

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: September 8, 2015

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: HPB File No. 7390, **1500 Collins Avenue and 1455 Washington Avenue –
Haddon Hall and Campton Apartments.**

The applicant, Haddon Hall Hotel Owner, LLC, is requesting After-the-Fact modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development. Specifically, the applicant is requesting additional demolition than was previously approved.

STAFF RECOMMENDATION

Approval with conditions

EXISTING STRUCTURES

Parcel 1: Haddon Hall Hotel

Local Historic District:	Ocean Drive/Collins Avenue
Status:	Contributing
Original Architect:	L. Murray Dixon
Construction Date:	1941

Parcel 2: Haddon Hall accessory pool structure

Local Historic District:	Ocean Drive/Collins Avenue
Status:	Non-Contributing
Original Architect:	unknown
Construction Date:	1975

Parcel 3: Campton Apartments

Local Historic District:	Flamingo Park
Status:	Contributing
Original Architect:	Henry Hohausser
Construction Date:	1940

BACKGROUND

On January 14, 2014, the Board approved a Certificate of Appropriateness for the partial demolition and renovation, restoration of the existing 3-story Haddon Hall Hotel, the partial demolition and renovation of an existing 2-story 'Non-Contributing' structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development.

On March 11, 2014, the Board approved a Certificate of Appropriateness for the design of the front yard of the Campton Apartments building and the design of the exterior corridors.

On July 14, 2015, a Discussion Item was presented to the Board relative to the unsafe structural condition of a portion of the upper parapet wall of the Haddon Hall Hotel building.

ZONING / SITE DATA

Legal Description:

Parcel 1: Lots 1 and 2 of block 76 of Fisher's First Subdivision of Alton Beach, according to the plat thereof recorded in plat book 2, at page 77 of the public records of Dade County, Florida, and also the following described land: that part of vacated Fifteenth Street formerly known as Avenue D.

Parcel 2: Commencing at the northwest corner of lot 5, block 76 of Fisher's First Subdivision of Alton Beach, as same is shown upon a recorded plat of said subdivision, recorded in plat book 2, at page 77, of the Public Records of Dade County, Florida: thence run east along the north line of said block 76, a distance of 100 feet to the point of beginning of the tract of land herein described.

Parcel 3: Lots 3, 4 and 5, in block 76, of Fisher's First Subdivision of Alton Beach, according to the plat thereof as recorded in plat book 2, at page 77 of the public records of Dade County, Florida.

Parcel 1: Haddon Hall

Zoning: MXE (Mixed-use Entertainment)
Future Land Use Designation: MXE (Mixed-use Entertainment)

Parcel 2: Haddon Hall accessory pool structure

Zoning: MXE (Mixed-use Entertainment)
Future Land Use Designation: MXE (Mixed-use Entertainment)

Parcel 3: Campton Apartments

Zoning: CD-2 (Commercial, Medium Intensity)
Future Land Use Designation: CD-2 (Commercial, Medium Intensity)

THE PROJECT

The applicant has submitted plans entitled "The Haddon Hall Hotel & Campton Apartments -

Renovation” as prepared by ADD Inc, dated September 8, 2015.

The applicant is requesting an After-the-Fact approval for the demolition of a portion of the upper parapet wall of the Haddon Hall Hotel structure.

CONSISTENCY WITH 2025 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed **hotel use** appears to be **consistent** with the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE

The application appears consistent with the City Code; this 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.
Satisfied
 - 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.
Satisfied
 - b. General design, scale, massing and arrangement.
Satisfied
 - c. Texture and material and color.
Satisfied
 - d. The relationship of a, b, c, above, to other structures and features of the district.
Satisfied

- e. The purpose for which the district was created.
Satisfied
 - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.
Not Applicable
 - 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.
Satisfied
- 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.
Not applicable
 - 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.
Satisfied
 - 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.
Satisfied
 - 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.
Not applicable
 - 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 applicable

- 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.

