

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: May 9, 2017

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB16-0068, **1434 Washington Avenue.**

The applicant, Clay Hotel Partnership, LTD c/o Infinity Real Estate, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of all structures on the site, including an after-the-fact Certificate of Appropriateness for the demolition of interior floor plates and variances to reduce the required rear setback, to relocate a projecting sign and to reduce the minimum size required for hotel units.

#### **STAFF RECOMMENDATION**

Approval of the Certificate of Appropriateness and variances with conditions

#### **BACKGROUND**

On March 13, 2017, the Board reviewed and continued the subject application to a date certain of May 9, 2017.

#### **EXISTING STRUCTURES (7)**

Local Historic District:	Espanola Way
Status:	Contributing
Original Construction Date:	1925
Original Architect:	Robert A. Taylor

#### **ZONING / SITE DATA**

Legal Description:	All of Block 3-B, First Addition to Whitman's Subdivision of Espanola Villas, Plat Book 9, Page 147 of the Public Records of Miami-Dade County Florida.
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Zoning:	CD-2, Commercial, medium intensity
Future Land Use Designation:	CD-2, Commercial, medium intensity
Lot Size:	25,399 S.F. / 2.0 Max FAR
Existing FAR:	50,139 S.F. / 1.97
Proposed FAR:	50,777 S.F. / 1.99
Height:	2 and 3-stories
Proposed Height:	no change
Existing Use/Condition:	Hotel and commercial
Proposed Use:	no change

## **THE PROJECT**

The applicant has submitted plans entitled "Espanola Hotel" as prepared by DNB Design Group, signed and dated December 21, 2016.

**The applicant is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of all structures on the site and variances to reduce the required rear setback, to relocate a projecting sign and to reduce the minimum size required for hotel units.**

The applicant is requesting the following variance(s):

1. A variance from the minimum 200 s.f. required hotel unit size within the "Contributing building to allow 42 hotel units ranging from 167 s.f. to 198 s.f.

- Variance requested from:

### **Sec. 142-306. Development regulations.**

The development regulations in the CD-2 commercial, medium intensity district are as follows:

Minimum Apartment Unit Size (Square Feet): Hotel Units: 15%: 300 - 335, 85%: 335+ For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are being renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a minimum of 200 square feet. Additionally, existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.

The applicant is proposing a renovation of the lobby, the addition of a trash room, 3 elevators and a new active roof deck. The building was originally constructed with hotel rooms that did not meet the minimum 200 s.f. as required by the current Code. The building features a total of 118 units with 42 units below the minimum area required. The proposed work would allow the hotel to function more efficiently while retaining the historic structure. The interior reconfiguration of the hotel units as originally constructed, create the practical difficulties that result in the need for the variance requested. Modifications to increase the size of the non-conforming units would negatively affect the main building systems and the configuration of the exterior windows. In this case, staff finds that this is the minimum variance necessary to preserve the historic character and design of the building. The non-conforming units should not have a negative impact in the historic district or on the adjacent properties as these units has been used for the hotel for many years.

2. A variance to reduce by 5'-1" the minimum required pedestal rear setback of 7'-10" for residential uses in order to construct planters at the roof level at a minimum of 2'-9" from the rear property line.

- Variance requested from:

**Sec. 142-307. Setback requirements.**

*The setback requirements for the CD-2 commercial, medium intensity district are as follows:*

*Pedestal and tower (non-oceanfront), Rear: 5 feet, Residential uses shall follow the RM setbacks. (See sections 142-156, 142-218 and 142-247.)*

**Sec. 142-156. Setback requirements.**

*The setback requirements for the RM-1 residential multifamily, low intensity district are as follows:*

*Pedestal, rear, Non-oceanfront lots—Minimum: 10% of lot depth*

The new accessible roof deck includes planters that follow the existing non-conforming building lines on top of the four buildings adjacent to the rear. The planters will serve as safety guards for the guests and enhance the appearance of the space. Although the structure does not exceed the maximum height allowed, a setback variance is required due to the residential use of the space which requires a larger setback than the commercial uses. These buildings, as originally constructed, have non-conforming rear setbacks that range from 2'-9" to 3'-0" and the building fronting Drexel Avenue has a setback of zero from the rear property line. The two buildings on the corners of the site are three stories in height and a new trellis is also proposed to further contain the space and reduce any visibility from Washington Avenue.

Staff finds that the existing non-conforming structures create the practical difficulties that contribute to the need for this variance. The original hotel did not have many common spaces. The roof deck adds minimum necessary amenities that would allow a more successful hotel operation. Based on the existing conditions of the site and the retention of the non-conforming buildings, staff recommends that this variance request be approved.

3. A variance to relocate a projecting sign which is allowed on the first floor of the building, to the third floor of the building facing Espanola Way.
  - Variance requested from:

**Section 138-172. Schedule of sign regulations for principal and accessory use signs.**

*Zoning District, CD-2 – Projecting: 15 square feet.*

A new sign with approximately 18.3 s.f. of area is proposed at the third floor of the building at the corner of Espanola Way and Drexel Avenue. However, only a building identification sign above the first floor is allowed by the Code. In this case, the applicant is requesting the relocation of a projecting sign from the first floor to the third floor, in order to minimize alteration or conflict with the existing architectural elements of the building at the first floor. Considering that the design of the proposed sign is compatible with the architecture of the building and the pedestrian character of the street, staff is supportive of this variance request. However, the sign would have to be reduced in size to comply with a maximum of 15 s.f. required for projecting signs.

