MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation | Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: March 8, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: File No. 7579, **6565 Collins Avenue – Sherry Frontenac Hotel.**

The applicant, S.F. Land, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing building in order to increase the window opening size along the north, south and east elevations and to introduce balcony structures along the east elevation.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions.

BACKGROUND

On November 11, 2015, the application was continued to the December 8, 2015 meeting at the request of the applicant. On December 8, 2015, the application was continued to the January 12, 2016 meeting at the request of the applicant. On January 12, 2016, the application was continued to the February 9, 2016 meeting at the request of the applicant. On February 9, 2016, the application was continued to the March 8, 2016 meeting at the request of the applicant.

EXISTING STRUCTURE

Local Historic District:	North Beach Resort
Status:	Contributing
Original Construction Date:	1947
Original Architect:	Henry Hohauser

ZONING / SITE DATA

Legal Description:	Lots 40, 41 & 42, Block 1, of the Amended Plat of the Second Ocean Front Subdivision, as recorded in the Public Records of Miami-Dade County, According to the Plat Thereof, as Recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.
Zoning:	RM-3, Residential multi-family, high intensity
Future Land Use Designation:	RM-3, Residential multi-family, high intensity
Lot Size:	74,475 S.F. / 3.0 Max FAR
Existing FAR:	184,886.6 S.F. / 2.48 FAR
Proposed FAR:	187,002.9 S.F. / 2.51 FAR
Existing Height:	9-stories

Proposed Height:	9-stories
Existing Use/Condition:	Hotel
Proposed Use:	Hotel

THE PROJECT

The applicant has submitted plans entitled "Sherry Frontenac" as prepared by Bellinson Gomez Architects, P.A., dated November 18, 2015.

The applicant is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing building in order to increase the window opening size along the and east elevation and to introduce balcony structures along the east elevation.

CONSISTENCY WITH 2025 COMPREHENSIVE PLAN

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

COMPLIANCE WITH ZONING CODE

The application may not be consistent with the requirements of the City Code; this shall not be considered final zoning review or approval.

1. The proposed terrace on the roof of the porte-cochere may only project 25% into the required front yard setback.

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.

Not Satisfied
The total demolition of the masonry wall below the existing openings will result in windows which are highly inconsistent and inappropriately proportioned to the existing Post War Modern architecture.

b. General design, scale, massing and arrangement.
Not Satisfied
The total demolition of the masonry wall below the existing openings will result in windows which are highly inconsistent and inappropriately proportioned to the existing Post War Modern architecture.

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.
Satisfied

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.

Not Satisfied
See compliance with 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
Not Satisfied
The total demolition of the masonry wall below the existing openings will result in windows which are highly inconsistent and inappropriately proportioned to the existing Post War Modern architecture.

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 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).
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.
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).
Satisfied

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 structure is designated as part of the North Beach Resort Local Historic District; this building is designated as a 'Contributing' structure 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 structure 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 structure is one of the last remaining examples of its kind and is a distinctive example of an architectural or design style 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 structure is designated as a 'Contributing' building 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 this structure 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' building.

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 building.

STAFF ANALYSIS

The subject structure, constructed in 1947 and designed by Henry Hohauser, is an excellent example of Post War Modern style hotel architecture. The building features twin 9-story towers that are connected by a central 3-story lobby. The saw-tooth shaped plan of the twin towers provides many of the hotel rooms with views of the ocean and allows for maximum sunlight. The twin towers give the illusion of two ocean liners, complete with smoke stacks, floating side by side at the edge of the Atlantic Ocean. A metal "gangplank" or sky bridge originally linked them at the top floor until it was removed in 1980.

On November 11, 2015, the application was continued to the December 8, 2015 meeting at the request of the applicant in order to address concerns outlined in the previous staff report. Staff would note that the applicant is no longer requesting to enlarge the openings of the north and south facing windows. Further, staff is pleased to report that the applicant and architect have explored staff's suggestion regarding the restoration of the curved glass wall at the fourth level facing Collins Avenue and are now proposing its reconstruction.

In connection with the restoration of the glass wall, the applicant is now proposing to further activate the east elevation through the introduction of a terrace on top of the existing porte-cochere structure. The new terrace will be accessed via new glass doors located within the reconstructed glass wall and will require the installation of guardrails along the perimeter of the roof of the porte-cochere. If the Board should determine that the introduction of a terrace on top of the porte-cochere is appropriate, staff recommends that no furniture or landscaping be permitted with the exception of movable tables and chairs.

On December 8, 2015, the application was continued to the January 12, 2016 meeting at the request of the applicant. Since that time, revised plans have been submitted which propose to further enlarge the small ocean facing windows from a previously proposed height of 5'-10" to a height of 7'-4"; requiring the complete demolition of the masonry wall below the existing window.

Balconies

The applicant is proposing to introduce new balconies along the east elevation of both towers from the 4th to 11th floors. The design of the balconies follows the stepped configuration of the original rear elevation and will be composed primarily of a concrete structure and clear glass railings embedded into the balcony slab.

