

Application HPB 23-0574
Certificate of Appropriateness
The Ritz-Sagamore Project



Prepared For:
New National LLC
1677 Collins Avenue
Miami Beach, FL 33139

September 5, 2023

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INTRODUCTION

The City of Miami Beach's Historic Preservation Board (HPB) is being asked to approve Application Number HPB23-0574 for a Certificate of Appropriateness (COA) for demolition, renovation and new construction associated with the Ritz-Sagamore Project. The item is scheduled to be heard at the HPB meeting on September 12, 2023.

The Ritz-Sagamore Project involves two adjoining properties located on the east side of Collins Avenue, just north of Lincoln Road, in the South Beach area of Miami Beach, Florida. The properties, which are owned by a single entity, are the Ritz-Carlton (formerly the DiLido) Hotel at 1669 Collins Avenue / 1 Lincoln Road and the Sagamore Hotel at 1671 Collins Avenue. The Ritz-Carlton property includes the three-story former retail and office building (Wolfie's Building) at 1 Lincoln Road. All three buildings were designed by noted architects. The former DiLido Hotel (1953) was designed by Melvin Grossman, with interiors by Morris Lapidus. The building at 1 Lincoln Road (1948, 1950) was designed by Igor Polevitsky, and the Sagamore Hotel (1948) was designed by Albert Anis. Both the Ritz-Carlton and Sagamore properties are contributing buildings in the locally-designated Ocean Drive / Collins Avenue Historic District (the District), as well as the National Register-listed Miami Beach Architectural (Art Deco) District. Therefore, the project is subject to review by the HPB.

The owners/developers of the Ritz-Sagamore Project properties have applied for a Certificate of Appropriateness (COA) for renovations of the Sagamore Hotel, a one-story rooftop addition, porte-cochere and elevator at the Ritz Carlton Hotel, an elevated bridge between the two hotels, a 15-story residential tower to be situated behind the Sagamore Hotel, and site modifications. An application for a COA was submitted for a similar project in 2021. That application was not approved by the HPB.

The Roy F. France-designed National Hotel (1940) is located immediately to the north of the subject properties at 1677 Collins Avenue, and is also a contributing building in the Ocean Drive / Collins Avenue Historic District. Based upon the recently completed solar shading studies that are included in this report, the National Hotel property, along with other contributing properties in the District, would suffer the adverse impact of shading upon architecture and functions that were designed in response to Miami Beach's subtropical natural light. This adverse impact would be the result of the large scale and siting of the proposed tower.

Heritage Architectural Associates (HAA) has been commissioned by New National LLC to provide an analysis of the Ritz-Sagamore Project as it relates to the governing ordinances and guidelines, including the City of Miami Beach's Land Development Regulations (LDR) and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. This report only addresses items that relate to the COA Criteria of the LDR, which include the Secretary of the Interior's Standards. Other items, such as those regarding setbacks, excavation, sea level rise, and zoning, are beyond the scope of this document.

HAA has conducted a thorough review of the documents dated 5/8/2023 that were included in the HPB submittal for the 9/12/2023 HPB hearing. These documents have been reviewed in accordance with the COA Criteria of the LDR, including the Secretary of the Interior's Standards

for Rehabilitation. Due to the significant adverse impact that would occur upon the Sagamore Hotel and the historic architectural character of the surrounding Ocean Drive / Collins Avenue Historic District, the construction of a 202'-10" total height tower (182'-10" tower plus a 20' height allowance for mechanical / elevator penthouse) would fail to comply with COA Criteria of the LDR, including the Secretary of the Interior's Standards for Rehabilitation as set forth in the Miami Beach Code. Therefore, the application for a COA for Application Number HPB23-0574 should accordingly be rejected by the HPB.

OVERVIEW OF THE RITZ-SAGAMORE PROPERTIES



*Figure 1. Former DiLido Hotel and Wolfie's Building, c. 1962.
(FIU Libraries)*

Ritz Carlton South Beach

The 8-story **former DiLido Hotel** (1953), at 1669 Collins Avenue, was designed in the Miami Modern (MiMo) style by Melvin Grossman, with Morris Lapidus as associate architect. (Figure 1) The building has an irregular T-shaped footprint and features front facades at both Collins Avenue and Lincoln Road. It borders two sides of the former Wolfie's Building, which is situated at the northeast corner of Lincoln Road and Collins Avenue.

The **former Wolfie's Building** (1948, 1950), at 1 Lincoln Road, was designed by Igor Plevitsky. (Figure 1) It was constructed as a one-story building in 1948, and two additional stories, also designed by Plevitsky, were added in 1950. The building provided retail space at the first level and office space at the upper stories.

The former DiLido Hotel and the former Wolfie's Building were combined to create the Ritz-Carlton South Beach, which opened in 2004. Three additional stories were added to the former DiLido Hotel.

Sagamore Hotel

The Sagamore Hotel, at 1671 Collins Avenue, was designed by Albert Anis with Melvin Grossman as associate architect. Constructed in 1948, it is located immediately to the north of the Ritz-Carlton and to the south of the National Hotel. The five-story building features an asymmetrical façade and MiMo styling.