Staff finds that the 'Contributing' building and its architectural elements create the practical difficulties that result in the need for the variance requested.

### **PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA**

The applicant has submitted plans and documents with the application that staff has concluded satisfy Article 1, Section 2 of the Related Special Acts.

Additionally, staff has concluded that the plans and documents with the application satisfy the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

### **COMPLIANCE WITH ZONING CODE**

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code, in addition to the requested variances:

1. Section 138-172. The projecting sign exceeds the maximum area allowed of 15 SF.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a Certificate of Appropriateness shall be based upon the following:



- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.  
**Not Satisfied**
    - The unique double lobby is an important design element of the 'Contributing' structure and its original design is highly representative of the Robert Taylor's original plan for the Spanish Village.
    - The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.
  - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.  
**Satisfied**
- II. 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 Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. Exterior architectural features.  
**Not Satisfied**  
The majority of the existing storefront windows are not consistent with the original Mediterranean Revival design.
  - b. General design, scale, massing and arrangement.  
**Not Satisfied**
    - The unique double lobby is an important design element of the 'Contributing' structure and its original design is highly representative of the Robert Taylor's original plan for the Spanish Village.
    - The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.
    - The majority of the existing storefront windows are not consistent with the original Mediterranean Revival design.
  - c. Texture and material and color.  
**Satisfied**
  - d. The relationship of a, b, c, above, to other structures and features of the district.  
**Not Satisfied**
    - The unique double lobby is an important design element of the 'Contributing' structure and its original design is highly representative of the Robert Taylor's original plan for the Spanish Village.
    - The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.

- **The majority of the existing storefront windows are not consistent with the original Mediterranean Revival design.**
- e. The purpose for which the district was created.  
**Not Satisfied**
  - **The unique double lobby is an important design element of the ‘Contributing’ structure and its original design is highly representative of the Robert Taylor’s original plan for the Spanish Village.**
  - **The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.**
  - **The majority of the existing storefront windows are not consistent with the original Mediterranean Revival design.**
- f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.  
**Not Satisfied**
  - **The unique double lobby is an important design element of the ‘Contributing’ structure and its original design is highly representative of the Robert Taylor’s original plan for the Spanish Village.**
  - **The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.**
  - **The majority of the existing storefront windows are not consistent with the original Mediterranean Revival design.**
- g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.  
**Satisfied**
- h. The original architectural design or any subsequent modifications that have acquired significance.  
**Not Satisfied**
  - **The unique double lobby is an important design element of the ‘Contributing’ structure and its original design is highly representative of the Robert Taylor’s original plan for the Spanish Village.**
  - **The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.**
  - **The applicant is not proposing restoration of the ground level storefront window systems.**
- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and 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 criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Satisfied**
- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Not Satisfied**  
**See Compliance with the Zoning Code**
- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.  
**Not Satisfied**
  - The unique double lobby is an important design element of the 'Contributing' structure and its original design is highly representative of the Robert Taylor's original plan for the Spanish Village.
  - The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.
  - The majority of the existing storefront windows are not consistent with the original Mediterranean Revival design.
- 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.  
**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**
  - The unique double lobby is an important design element of the 'Contributing' structure and its original design is highly representative of the Robert Taylor's original plan for the Spanish Village.
  - The modifications proposed for the masonry stair will result in a dead-end condition.
  - The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.
  - The majority of the existing storefront windows are not consistent with the original Mediterranean Revival design.

- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.  
**Satisfied**
- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.  
**Satisfied**
- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.  
**Not Satisfied**  
**The rooftop planters appear to add bulk and overwhelm the courtyard buildings and are insufficiently sized to provide adequate rooting space for plant material to thrive overtime.**
- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from Structures are adequately shielded from public view, adjacent properties and pedestrian areas.  
**Satisfied**
- 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).  
**Satisfied**
- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.  
**Satisfied**
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**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**
- **The projecting light shaft design is entirely out of character with the original modest Mediterranean Revival lobby design.**
  - **The rooftop planters appear to add bulk and overwhelm the courtyard buildings.**
- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.  
**Satisfied**
- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Satisfied**

#### **CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA**

Section 118-564 (f)(4) of the Land Development Regulations of the Miami Beach Code provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The Building, Structure, Improvement, or Site is designated on either a national or state level as a part of an Historic Preservation District or as a Historic Architectural Landmark or Site, or is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Building, Historic Structure or Historic Site, Historic Improvement, Historic Landscape Feature, historic interior or the Structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.  
**Satisfied**  
**The existing structures are designated as part of the Espanola Way Local Historic District; the buildings are designated as 'Contributing' structures in the historic district.**
- b. The Building, Structure, Improvement, or Site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.  
**Satisfied**  
**The existing structures would be difficult and inordinately expensive to reproduce.**
- c. The Building, Structure, Improvement, or Site is one of the last remaining examples of its kind in the neighborhood, the country, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.  
**Satisfied**  
**The existing structures are one of the last remaining examples of their kind and are distinctive examples of the Mediterranean Revival style of architecture which contributes to the character of the district.**

- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in section 114-1, or is an architecturally significant feature of a public area of the interior of a historic or contributing building.

**Satisfied**

**The subject structures are designated as 'Contributing' buildings in the Miami Beach Historic Properties Database.**

- e. Retention of the Building, Structure, Improvement, Landscape Feature or Site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied**

**The retention of these structures is critical to developing an understanding of an important Miami Beach architectural style.**

- f. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district.

