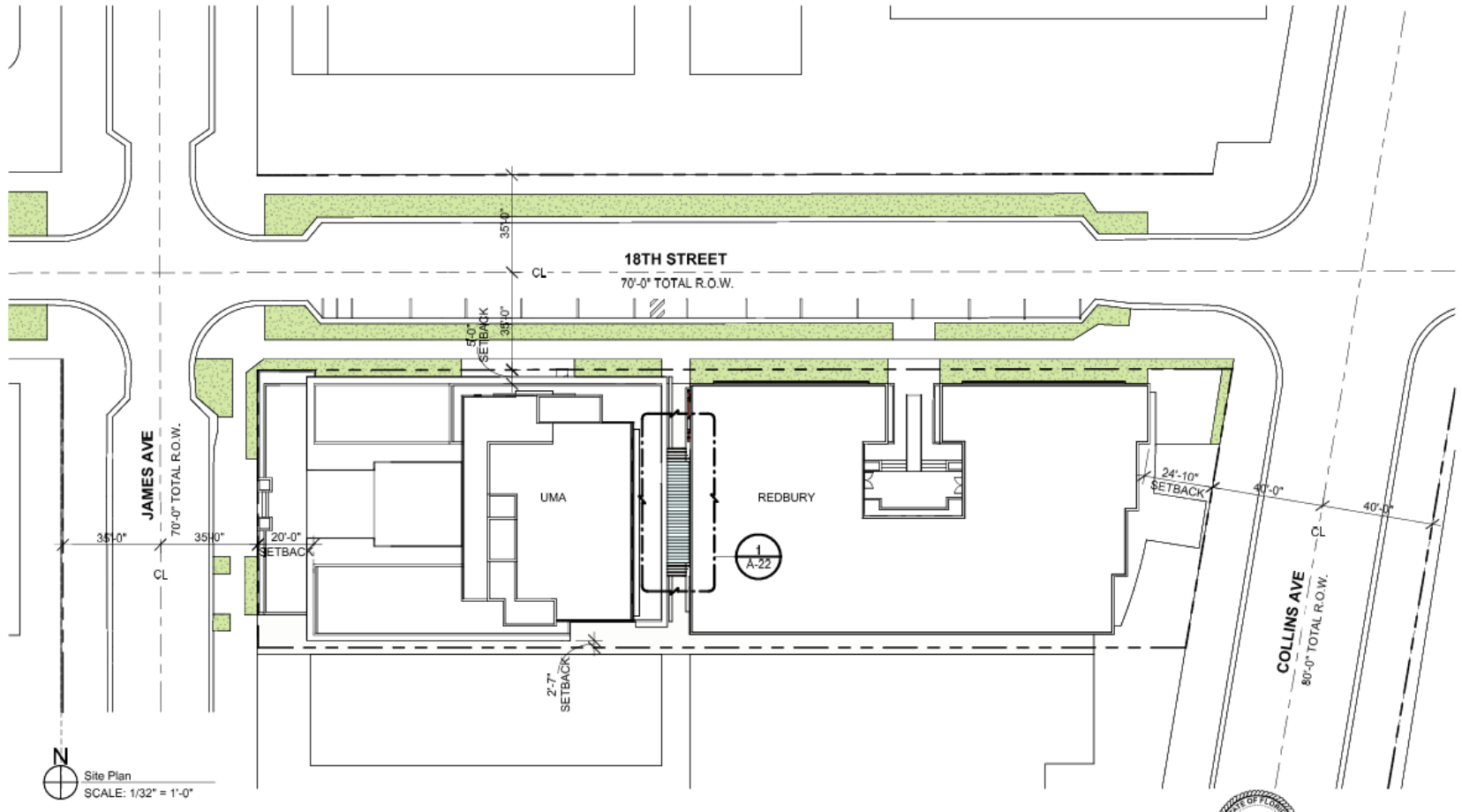
Existing Condition



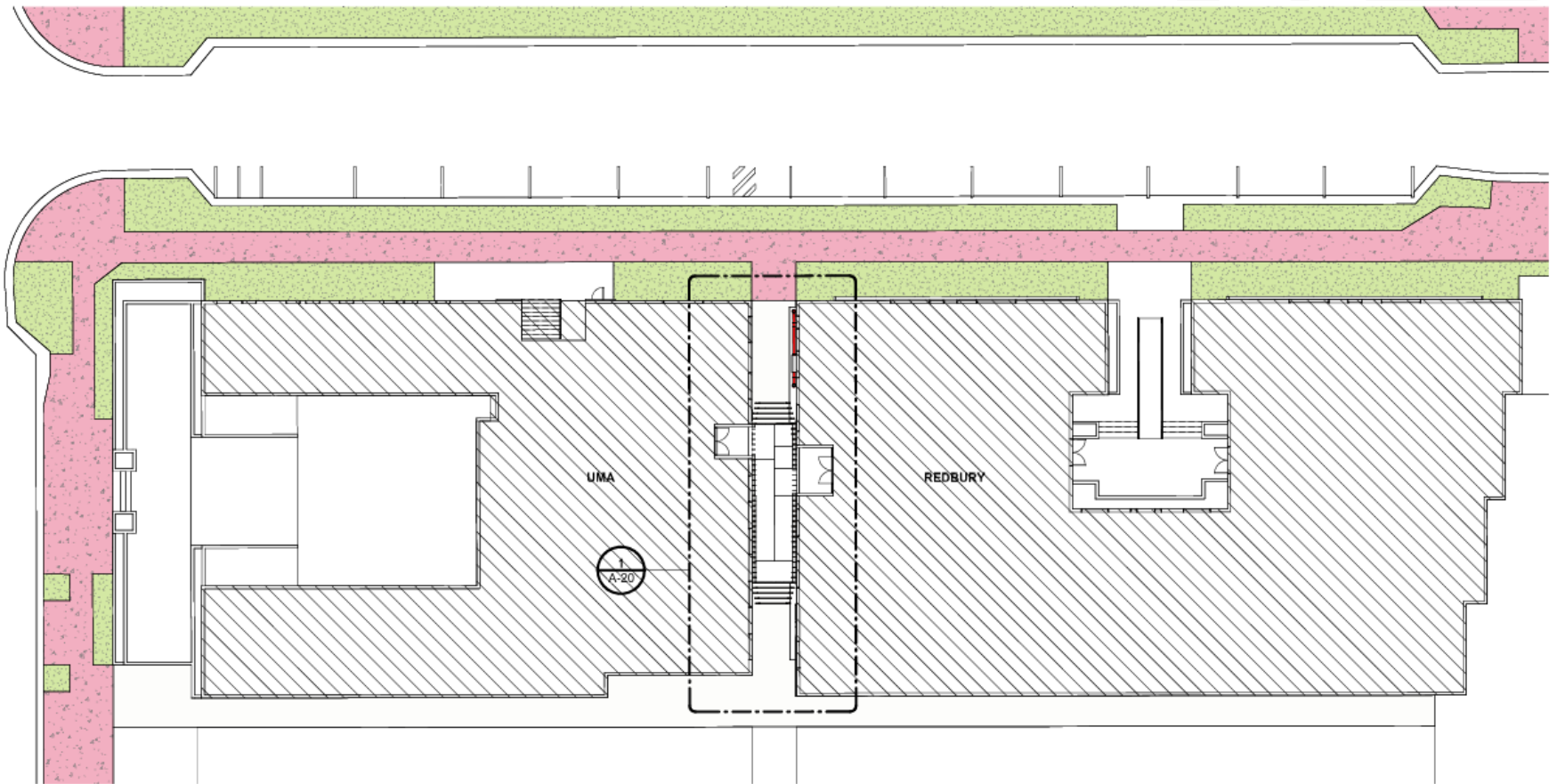