The Architects

Melvin Grossman was born in Chicago in 1914. A graduate of Armour Institute of Technology in Chicago, he came to Miami in 1940 and began working for his uncle, Albert Anis. From 1947 to 1952, he was credited as associate architect on many of the firm's commissions, including the Sagamore, Delmonico, Brazil, Sea Gull, Royal York, and Biltmore Terrace hotels, all in Miami Beach. Grossman started his own firm in 1952. Significant examples of his hotel work in the 1950s and early 1960s include the DiLido, Seville, Deauville, and Doral Beach in Miami Beach and the Beau Rivage in Bal Harbour. In 1965, Grossman was the architect for Caesars Palace in Las Vegas, and he also designed a 13-story addition in 1969. Other work included the Americana Hotel in Atlanta, Dallas Cabana Motor Hotel, Executive House in Washington D. C. and the Acapulco Princess in Acapulco, Mexico.

Morris Lapidus was born in 1902 in Odessa, Ukraine. His family immigrated to the United States when he was an infant and settled in New York City. Lapidus attended Columbia University and graduated with a degree in architecture in 1927. In the late 1940s and early 1950s, he designed interiors for several Miami Beach hotels, including the Sans Souci, Nautilus, DiLido, Biltmore Terrace, and Algiers. Although he had practiced architecture for 20 years, Lapidus had never designed a building from scratch before he was retained as the architect of the Fontainebleau Hotel in 1953. He subsequently designed the Eden Roc and the Americana in Bal Harbour. Lapidus' work in South Florida cemented his reputation as a hotel designer, and he was commissioned to design hotels throughout the United States and in many parts of the world. His South Florida work in the 1960s included the redesign of Lincoln Road, Crystal House, Temple Menorah expansion, Seacoast Towers South, Seacoast Towers East, all in Miami Beach, and Temple Judea in Coral Gables.

Igor Polevitzky was born in St. Petersburg, Russia in 1911. His family fled the Russian Revolution and eventually settled in Philadelphia in 1922. He graduated with honors from the University of Pennsylvania. Polevitzky moved to Miami and formed a partnership with fellow classmate Thomas Triplett Russell. Projects completed by the partnership included the Lincoln Center Hotel and Office Building, Saks Fifth Avenue, Albion Building, Triton Hotel and Ocean Apartments, and the Shelborne Hotel, all in Miami Beach. The partnership was dissolved during World War II. Polevitzky's post war work included the 7 Seas Restaurant, an unbuilt design for the Center Hotel and Office Building, the Golden Strand Hotel, 1 Lincoln Road, and the Golden Gate Hotel. He also designed innovative residences, including the "Birdcage House" and the "Porch House." One of Polevitzky's most significant designs of the post-war era was the Havana Riviera Hotel, which was commissioned by Meyer Lansky. When it opened in Cuba in December 1957, the Havana Riviera was the largest purpose-built casino-hotel in the world outside of Las Vegas.

Albert Anis was born in Chicago in 1889 and was practicing as an architect by 1912. He was a part-time resident of Florida from the mid-1920s until about 1933, when he established permanent residency in South Florida. He designed a number of hotels in the period before World War II, including the Normandie, Whitelaw, Nassau, Olympic, Waldorf Towers, Leslie, and Bancroft, Abbey, Berkeley Shore, Glades, Copley Plaza, Majestic, Cadet and Avalon. The firm also designed retail and office buildings on Lincoln Road, including the Mercantile Bank Building at

420 Lincoln Road. In the immediate post-war period (1946-49), the firm designed apartments, theaters, office and retail space, and the Temple Emanu-El. Hotels included the Claremont, Sagamore, Delmonico, Brazil, and Shore Club. In the early 1950s, the firm produced designs for the Royal York, Sea Gull and Nautilus Hotels. The firm also designed the Biscayne Terrace, which opened in Miami 1951. It was the first major new hotel constructed in Miami since the boom years of the 1920s. Anis' last significant project was the Biltmore Terrace in 1951, with Melvin Grossman as associate architect and Morris Lapidus as interior designer.

OCEAN DRIVE / COLLINS AVENUE HISTORIC DISTRICT

The properties associated with the Ritz-Sagamore Project are located within the Ocean Drive / Collins Avenue Historic District. (Figure 2)