**Not Applicable**

**The demolition proposed in the subject application is not for the purpose of constructing a parking garage.**

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

**Not Applicable**

**The applicant is not proposing total demolition of the existing 'Contributing' buildings.**

- h. The Dade County Unsafe Structures Board has ordered the demolition of a Structure without option.

**Not Applicable**

**The Miami-Dade County Unsafe Structures Board has not ordered the demolition of any part of the subject buildings.**

**ANALYSIS**

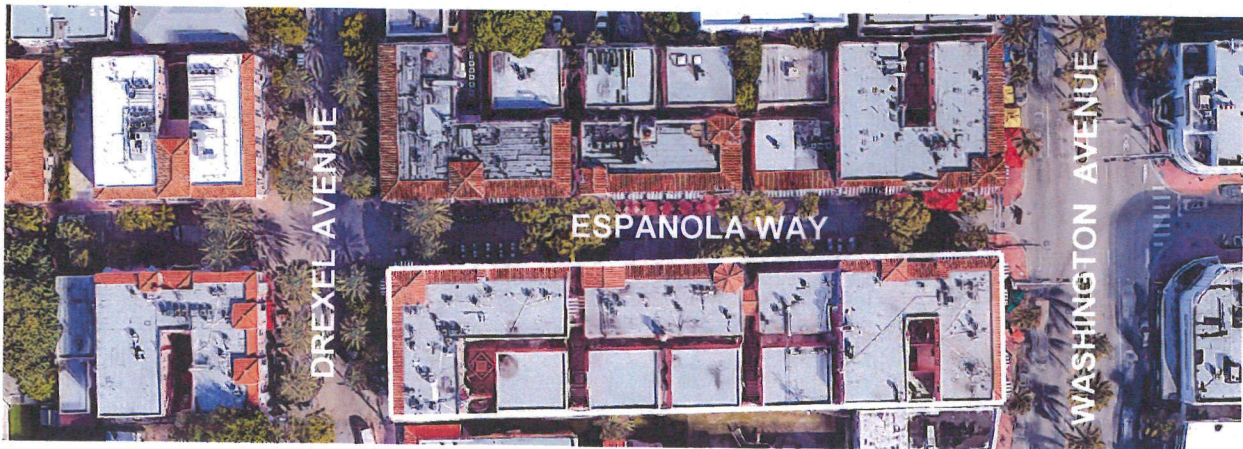
The Espanola Way Local Historic District, the City's first Local Historic District, was designated in 1986. The subject site is located within a portion of the historic district originally known as the 'Spanish Village' which encompasses Espanola Way from Washington Avenue to Drexel Avenue and also includes the two buildings on the west side of Drexel Avenue. The Spanish Village was developed by N.B.T. Roney, also the developer of the previously existing Roney Plaza Hotel, and contains a total of 16 buildings all constructed in 1925 and designed by Robert A. Taylor in the Mediterranean Revival style of architecture. The Spanish Village has been noted for its authentic reproduction of the Mediterranean style and, as stated in the designation



report, “the concentration, alignment and design of these buildings and the narrowness of the street all combine to create a realistic impression of a Mediterranean Village.”

The applicant owns all of the property on the south side of the Spanish Village, collectively known as the Clay Hotel, including the subject site (Between Washington Avenue and Drexel Avenue). A separate application has been submitted for the property located across Drexel Avenue (HPB16-0082).

The subject property, consists of 3 primary buildings, 1434 Washington Avenue, a 3-story building located at the corner of Washington Avenue and Espanola Way, 432 Espanola Way, a 2-story mid-block building fronting Espanola Way and 1437 Drexel Avenue, a 3-story building located at the corner of Drexel Avenue and Espanola Way. Additionally, four 2-story structures are located within the courtyard created by the main buildings.



2016 Aerial

The applicant is currently requesting a Certificate of Appropriateness for the partial demolition and renovation of all seven ‘Contributing’ structures on the site as part of a hotel redevelopment project.

### **Hotel lobby**

The hotel lobby is located at the ground floor of the 1434 Washington Avenue building and has entrances on both Washington Avenue and Espanola Way. Although no original building permit plans have been located for this structure, staff has determined through examination of historical photographs and on-site conditions that the double lobby was originally open-air and is most likely the original lobby configuration. The lobby features an original pecky cypress ceiling and a pecky cypress clad reception desk. Within the original public lobby space, the applicant is proposing several alterations.

### **Lobby reconfiguration**

The applicant is proposing to enclose the Espanola Way portion of the double lobby through the introduction of a fire rated glass wall within the arched opening that separates the lobby spaces. This portion of the original lobby space will become a part of the ‘Oh Mexico’ restaurant.

The applicant is no longer proposing to demolish the original masonry staircase; however, the stairway is now proposed to dead-end into a new wall constructed at the landing, no longer

providing access to the second floor. Further, the stairway opening will be enclosed with a new ceiling flush with existing. Staff is concerned that the Fire Department will require the dead-end stairway to be caged or enclosed in order to prevent harm to the public and firefighters in the event of an emergency. Additionally, staff would note that the applicant is no longer proposing to introduce a new stairway adjacent to the Washington Avenue lobby.