Architectural Plans



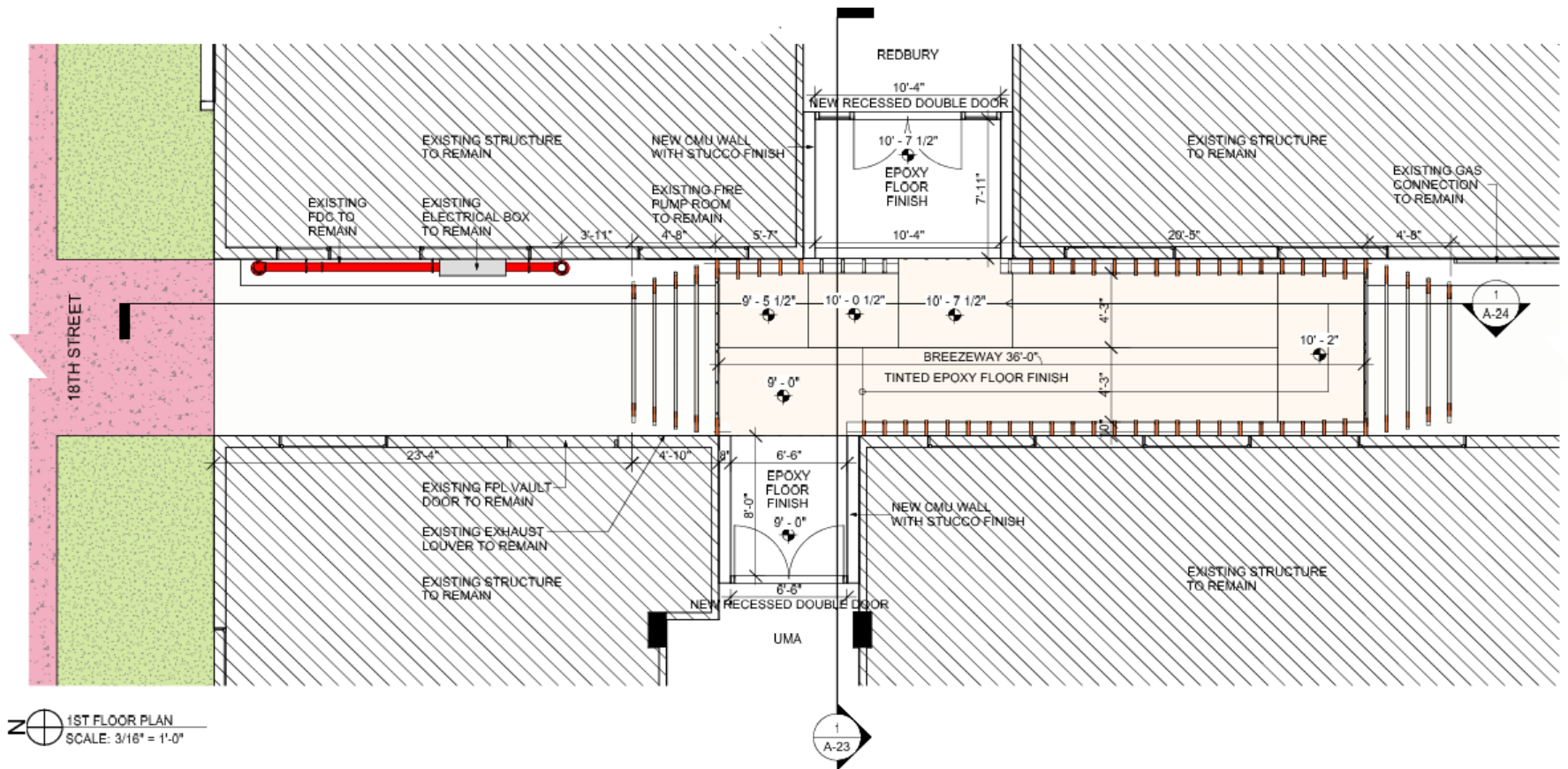
Site Plan