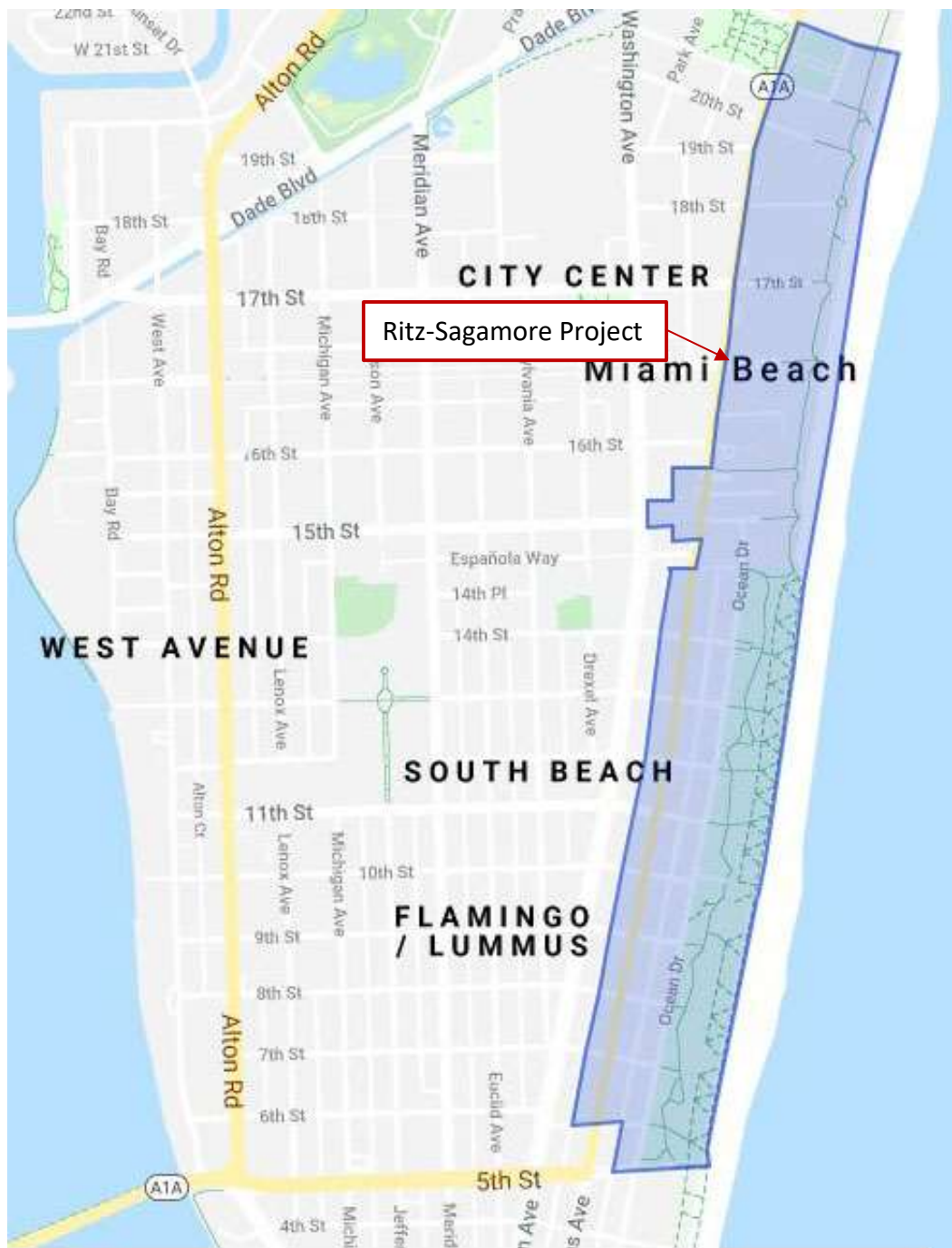


Figure 2. Location of the Ritz-Sagamore Project within the boundary of the Ocean Drive /Collins Avenue Historic District.

(Ocean Drive / Collins Avenue Historic District (Local))

In 1986, the Ocean Drive / Collins Avenue Historic District was designated as the first Local Historic District in Miami Beach. (Figure 2) The original boundary of the District was roughly 5th and 6th Streets at the south, Collins Court and Collins Avenue at the west, 16th Street at the north

and the Erosion Control line at the east. In 1992, the boundary was expanded to include the east side of Collins Avenue to 22nd Street. All proposed rehabilitation projects and new construction within the Local Historic District are subject to review in accordance with the Miami Beach Historic Preservation Ordinance.

The Designation Report for the expanded district states:

The expanded Ocean Drive / Collins Avenue Historic District is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930s through the 1940s, the aspirations of its original developers, and the changing economic conditions of the nation and the local community...

The area was planned and developed as a resort mecca and built-up in a relatively short period of time. The result is visual cohesiveness and a high concentration of distinct resort architecture typical of the fashionable style of the 1930s-1940s period....With an open front terrace, a standard design feature, the buildings were clearly designed to take advantage of the beach...

There is a strong consistency in scale in the expanded district. Between 5th and 15th Street, most of the buildings are two to three stories in height (with a few notable exceptions). The hotels north of 15th Street utilize similar design principles, but on a more impressive scale. Larger lots and direct ocean frontage created the setting for the next phase of resort architecture where buildings contained more private amenities; such as restaurants, nightclubs and private pools and beaches.¹

The following are general characteristics of an Historic District:

- A district is important as a unified entity, even if composed of a wide variety of resources.
- The district's identity is derived from interrelationship of resources, which convey a visual sense of the overall historic environment.
- The district must be significant for historical, architectural, archeological, engineering, or cultural values.
- The majority of the components that add to the district's historic character, must possess integrity, as must the district as a whole.
- A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations.²

¹ City of Miami Beach Department of Historic Preservation and Urban Design, "Ocean Drive / Collins Avenue Historic District Expanded District Designation Report", (1992), 4. 8-9.

² *How to Apply the National Register Criteria for Evaluation* (Washington D. C., U. S. Department of the Interior, National Park Service, 1995)

The Ocean Drive / Collins Avenue Historic District:

- Includes a variety of resources and styles that evolved organically over time and create a visual sense of the historic environment.
- Is significant for its architecture – Art Deco, Streamline Modern, Mediterranean Revival and Miami Modern (MiMo).
- Represents the work of many prominent architects, including Roy France, Albert Anis, Henry Hohauser, L. Murray Dixon, Melvin Grossman, Morris Lapidus, Robert Swartburg, Gilbert Fein, Igor Plevitsky, Robert A. Taylor, and others.
- Retains historic integrity.

POSTCARD SKYLINE

The stretch of Collins Avenue in the area near Lincoln Road was where the fight to save Miami Beach's historic treasures began. Although the New Yorker Hotel was lost in 1981, the historic preservation movement in Miami Beach rose from its ashes. The iconic skyline along the east side of Collins Avenue, north of Lincoln Road, has been extensively photographed and has been the subject of numerous postcards. Postcards mailed by tourists to their friends and family made Miami Beach famous all over the world. This "hotel row" continues to display a high degree of historic architectural integrity and still attracts tourists from all over the world.