Not applicable

- 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.

Not applicable

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Not applicable

- 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.

Not applicable

- 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).

Not applicable

- 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.

Not applicable

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Not applicable

- 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 applicable

- 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.

Not applicable

- 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.

Not applicable

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 Haddon Hall Hotel is designated as a 'Contributing' structure within the Ocean Drive/Collins Avenue Local Historic District; the Campton Apartments is designated as a "Contributing" structure within the Flamingo Park Local 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 subject structures are distinctive examples of the Streamline Modern and Art Deco design styles 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 the subject 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 to totally demolish the building.

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

Not Applicable

The Dade County Unsafe Structures Board has not ordered the demolition of the structure.

ANALYSIS

The Board previously approved the substantial renovation and restoration of the ‘Contributing’ structures on the site and the renovation and construction of a 1-story rooftop addition on the accessory pool suites building, as part of a new hotel development.

Currently, the applicant is requesting the Board approve additional demolition than was previously contemplated by the applicant or approved by the Board. Specifically, the applicant is now requesting after-the-fact approval for the demolition and reconstruction of the existing upper parapet wall located within the center portion of the Haddon Hall Hotel building.

A full building permit (B140250) was issued by the City’s Building Department on November 14, 2014. During the course of construction the architect notified Planning and Building Department

staff of the unsafe structural condition of the parapet wall. The applicant has provided a letter written by structural engineer Frederic Carrie, P.E., indicating that the wall could not be retained and repaired due to severe structural deterioration in this area. Further, Mr. Carrie indicated a significant concern with regard to the safety of workers during any attempt to repair the wall. At that time detailed measurements were taken and the decorative concrete panels were carefully removed. The parapet wall was subsequently demolished. The applicant is currently in the process of creating a mold from the salvaged decorative panels from which the new panels will be cast. Since this portion was fully documented prior to its demolition, staff is confident that the applicant will be able to successfully reconstruct this significant feature, and recommends approval as noted below.

RECOMMENDATION

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

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: September 8, 2015

FILE NO: 7390

PROPERTY: 1500 Collins Avenue and
1455 Washington Avenue

APPLICANT: Haddon Hall Hotel Owner, LLC

LEGAL: Parcel 1: Lots 1 and 2 of block 76 of Fisher's First Subdivision of Alton Beach, according to the plat thereof recorded in plat book 2, at page 77 of the public records of Dade County, Florida, and also the following described land: that part of vacated Fifteenth Street formerly known as Avenue D.

Parcel 2: Commencing at the northwest corner of lot 5, block 76 of Fisher's First Subdivision of Alton Beach, as same is shown upon a recorded plat of said subdivision, recorded in plat book 2, at page 77, of the Public Records of Dade County, Florida: thence run east along the north line of said block 76, a distance of 100 feet to the point of beginning of the tract of land herein described.

Parcel 3: Lots 3, 4 and 5, in block 76, of Fisher's First Subdivision of Alton Beach, according to the plat thereof as recorded in plat book 2, at page 77 of the public records of Dade County, Florida.

IN RE: The Application for After-the-Fact modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1- story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development. Specifically, the applicant is requesting additional demolition than was previously approved.

SUPPLEMENTAL 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 structure located on Parcel 1 is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. The structure located on Parcel 2 is classified as 'Non Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.
- C. The structure located on Parcel 3 is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.
- D. 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 consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.
 4. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- E. The project will remain 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. Final details of the proposed parapet wall reconstruction and installation of the decorative concrete panels 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.

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. No variance(s) were filed as part of this application.

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

- A. A copy of all pages of the recorded Supplemental 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.
- B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, 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. 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.
- F. The Supplemental 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.
- G. The previous Final Orders dated January 14, 2014 and March 11, 2014 shall remain in full force and effect, except to the extent modified herein.
- 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

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He 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 _____ ()

~~Strike Thru~~ denotes deleted language
Underscore denotes new language