*Photograph ca. 1926, Espanola Hotel (left) and Village Hotel (right)*

Staff believes that this substantially intact, unique double lobby is an important design element of the 'Contributing' structure and its original design is highly representative of the Robert Taylor's original plan for the Spanish Village. It is important to note that the hotel across the street at 1448 Washington Avenue, originally known as the 'Village Hotel', was also designed with an open-air double lobby (see image on following page). Unfortunately, the Washington Avenue entrance for this hotel was eliminated at some time in the past. Consequently, staff recommends that the existing double lobby configuration be retained, including the stairway to the second floor. If the board find that reconfiguration of the double lobby satisfies the Certificate of Appropriateness criteria, staff would recommend that the Espanola Way portion be used for restaurant seating only.

#### **Original ceiling**

The ceiling of the Washington Avenue portion of the lobby features original pecky cypress wood. The applicant is proposing to demolish the existing ceiling and install a new pecky cypress ceiling. Staff recommends that every effort be made to restore the original ceiling. If the ceiling is determined to be beyond restoration, staff recommends that a new, natural finish, pecky cypress ceiling be installed, however, the replacement pecky cypress shall be sourced and purchased before the existing ceiling is demolished.

#### **Original reception desk**

The applicant is proposing to dismantle the original reception desk and salvage the pecky cypress cladding. A new desk, with the original cladding, is proposed to be introduced within the lobby as part of an historical display.





*Photograph ca. 1926, Village Hotel, 1446 Washington Avenue*

#### **Introduction of new projecting light shaft**

The applicant is proposing to demolish an existing octagonal shaped skylight within the lobby in order to introduce a new approximately 8'-0" x 16'-0" rectangular shaped light shaft which projects approximately 8'-0" into the courtyard space above. While staff believes that the existing stained glass portion of the skylight may not be original element of the lobby, staff has determined that the pyramidal glass portion of the skylight at the roof level is most likely original. This element can be seen in aerial photography from dating back to 1941. Staff is not supportive of the proposed projecting light shaft design as it is entirely out of character with the modest Mediterranean Revival lobby. Staff would have no objection to the restoration of the existing skylight or the introduction of a new appropriately designed skylight within the existing octagonal shaped opening.

#### **Lobby finishes and fixtures**

A number of new finishes are proposed to be introduced within the original lobby spaces. Notably, the existing non-original diagonally set, clay tile flooring is proposed to be removed and replaced with a combination of travertine and patterned clay tile. Although more appropriate than the previously proposed Porcelanosa 'Antique Black' tile, staff continues to recommend further investigation of the original flooring for possible incorporation into or inspiration of a new flooring design.

#### **2-story courtyard buildings**

Four 2-story structures are located within the courtyard space formed by the street facing buildings. The structures are paired together so that the entrance to each building is across from the other. Each of the four building entrances features a slightly different frontispiece design (see images on page 18). The narrow passageways formed from the remaining courtyard space reinforce the Spanish Village concept. Notably, the special character of the 'Court Scene' of the



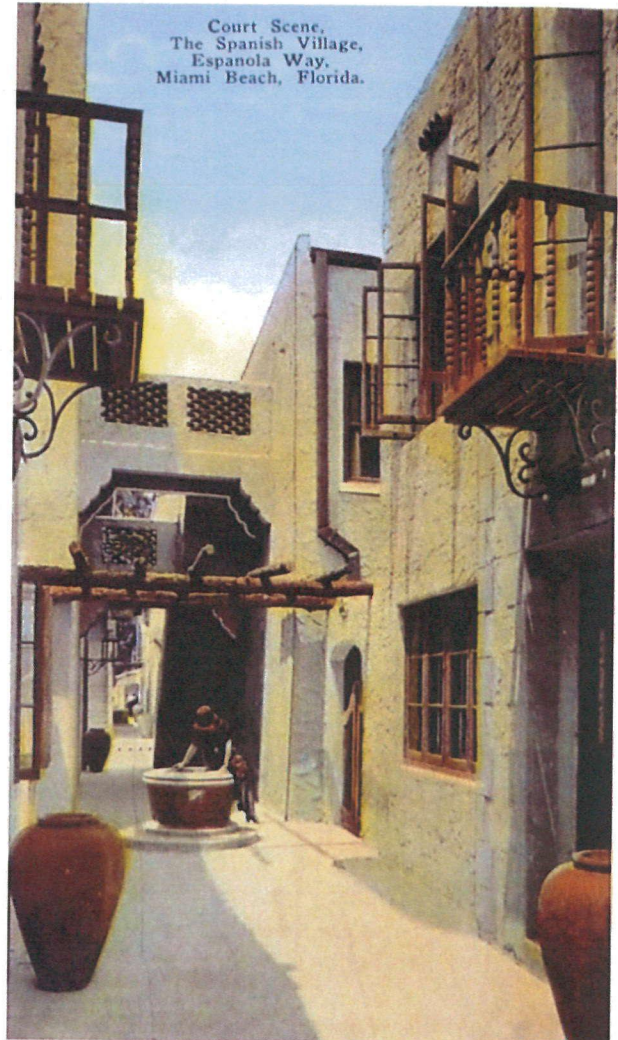
Spanish Village was the subject of an early colored postcard as shown on the following page. Within the courtyard space, the applicant is proposing a number of alterations.

### **Introduction of new roof top amenities and pedestrian bridges**

The applicant is currently proposing to activate each of the four courtyard building roofs with amenities for guests of the hotel including: a swim spa, a sun deck, an outdoor bar counter and a yoga/relaxation deck. All of the decks are proposed to be connected with pedestrian bridges at the roof level. Further, the applicant is proposing to introduce an enclosed bridge at the second level between the easternmost courtyard building and the building at 1434 Washington Avenue.