"The [Miami Design Preservation] League believes that Miami Beach is 'esthetically and historically important as living American history with probably the most extensive aggregation of the 20s and 30s resort exteriors and interiors to be found in this country.'" -- *Miami Herald*, 11/21/1976.

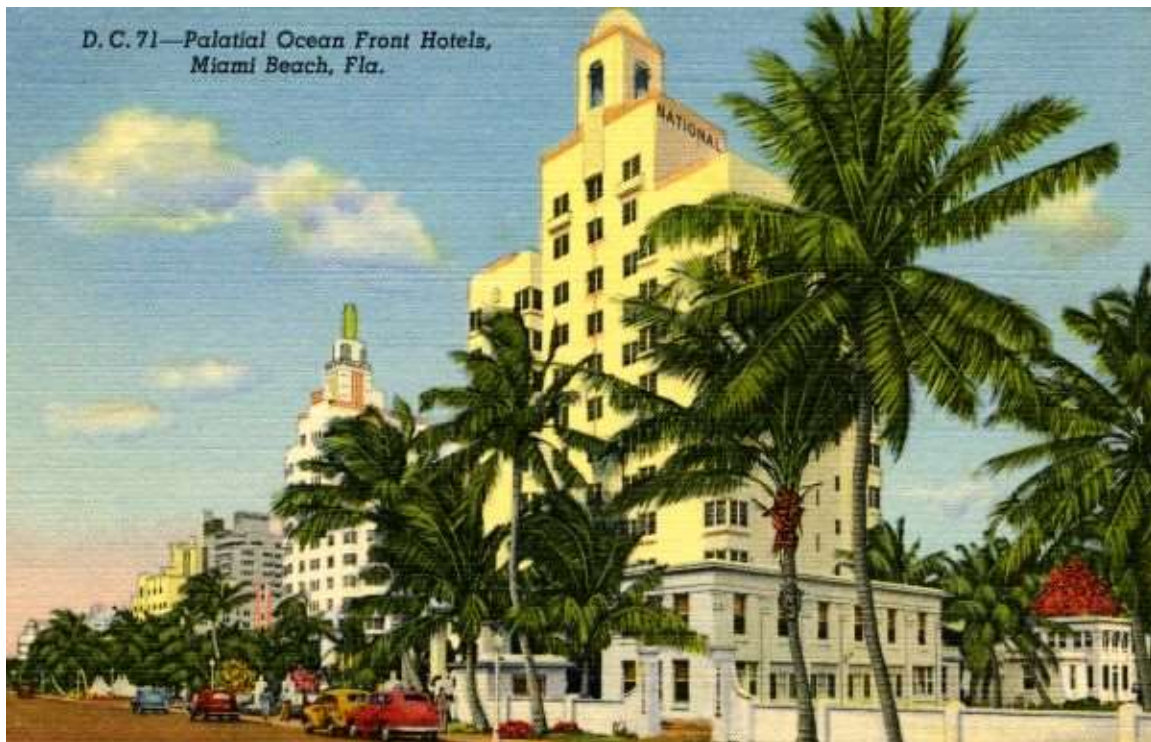


*Figure 3. Postcard view, east side of Collins Avenue, looking north, 1941.
(Florida Memory)*

"Obviously, because we were looking more closely at the buildings that seemed threatened, for we were fighting for their continued existence, we were made even more aware of their unique contribution to that spectacular era. Far from being isolated, merely regional artists creating a poor-man's version of the dazzling skyscraper Deco of the big cities, Miami Beach architects were creating a brilliant sculptural addendum to the Deco story, for they were caught up in the wave of modernism, the love of 20th century industrial design." – Capitman, *Deco Delights*, p. 12.



Figure 4. Postcard view, east side of Collins Avenue, looking south, c. 1950.
(ebay.com)

“...the Art Deco District in its entirety is a kind of architectural masterpiece.. an unparalleled streetscape that not only reflects a particular time, climate and economy, but also offers lessons to those seriously committed to a more human urban environment.” – John Perrault, *Art in America*, November 1981.



Figure 5. Postcard view east side of Collins Avenue, looking south, c. 1950.
(ebay.com)



*Figure 6. Home movie featuring Collins Avenue, looking northeast, c. 1947.
(Olschwang Collection, Wolfson Archive)*

“The way to make the Art Deco District work and is to respect what’s here – the small, beautiful, and resourceful buildings—and to understand what they were, and to bring them back to glamorous life, using all the technology and all the financing one would need to destroy them and then build some giant nightmare of a building in their place.” – Capitman, p. 114.



*Figure 7. View of Collins Avenue, looking north, 1966.
(Florida Memory)*



*Figure 8. View of Delano, National and Sagamore Hotels, 1980.
(Progressive Architecture, August 1980)*

OVERVIEW OF THE PROPOSED RITZ-SAGAMORE PROJECT

The Ritz-Sagamore Project includes two adjoining properties located on the east side of Collins Avenue just north of Lincoln Road in the South Beach area of Miami Beach, Florida. The properties are the Ritz-Carlton South Beach at 1 Lincoln Road / 1669 Collins Avenue, and the Sagamore Hotel at 1671 Collins Avenue.