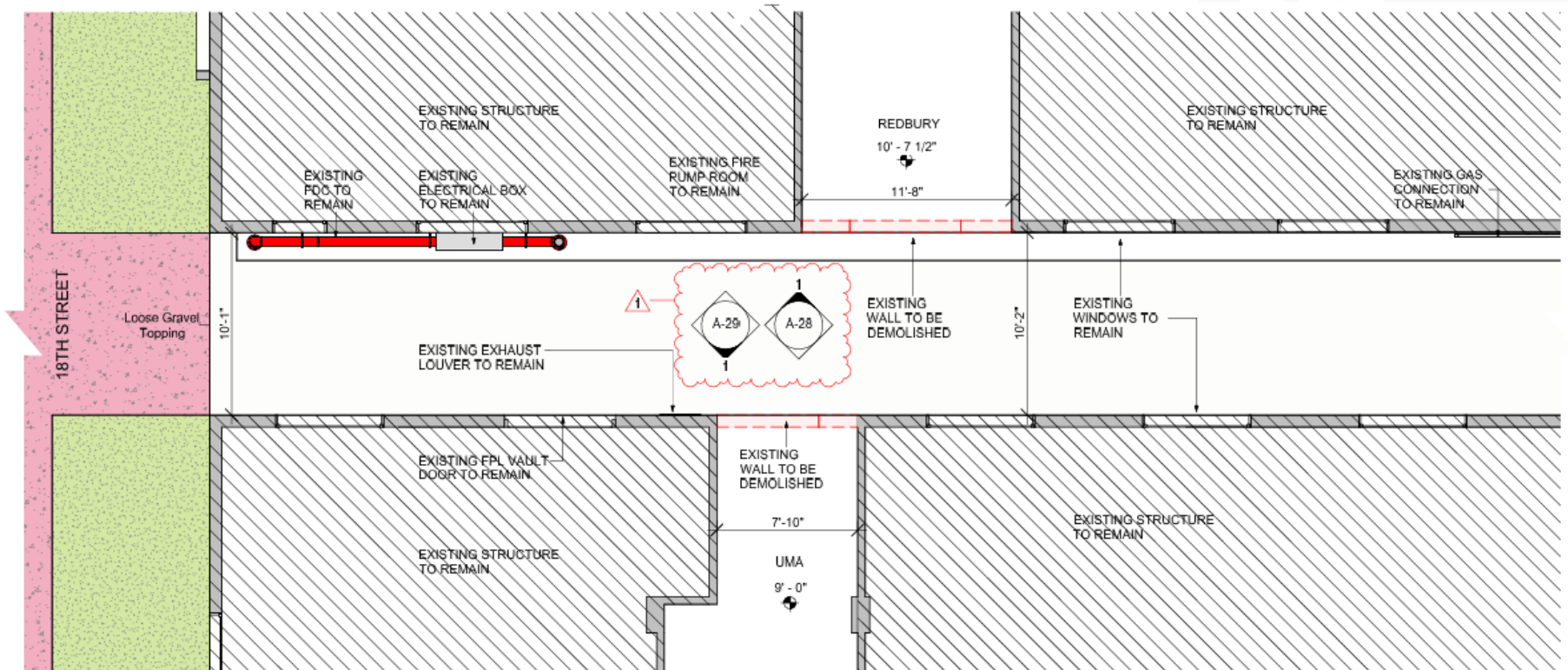
First Floor Context



Floor Plan

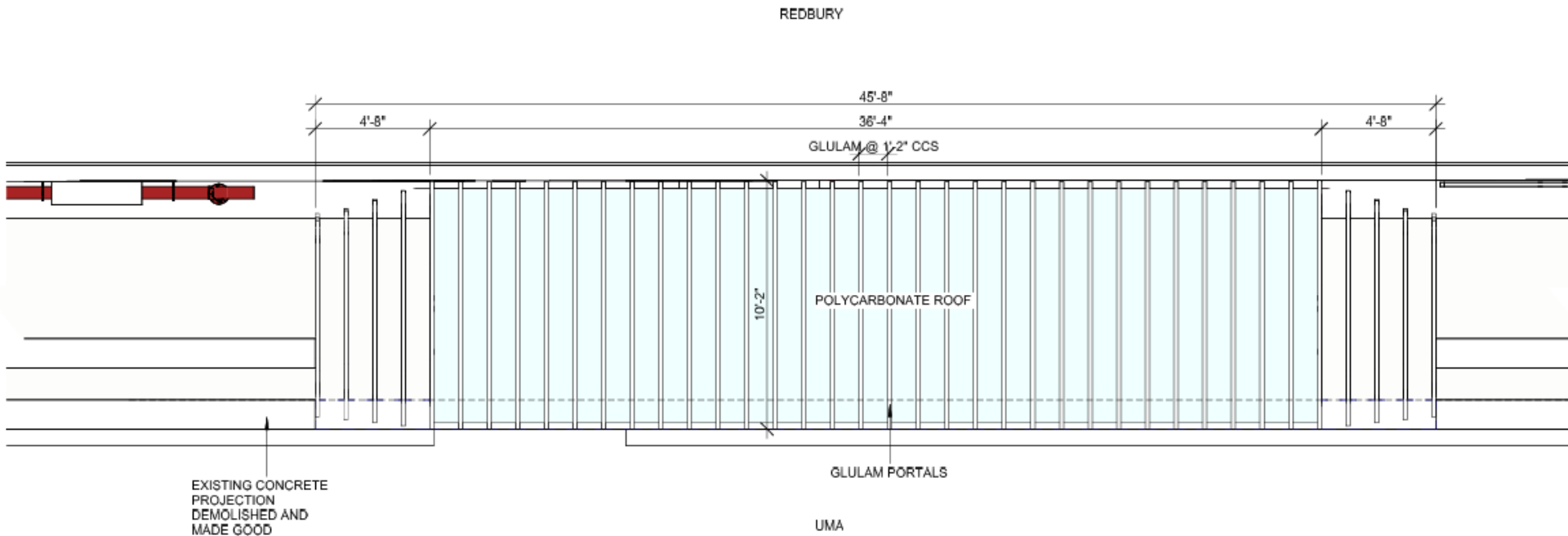