The applicant has shifted the alignment of the bridges to the south so that they no longer require demolition of significant architectural features along the primary elevations of the courtyard buildings. Staff has no objection to the introduction of the bridges but would recommend, if possible, centering the proposed bridges with the southernmost window openings of the primary facades. Staff would note that the amenity decks will require the demolition of the roof structures and 2'-6" of the upper façade and parapet.

Additionally, planters are proposed to be installed along the perimeter of the courtyard building roofs and pedestrian bridges. As shown in the renderings on Sheet A-46 the planters appear to add bulk and overwhelm the courtyard buildings. Further, staff believes that the planters are insufficiently sized to provide adequate rooting space for plant material to thrive overtime. Consequently, staff would recommend that roof top planters be eliminated and that a simple cable guard rail system be provided that is mounted to the inside face of the parapets.



### **After-the-fact demolition – courtyard building 2**

On November 4, 2016, a building permit (BC0916-1176) was issued for non-structural interior renovations to courtyard buildings 2, 3 & 4. During the course of construction the ground and second floor wood framing was determined to be unrepairable and the both floor plates were subsequently replaced.

Staff would note that the amount of demolition proposed exceeds 25% of the first floor slab and the building would not be permitted to retain the existing parking credits. However, if the Board finds that the project satisfies the criteria for the retention and restoration of the Contributing building, as outlined in Section 118-395 of the City Code below, a waiver can be granted.

**Sec. 118-395. - Repair and/or rehabilitation of nonconforming buildings and uses.**

**(b) *Nonconforming buildings.***

- (2) Nonconforming buildings which are repaired or rehabilitated by more than 50 percent of the value of the building as determined by the building official shall be subject to the following conditions:

d. Development regulations for buildings located within a designated historic district or for an historic site:

1. The existing structure's floor area, height, setbacks and any existing parking credits may remain, if the following portions of the building remain substantially intact, and are retained, preserved and restored:
  - i. At least 75 percent of the front and street side facades;
  - ii. At least 75 percent of the original first floor slab;
  - iii. For structures that are set back two or more feet from interior side property lines, at least 66 percent of the remaining interior side walls; and
  - iv. All architecturally significant public interiors.
2. For the replication or restoration of contributing buildings, but not for noncontributing buildings, the historic preservation board may, at their discretion, waive the requirements of subsection(b)(2)d.1. above, and allow for the retention of the existing structure's floor area, height, setbacks or parking credits, if at least one of the following criteria is satisfied, as determined by the historic preservation board:
  - i. The structure is architecturally significant in terms of design, scale, or massing;
  - ii. The structure embodies a distinctive style that is unique to Miami Beach or the historic district in which it is located;
  - iii. The structure is associated with the life or events of significant persons in the City;
  - iv. The structure represents the outstanding work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
  - v. The structure has yielded or is likely to yield information important in prehistory or history; or
  - vi. The structure is listed in the National Register of Historic Places.

Staff has found that Criteria i., ii., v. & vi., above are satisfied.

**Restoration plans**

While the applicant has not provided original microfilm plans, staff was able to locate building elevation plans for two of the structures as shown on pages 18 and 19 of this report. The discovery of these plans should assist the applicant in identifying opportunities for restoration. At a minimum, staff would recommend that the existing ground level storefronts be removed and replaced with new storefronts that are consistent with historical documentation including the reintroduction of the arched window openings with dividing columns of the 1434 Washington Avenue building as seen in the image on the flowing page and on page 12.





*Photograph ca. 1930, Espanola Hotel*

#### **Certificate of Appropriateness Violations**

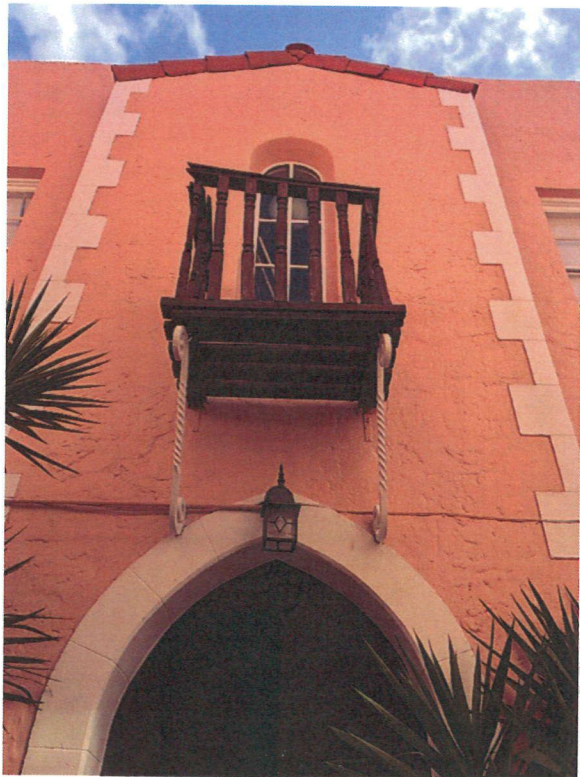
Staff has identified numerous elements attached to the structures which have not obtained a Certificate of Appropriateness. These elements include but are not limited to: signage, speakers, lighting, shade devices, artificial plants, etc. Staff recommends that all of these unpermitted elements be removed.