The Ritz-Sagamore Project documents that have been submitted to the Historic Preservation Board (HPB) were prepared by Kobi Karp Architecture and Interior Design Inc., dated May 8, 2023. The following is a summary of the proposed scope of work that has been excerpted from the documents for the Historic Preservation Board meeting scheduled for September 12, 2023.

Sagamore Hotel

The applicant is proposing the renovation of the existing hotel building including, but not limited to, the substantial restoration of the original 1948 Collins Avenue façade, the reconfiguration of ground level amenity spaces, the renovation and enlargement of the hotel rooms and modifications to the rear elevation. Additionally, the project includes the complete demolition of the 4-story cabana building at the rear of the Sagamore Hotel site.

Ritz-Carlton Hotel

The applicant is proposing to construct a 1-story rooftop addition, with a fitness area and pool deck, on the existing northern 3-story rear cabana building constructed in 2003. Additionally, a new porte-cochere is proposed to be constructed at the south side of the building within the area of the existing hotel drop-off. The proposal includes the construction of a new elevator adjacent to south wall of the Sagamore Hotel and will require the demolition of portions of the south wall at the first through sixth levels. Additionally, a bridge is proposed to connect to the elevator at levels two and three of both buildings and will require the demolition of a small portion of the north wall of the Ritz-Carlton Hotel.

New Construction – Residential Tower

The applicant is proposing the construction of a 15-story residential tower, with 30 units and residential amenities, at the northeast corner of the site. A 4-story bungalow building (constructed 1998) will be demolished. The base of the residential tower will be constructed to the north of the existing parking garage/cabana structure of the Ritz-Carlton Hotel. The upper 10 levels will be cantilevered over the cabana building, with no structural connection to the existing structure below.

The new residential tower includes a double-height lobby on the ground and 2nd levels, three residential units on each of Levels 3 and 4, an amenity area and pool deck on Level 5, four residential units on each of Levels 6-8, two residential units on each of Levels 9-13, and two 2-story penthouse residences on Levels 14 and 15.

The top of the 15th Level is 182'-10" in height, and the top of the mechanical penthouse is 202'-10" in height. The overall height of the habitable space of the tower in the proposed plan has been reduced from the 2021 plan by 17'-2".

Site

Additionally, the application proposes landscape and hardscape improvements within the northern portion of the site adjacent to the new residential tower and the entire rear yard including two outdoor bar counters.

ANALYSIS OF PROPOSED WORK

The Ritz-Sagamore Project proposes the construction of a 15-story, 182'-10" (202'-10" overall) tower behind the 7-story Sagamore Hotel. In 2019, the maximum building height for additions on lots of 115,000 square feet or greater was increased to 200 feet for RM-3 zoned oceanfront properties between 16th and 21st Streets. The subject properties, with combined lot sizes, meet the lot size criteria. The tower would be cantilevered over the cabanas located to the east of the Ritz-Carlton Hotel. (Figure 9)

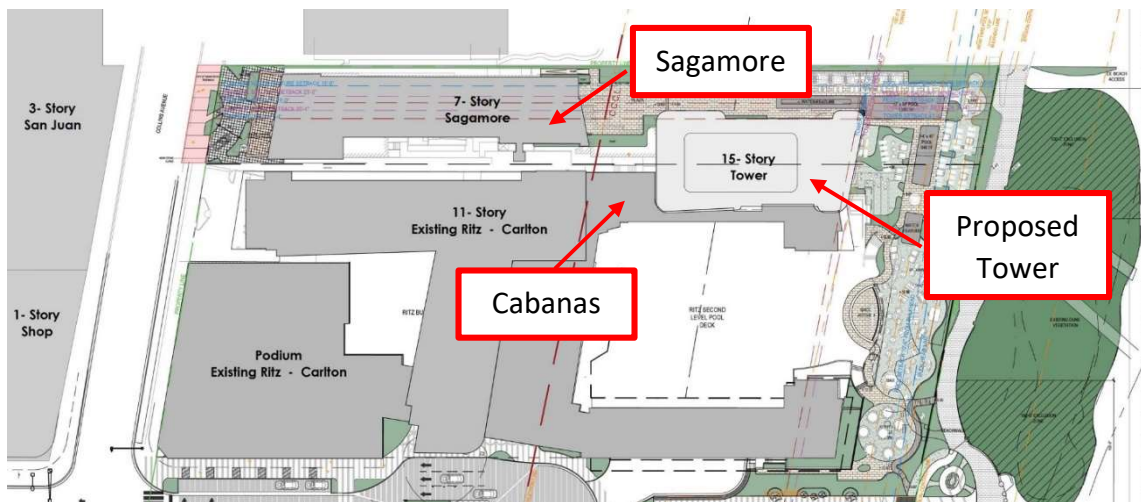


*Figure 9. Proposed Site Plan for Ritz-Sagamore Project.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A1.50, 5/8/2023)*

The previous iteration of the project, from 2021, featured a 17-story, 200' tower (224'-0" overall) behind the Sagamore Hotel. The tower was to be cantilevered over the Ritz Carlton cabanas. (Figure 10)