Staff has no objection to the introduction of balconies on the east side of the towers. Staff would note that the Board has approved a greater level of modification on oceanfront facing facades within the Collins Waterfront, Morris Lapidus / Mid 20th Century and North Beach Resort local

historic districts, including the Crown, Cadillac, Versailles, Doral Beach and Carillon Hotels Further, the proposed glass railings distinguish the new balcony structures from the original Henry Hohauser design. Finally, staff would note that the applicant is proposing to enlarge the existing windows openings in order to provide double glass doors with sidelights to access the new balconies.

Enlargement of east facing window openings

The applicant is proposing to enlarge all existing windows openings along the east elevations to a height of 7'-4". These include the openings required to access the proposed balconies and the smaller ocean facing window openings. Staff has no objection to the enlargement of the openings required to access the new balconies. Staff does however, have a concern with regard to the smaller ocean facing windows as shown below in image 1. Staff believes the total demolition of the masonry wall below the existing openings will result in windows which are highly inconsistent and inappropriately proportioned to the existing Post War Modern architecture. Staff recommends that the increase in height of these openings be limited to the height of one panel of the existing single hung windows as previously proposed and illustrated below in Image 2.

Image 1
Currently Proposed

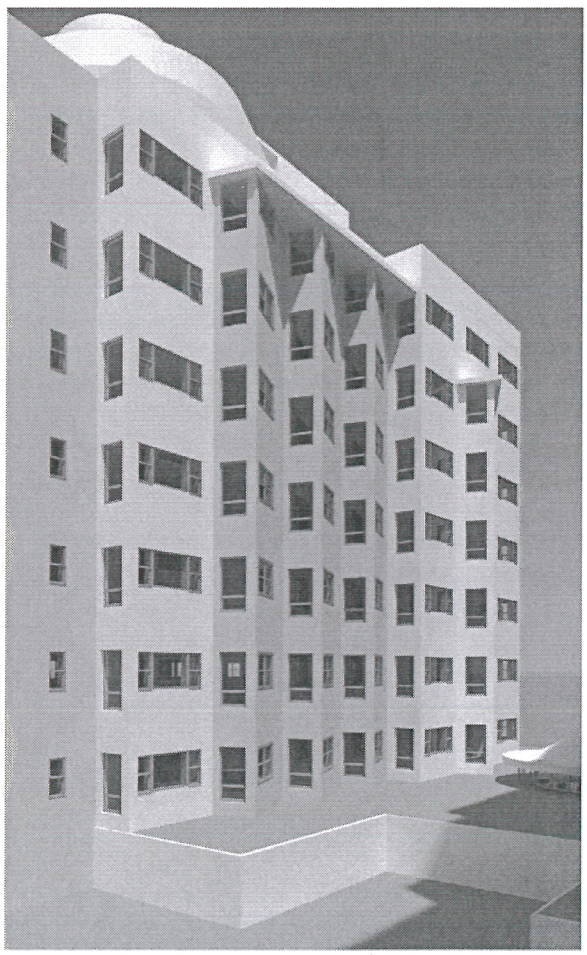

Image 2
Previously Proposed 12/8/15

Restoration

Finally, staff would note the original Post War Modern style structure is substantially intact including the decorative signage facing Collins Avenue. Although, staff laments the loss of the original skybridge which connected the top floors of the twin towers, demolished in 1980, staff recognizes the extreme engineering challenges that would be involved in the reconstruction of this element. Staff is however, extremely pleased that the elegantly curved glass wall located at the fourth level facing Collins Avenue is proposed to be reconstructed, as shown in the early 1950's photo below.

State Archives of Florida, Florida Memory, https://floridamemory.com/items/show/42477

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.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: March 8, 2016

FILE NO: 7579

PROPERTY: 6565 Collins Avenue

APPLICANT: S.F. Land, LLC

LEGAL: Lots 40, 41 & 42, Block 1, of the Amended Plat of the Second Ocean Front Subdivision, as recorded in the Public Records of Miami-Dade County, According to the Plat Thereof, as Recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

IN RE: The applicant is requesting a Certificate of Appropriateness for the partial demolition and renovation existing building in order to increase the window opening size along the north, south and east elevations and to introduce balcony structures along the east elevation.

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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 North Beach Resort 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 consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

2. Is not consistent with Certificate of Appropriateness Criteria 'a' & 'b' in Section 118-564(a)(2) of the Miami Beach Code.

3. Is not consistent with Certificate of Appropriateness Criteria 'b' & 'c' 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.

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 height of the small ocean facing windows shall not exceed 5'-10", consistent with Image 2 in the January 12, 2016 staff report, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   b. No furniture or landscaping shall be permitted to be located on porte-cochere rooftop terrace with the exception of movable table and chairs.

   c. The original curved glass wall located at the fourth level facing Collins Avenue shall be recreated to the greatest extent possible in accordance with available historical documentation, 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. 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.

   e. Final details of the proposed glass balcony and terrace railings 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 glass shall be clear and any frame shall be clear anodized aluminum or a light grey or silver powder coated finish.

   f. Final details of all proposed windows 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 frames shall be a clear anodized aluminum or a light grey or silver powder coated finish. The glass shall not be colored and any tinting shall be the minimum required by Energy Codes.

II. Variance(s)

A. No Variances were requested as a part of this application.

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

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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 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.

C. 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.

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.

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PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Sherry Frontenac" as prepared by Beilinson Gomez Architects, dated November 18, 2015, 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
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

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

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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 _____ ( )

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