#### **VARIANCE ANALYSIS**

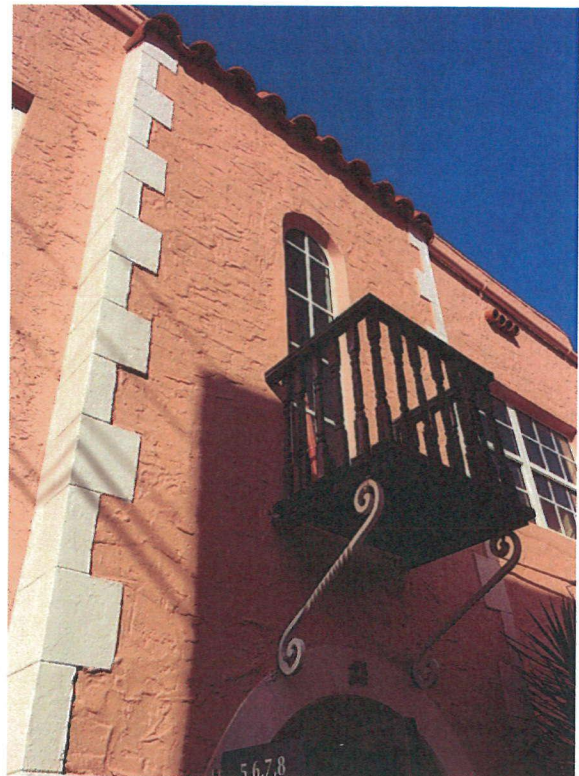
The subject site contains several buildings constructed in 1925 that have been unified as one property. The lot is located in the Espanola Way Local Historic District and also within the National Register Architectural District. The property includes hotel, and other commercial businesses. As part of the proposed improvements three variances are requested to reduce the requirements for unit size in historic hotel rooms, to reduce the required rear setback and to relocate a new sign to the third floor. These variance requests are associated with the retention of the historic buildings with non-conforming setbacks and room sizes. The variances are the minimum to preserve the historic character and design of the structure. In this case, staff finds that the existing building and the retention of its original architecture creates the practical difficulties that justify the variances requested.

#### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends the application be **approved** subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria.