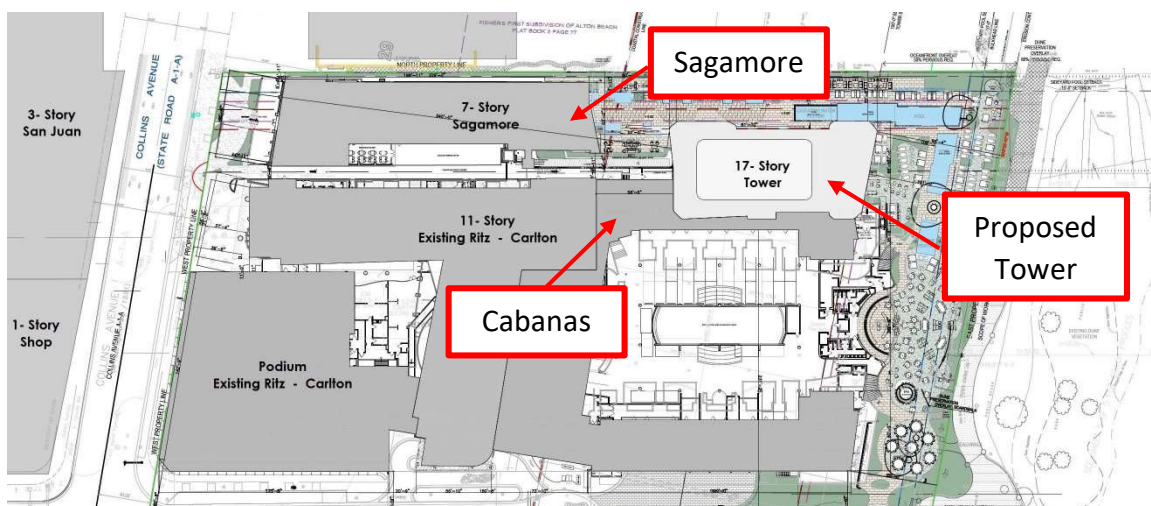


*Figure 10. Proposed 2021 Site Plan for Ritz-Sagamore Project.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A1.50, 11/12/2021)*

Based upon the information that was submitted to the Miami Beach Historic Preservation Board for its September 12, 2023 meeting, the effects of the proposed height of a 202'-10" tower on the site have been analyzed and compared with the previous version of the project. Renderings

of a proposed conceptual design for the site were generated based upon the documentation that was presented.

Size, Scale and Placement upon Site

The proposed 182'-10" tower located behind the Sagamore Hotel would be out of scale with its surroundings and would dwarf the historic hotel (Figure 11), the same as the previous project. (Figure 12)



*Figure 11. Proposed west elevation.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A4.06, 5/8/2023)*



*Figure 12. Proposed 2021 west elevation.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A4.06, 11/12/2021)*

Tower Height

The overall height of the current proposed tower is 202'-10". The overall height of the tower in the 2021 proposal was 224'-0", a difference of 21'-2". (Figure 13, Figure 14)

The height to the top of the habitable space in the current proposed tower is 182'-10". The height to the top of the habitable space in the 2021 proposal was 200'-0", a difference of 17'-2".

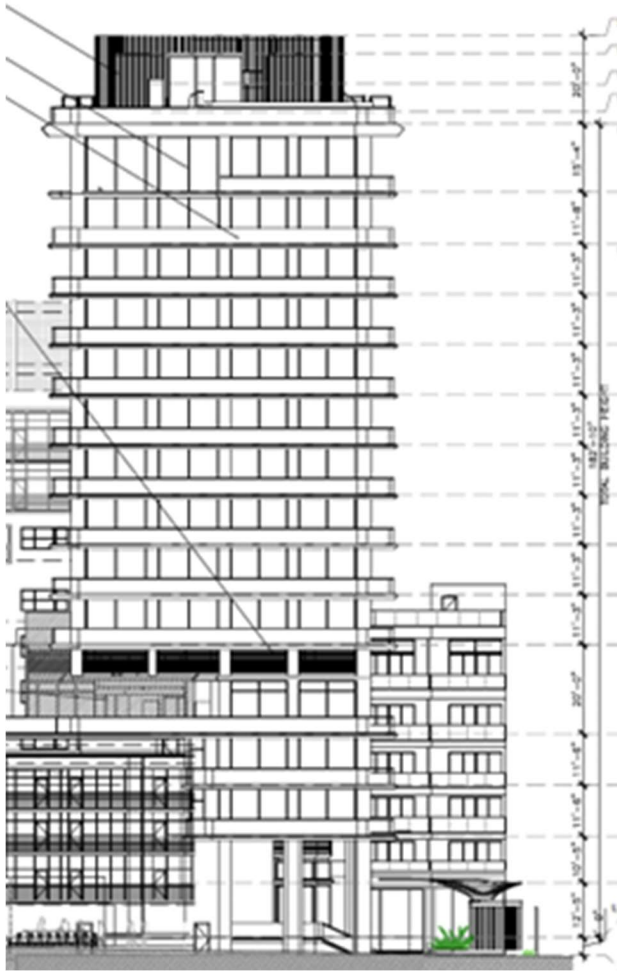


*Figure 13. East elevation of proposed tower.
(Kobi Karp Architecture and Interior Design, Inc.,
Drawing A4.32, 5/8/2023)*