Demolition Plan

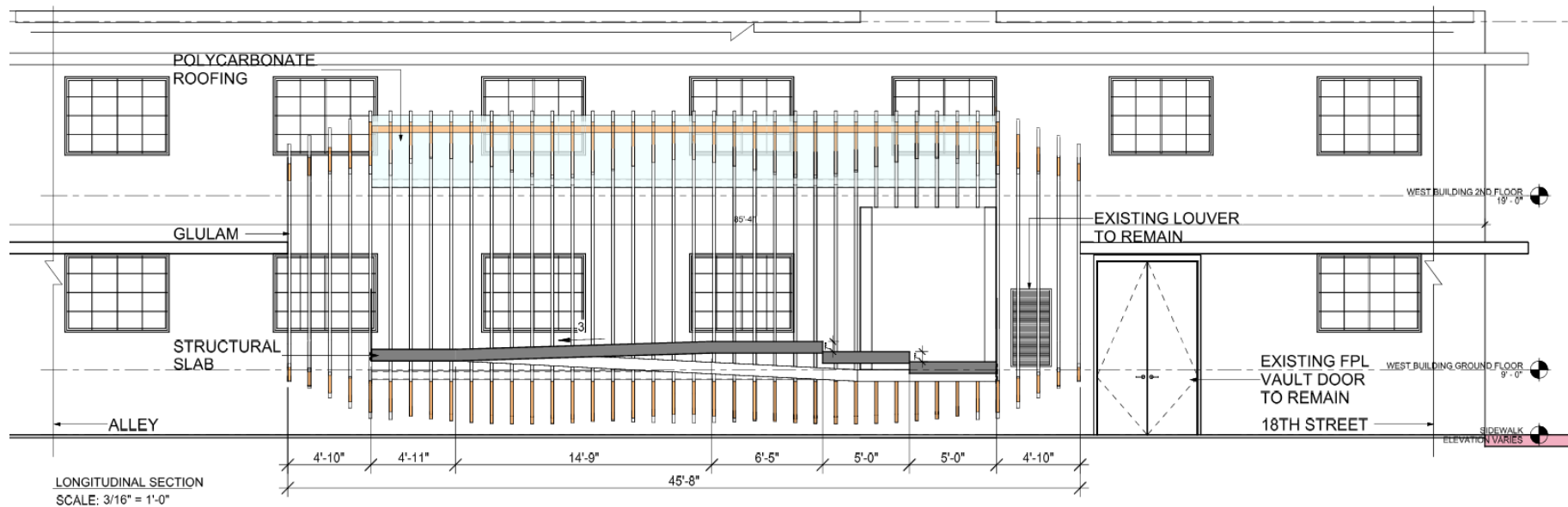


DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

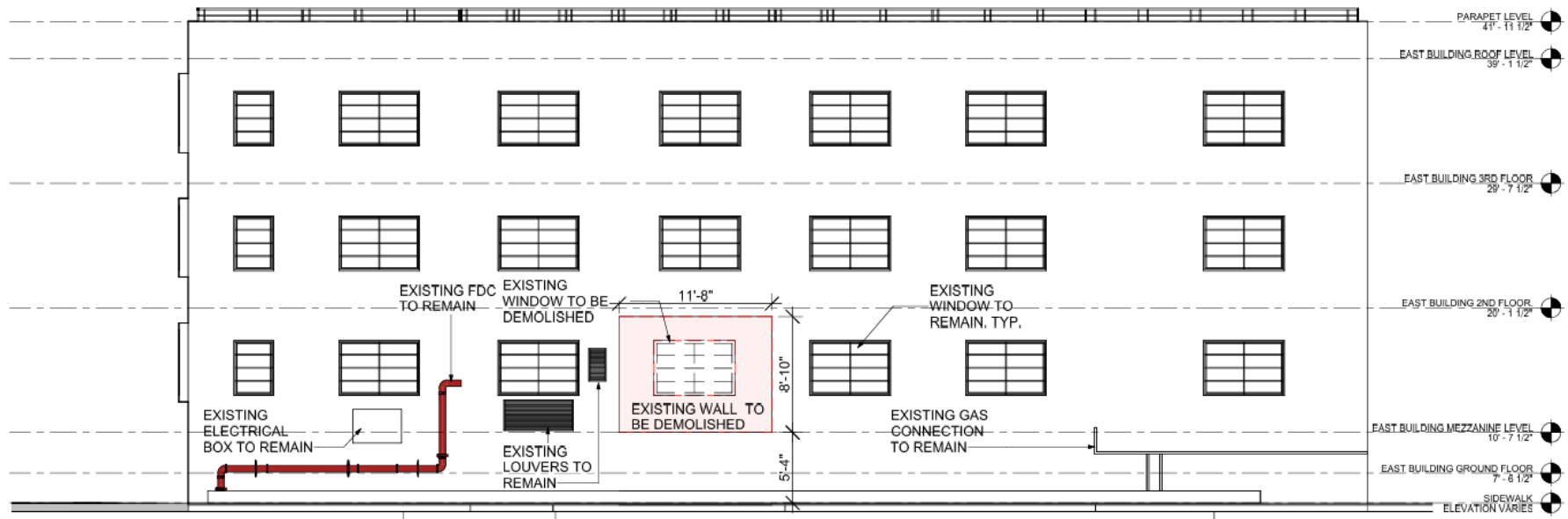
Roof Plan



Longitudinal Section



East Building Demolition Elevation



West Building Demolition Elevation