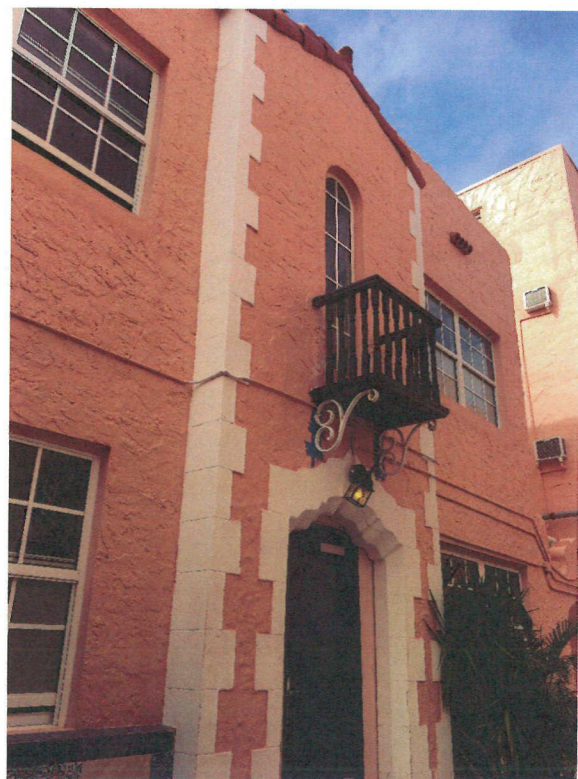
*Courtyard Building 1*



*Courtyard Building 2*

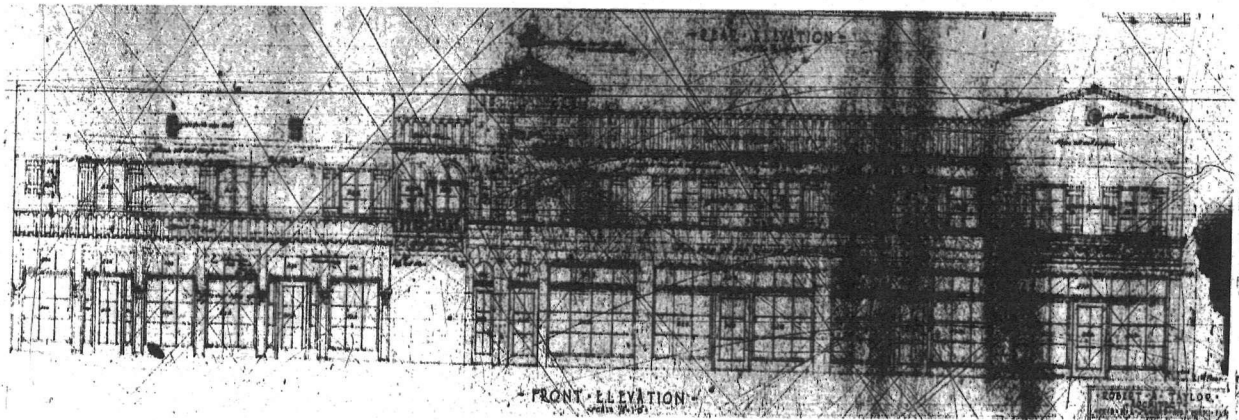


*Courtyard Building 3*

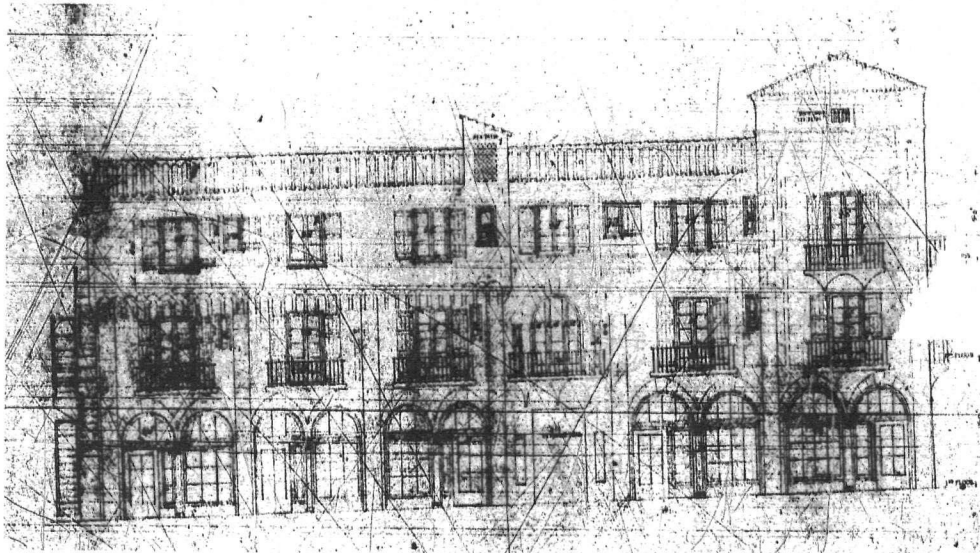


*Courtyard Building 4*

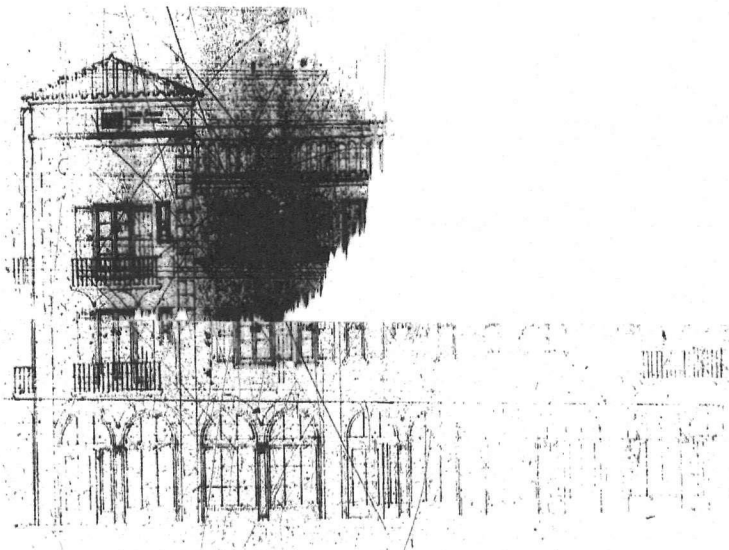




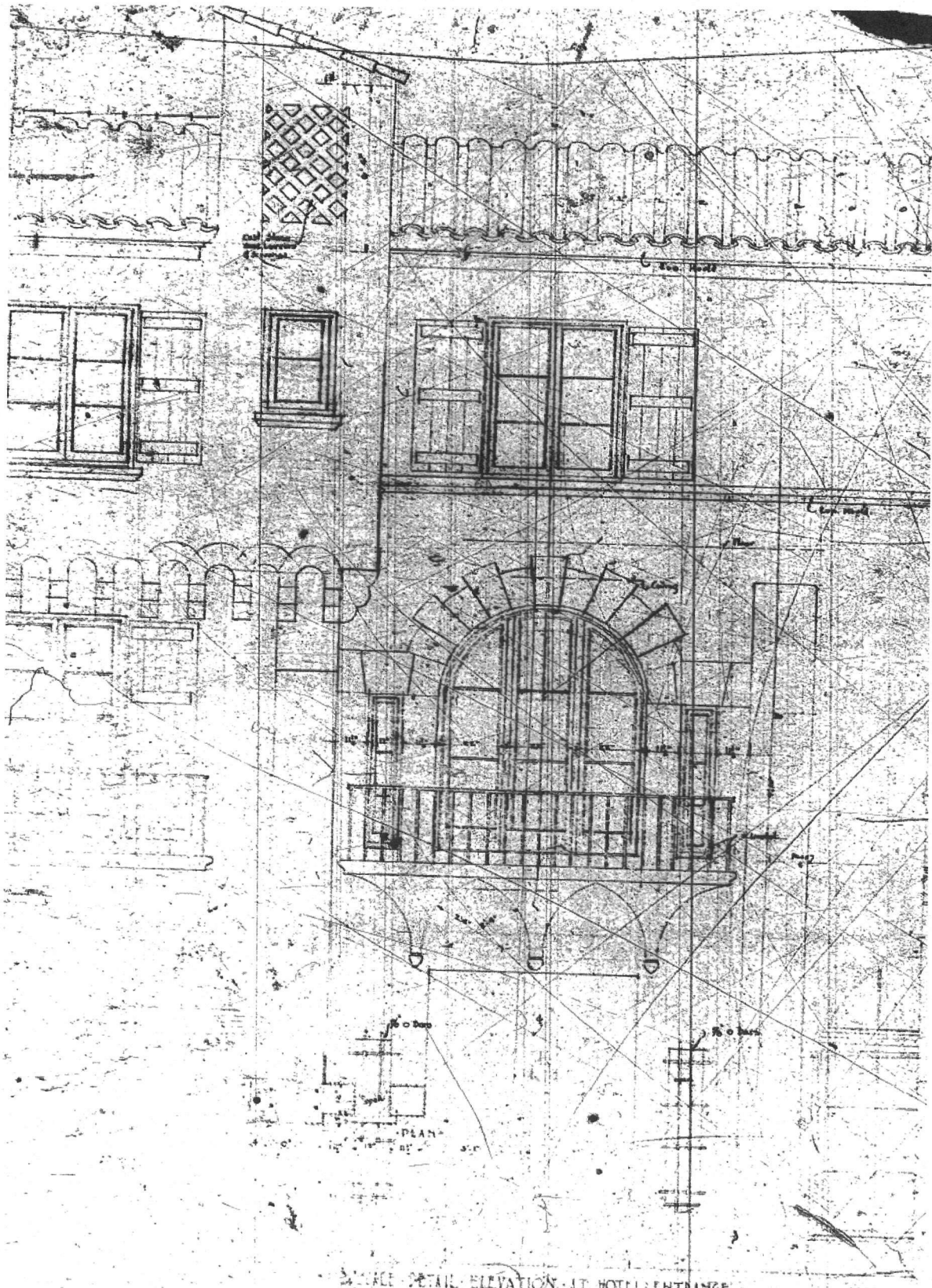
*432 Espanola Way, Espanola Way elevation*