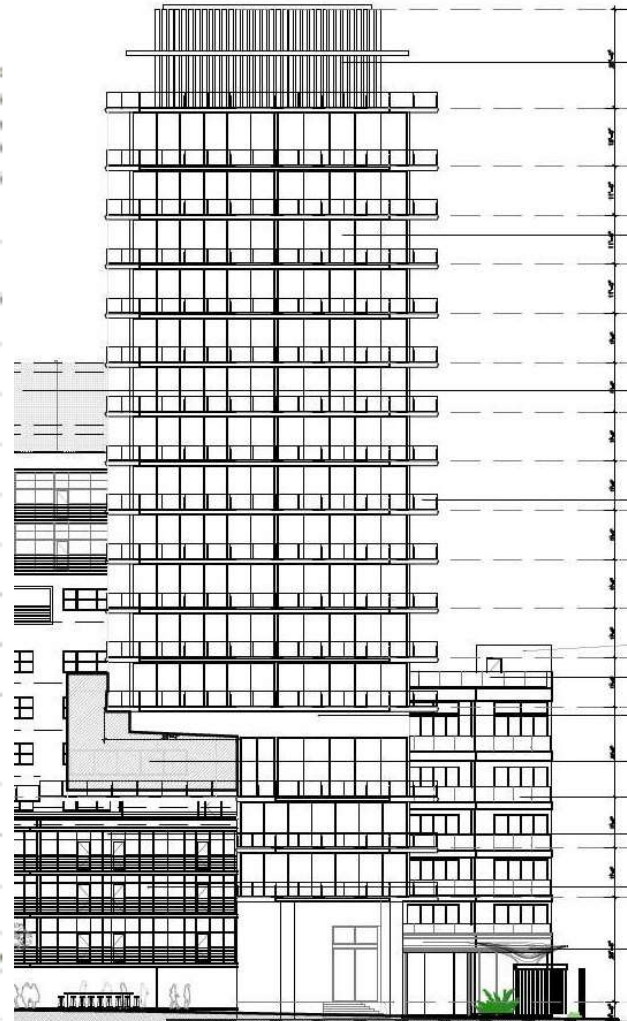


*Figure 14. East elevation of 2021 proposed tower.
(Kobi Karp Architecture and Interior Design, Inc.,
Drawing A4.04, 11/12/2021)*

The proposed placement of the new construction will cause the view of the Sagamore from the beach to be partially obscured (Figure 15-Figure 25), the same as the previous project. This will have an adverse effect upon the Sagamore Hotel and its historic relationship with its site.



*Figure 15. Proposed east elevation.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A4.06, 5/8/2023)*



*Figure 16. Proposed 2021 east elevation.
(Kobi Karp Architecture and Interior Design, Inc., Drawing A4.06, 11/12/2021)*



*Figure 17. View of Sagamore Hotel, looking west.
Heritage Architectural Associates)*



*Figure 18. Rendered view of Sagamore Hotel with proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 19. Rendered view of Sagamore Hotel with 2021 proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 20. Rendered view depicting Beachwalk.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 21. Rendered view depicting proposed tower looking south from Beachwalk.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 22. Rendered view depicting 2021 proposed tower looking south from Beachwalk.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 23. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking west from beach.
(Heritage Architectural Associates)*



*Figure 24. Rendered view depicting scale and placement of proposed tower behind Sagamore Hotel.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 25. Rendered view depicting scale and placement of 2021 proposed tower behind Sagamore Hotel.
(Heritage Architectural Associates with K4 Architecture)*

Impact Upon the Integrity of Skyline and Adjacent Historic Architecture

Due to its scale and height, the proposed 182'-10" tower to be constructed behind the Sagamore Hotel would have an adverse impact upon the integrity of the historic architectural integrity of the Ocean Drive / Collins Avenue Historic District. In the three-block oceanfront area between 16th and 18th Streets, there is only one building that is over 180' in height, and this building, Loews, is located at the south end of the three-block area.

The following table illustrates the approximate heights of neighboring buildings along Collins Avenue between 16th and 18th Streets.³ It is notable that the proposed tower is significantly taller than the neighboring buildings. The construction of a 202'-10" tower in the middle of this three-block area would adversely impact the integrity of this section of the Historic District.

Name	Stories	Height*	Name	Stories	Height*
Loews	18	200	Ritz Plaza	12	125
Georgia Condo	10	100	Seacomber	3	39
Decoplage Condo	16	170	Surfcomber	3	38
DiLido/Ritz-Carlton	12	130	Marseilles	8	85
Sagamore	6	65	South Seas	8	85
Proposed Tower	15	182-10**	Richmond	7	75
National	12	125	Raleigh Tower***	17	175
Delano	13	135	Raleigh	8	85

* Height of tallest of habitable units; rooftop equipment can add up to 25 feet.

** 202'-10" with mechanical equipment.

*** New project, approved by HPB

In particular, construction of a 202'-10" tower will impact the "postcard" view of the iconic skyline formed by the National, Delano and SLS (Ritz Plaza) Hotels. (Figure 26-Figure 34)

³ Adapted from Jimmy L. Morales, *Miami Beach Commission Memorandum*, 7/31/19



Figure 26. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking northwest from beach.
(Heritage Architectural Associates)



Figure 27. Rendered view depicting proposed tower behind Sagamore Hotel.
(Heritage Architectural Associates with K4 Architecture)



Figure 28. Rendered view depicting 2021 proposed tower behind Sagamore Hotel.
(Heritage Architectural Associates with K4 Architecture)



*Figure 29. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) looking southwest from beach.
(Heritage Architectural Associates)*



*Figure 30. Rendered view depicting proposed tower looking southwest from beach.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 31. Rendering showing 2021 proposed tower looking southwest from beach.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 32. View of (l-r) Ritz-Carlton, Sagamore, National, Delano and SLS (Ritz Plaza) from east.
(Heritage Architectural Associates)*



*Figure 33. Rendered view depicting proposed tower in relation to area hotels.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 34. Rendered view depicting 2021 proposed tower in relation to area hotels.
(Heritage Architectural Associates with K4 Architecture)*

