

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: October 13, 2015

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **HPB File No. 7379, 336 21<sup>st</sup> Street – Plymouth Hotel.**

The applicant, Plymouth Hotel, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting design modifications to the lobby.

### STAFF RECOMMENDATION

Denial

### EXISTING STRUCTURE

Local Historic District:	Museum
Status:	Contributing
Original Construction Date:	1940
Original Architect:	Anton Skislewicz

### ZONING / SITE DATA

Legal Description:	Lots 5 and 7, Block E, Amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, a subdivision recorded in Plat Book 5 at page 7 and 8 of the public records of Miami-Dade County, Florida.
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Zoning -	RM-2 (Residential Multifamily, Medium Intensity)
Future Land Use Designation -	RM-2 (Residential Multifamily, Medium Intensity)
Lot Size -	18,745 S.F.
Existing FAR -	29,500 S.F.
Proposed FAR -	37,500 S.F. / 2.0 (Max FAR = 2.0), as represented by the applicant
Existing Height -	38'-0" / 3 stories
Proposed Height -	50'-0" / 4 stories
Existing Use/Condition -	Residential
Proposed Use -	Hotel

### BACKGROUND

On November 12, 2013, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development.

On August 12, 2014, the Board reviewed and approved a Modification to the Certificate of Appropriateness in order to locate mechanical units on the roof of the penthouse addition.

### **THE PROJECT**

The applicant has submitted plans entitled “The Plymouth Hotel” as prepared by Kobi Karp, Architecture, Interior Design, Planning, dated August 24, 2015.

**The applicant is requesting to modify condition C.1.e. of the Order to allow for the installation of floor to ceiling wood veneer paneling throughout the original lobby.**

### **COMPLIANCE WITH ZONING CODE**

A preliminary review of the project indicates that the application for modifications appears to be consistent with the City Code.

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.

### **REVIEW 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 proposed introduction of wood veneer panels on the wall of the original lobby will substantially detract from the architectural character of the space and adversely impact its historic integrity.**
  - 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 Applicable**

- b. General design, scale, massing and arrangement.  
**Not Satisfied**  
**The proposed introduction of wood veneer panels on the wall of the original lobby will substantially detract from the architectural character of the space and adversely impact its historic integrity.**
  - c. Texture and material and color.  
**Not Satisfied**  
**The proposed introduction of wood veneer panels on the wall of the original lobby will substantially detract from the architectural character of the space and adversely impact its historic integrity.**
  - d. The relationship of a, b, c, above, to other structures and features of the district.  
**Not Satisfied**  
**The proposed introduction of wood veneer panels on the wall of the original lobby will substantially detract from the architectural character of the space and adversely impact its historic integrity.**
  - e. The purpose for which the district was created.  
**Not Satisfied**  
**The Museum Local Historic District and the National Register Architectural District were created, in part, to ensure the protection and preservation of all contributing structures in the districts, including significant portions of historic lobby's and interiors; the proposed modifications to the existing lobby will substantially detract from the architectural character of the space and adversely impact its historic integrity.**
  - 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.  
**Not Satisfied**  
**An historic resources report has not been submitted.**
  - h. The original architectural design or any subsequent modifications that have acquired significance.  
**Not Satisfied**  
**The proposed introduction of wood veneer panels on the wall of the original lobby will substantially detract from the architectural character of the space and adversely impact its historic integrity.**
- 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.  
**Not Applicable**
- 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 proposed introduction of wood veneer panels on the wall of the original lobby will substantially detract from the architectural character of the space and adversely impact its historic integrity.**
- 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**

## **ANALYSIS**

On November 12, 2013, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. The applicant is requesting that the Board modify condition C.1.e. of the Order to allow for the installation of floor to ceiling wood veneer paneling on the walls of the original lobby.

C.1.e. of the Order states the following:

*The original main lobby shall be fully restored in accordance with available historical documentation, and all original materials shall be retained 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.*

Constructed in 1940, the subject 3-story structure is an outstanding example of the Streamline Moderne style of architecture, designed by Anton Skislewicz. Although no historical photographic documentation has been found of the lobby, examination of original microfilm plans reveal that the existing structure is substantially intact with only minor alterations. Further, it should be noted that the original lobby retains what appears to be the original reception counter, marble floors, dramatic oval ceiling details, and one of the very rare remaining original Ramon Chatov painted murals. Staff believes that the introduction of wood veneer wall panels will have an adverse impact on the design integrity of this space and is inappropriate and incompatible with the historic character of the lobby. Preserving the architectural integrity of the original oval lobby is critical to the understanding of the architecture of this era in Miami Beach.

Finally, staff would note that the Board has already approved the demolition of an original interior wall located to the southeast of the oval lobby in order to achieve a greater degree of connectivity between the new concave bar structure and main lobby.

## **RECOMMENDATION**

In view of the foregoing analysis, staff recommends the application be **DENIED**.

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

MEETING DATE: October 13, 2015

FILE NO: 7379

PROPERTY: 336 21<sup>st</sup> Street

APPLICANT: Plymouth Hotel, LLC

LEGAL: Lots 5 and 7, Block E, Amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, a subdivision recorded in Plat Book 5 at page 7 and 8 of the public records of Miami-Dade County, Florida.

IN RE: The Application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting design modifications to the lobby.

**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 Museum 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 not consistent with Certificate of Appropriateness Criteria 'b', 'c', 'd', 'e' 'g' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
- 3. Is not consistent with Certificate of Appropriateness Criteria 'c' in Section 118-564(a)(3) of the Miami Beach Code.

**II. Variance(s)**

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

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 recommendation, that the application is DENIED for the above-referenced project.

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

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
PRESERVATION AND DESIGN MANAGER  
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, 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 \_\_\_\_\_ (                    )