*1437 Drexel Avenue, Espanola Way elevation*



*1437 Drexel Avenue, Drexel Avenue elevation*



1437 Drexel Avenue, Espanola Way detail elevation

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: May 9, 2017

FILE NO: HPB16-0068

PROPERTY: 1434 Washington Avenue

APPLICANT: Clay Hotel Partnership, LTD c/o Infinity Real Estate

LEGAL: All of Block 3-B, First Addition to Whitman's Subdivision of Espanola Villas, Plat Book 9, Page 147 of the Public Records of Miami-Dade County Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of all structures on the site, including an after-the-fact Certificate of Appropriateness for the demolition of interior floor plates and variances to reduce the required rear setback, to relocate a projecting sign and to reduce the minimum size required for hotel units.

**ORDER**

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Certificate of Appropriateness**

- A. The subject site is located within the Espanola Way Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
  - 1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
  - 2. Is consistent with Certificate of Appropriateness Criteria 'a', 'b', 'd', 'e', 'f' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
  - 3. Is not consistent with Certificate of Appropriateness Criteria 'b', 'c', 'e', 'h' & 'm' in Section 118-564(a)(3) of the Miami Beach Code.
  - 4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:



1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
  - a. The existing lobby of the 1434 Washington Avenue building shall be renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, this shall include the following:
    - i. The double lobby configuration shall be maintained.
    - ii. The non-original ceramic tile located within the Espanola Way portion of the lobby, shall be removed and a new plaster wall finish introduced.
    - iii. The existing masonry staircase shall maintain access to the second floor and shall not be permitted to create a dead-end condition.
    - iv. The original pecky cypress ceiling shall be retained and restored to the greatest extent possible. If the ceiling is determined to be beyond restoration, a new, natural finish, pecky cypress ceiling shall be installed. The replacement pecky cypress shall be sourced and purchased before a building permit is issued for its demolition.
    - v. The proposed projecting light shaft shall not be approved. The existing skylight shall be restored or a new skylight within the existing octagonal shaped opening may be provided.
    - vi. Final design and details of the proposed historical display which includes the salvaged pecky cypress panels shall be provided.
  - b. The existing ground level storefront windows shall be removed and replaced with new storefront windows that are consistent with historical documentation for all three primary buildings, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The storefront frames shall be medium bronze in color and the storefront glass shall be clear with the minimum tint required to meet energy codes, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - d. The ground level of the 1434 Washington Avenue building shall be restored as close as possible to its original design, including the reintroduction of the arched window openings with dividing columns, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- e. The balcony brackets shall be reintroduced at the corner balcony of the 1434 Washington Avenue building, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. The pedestrian bridges located between the courtyard buildings shall be aligned so that they are centered with the southernmost window openings of the primary facades, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- g. The roof top planters located on top of the parapet walls of the courtyard buildings shall not be permitted. A cable guard rail system that is mounted to the inside face of the parapet wall shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. Final design and details of the proposed shutters shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The shutters shall be designed in a manner substantially consistent with available historical documentation. The shutters shall be a neutral color. Black or dark grey color shutters shall not be permitted.
- i. All items which have been installed on the exterior of the buildings without a Certificate of Appropriateness shall be removed prior to the issuance of a building permit, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- j. All building signage shall require a separate permit and shall consist of reverse channel, back-lit letters, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- k. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- l. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- m. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

2. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's setbacks and parking credits, is hereby waived, to allow for the reconstruction of the original floor slabs.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
  - a. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

**In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.**

## **II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
  1. A variance from the minimum 200 s.f. required hotel unit size within the "Contributing building to allow 31 hotel units ranging from 163 s.f. to 192 s.f.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

- C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

**III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.**

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Espanola Hotel" as prepared by DNB Design Group, signed and dated March 27, 2017, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not



commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
CHIEF OF HISTORIC PRESERVATION  
FOR THE CHAIR

STATE OF FLORIDA                     )  
  )SS  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ (                     )

Filed with the Clerk of the Historic Preservation Board on \_\_\_\_\_ (                     )