Visual Effect and Shadowing on the National Hotel

The design response to the brilliant sub-tropical light of South Florida has historically been an essential component of the architecture of Miami Beach, Miami, and the surrounding region, and continues to be to this day. Buildings have been designed to play upon, and “come to life”, through the response to light. The historic architecture of Miami Beach exemplifies this and celebrates it. Building orientations, shapes, design features, and windows are strategically placed to take advantage of the sun, the light, and the views. Light draws attention to textures and building nuances, features, and forms. Colorful and lighter palettes are utilized in response to this light. However, the construction of a building with a height of 202’-10” will adversely impact adjacent contributing historic buildings – including those on the project site – by the introduction of shade upon buildings, building components, and sites that have been designed in response to this light. (Figure 35-Figure 40)

The National Hotel, a contributing building in the Ocean Drive / Collins Avenue District (local) and the National Register-listed Miami Beach Architectural (Art Deco) District, was designed in response to South Florida’s sub-tropical light. The building, with its windows, windowed corners and oceanfront site, is intended to feature the brilliant natural sunlight.

According to the solar shading studies shown, the addition of a 202’-10” building on the adjacent lot behind the Sagamore will have a significant impact on the National Hotel and will cast shadows on the pool area from approximately 10 a.m. until 3 p.m. during the Equinoxes, which was also the case with the 2021 proposed project. (Figure 44-Figure 55)

Significantly, the pool area at the National will be enveloped in shadows cast by a 202’-10” building during most of the day at the Winter Solstice, a time of year when occupants will be expecting sun in these light-inspired areas. The studies also show that the pool area at the Delano Hotel, two doors away from the Sagamore, will be in shadows cast by the 202’-10” tower from 11 a.m. after 2 p.m. during the Winter Solstice. (Figure 56-Figure 73) This was also the case with the 2021 proposed project.

In a district in which the design response to light is an essential component of historic architectural fabric, the adverse impact of giant shadows upon contributing buildings is significant. This impact strikes at one of the essential characteristics of the historic architecture of Miami Beach.

Regarding architectural design, Roy France, architect of the National, stated, "Let in the air and sun. That's what people come to Florida for."⁴

⁴ Roy France obituary. 1972. *Miami Herald*, 2/17/1972, 157.



*Figure 35. View of pool area at National Hotel, looking southeast.
(Heritage Architectural Associates)*



*Figure 36. Rendered view depicting pool area with proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 37. Rendered view depicting pool area with 2021 proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 38. View looking southeast from pool at National Hotel.
(Heritage Architectural Associates)*



*Figure 39. Rendered view looking southeast from pool with proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 40. Rendered view looking southeast from pool with 2021 proposed tower.
(Heritage Architectural Associates with K4 Architecture)*



*Figure 41. View looking east from the National Hotel.
(Hotels.com)*



*Figure 42. View looking east from National Hotel with proposed tower.
(Hotels.com, Heritage Architectural Associates with K4 Architecture)*



*Figure 43. View looking east from National Hotel with 2021 proposed tower.
(Hotels.com, Heritage Architectural Associates with K4 Architecture)*

CURRENT



Figure 44. Existing shadowing at Equinox, 10 a.m.
(Heritage Architectural Associates with K4 Architecture)

EQUINOX
2023 PROPOSED



Figure 45. Shadowing at Equinox, 10 a.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

2021 PROPOSED



Figure 46. Shadowing at Equinox, 10 a.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

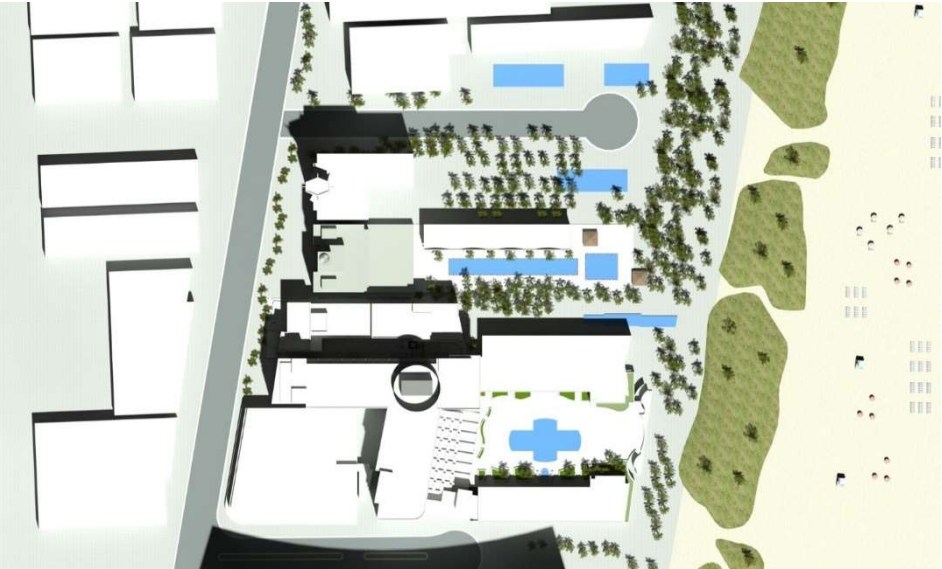


Figure 47. Existing shadowing at Equinox, noon.
(Heritage Architectural Associates with K4 Architecture)



Figure 48. Shadowing at Equinox, noon, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

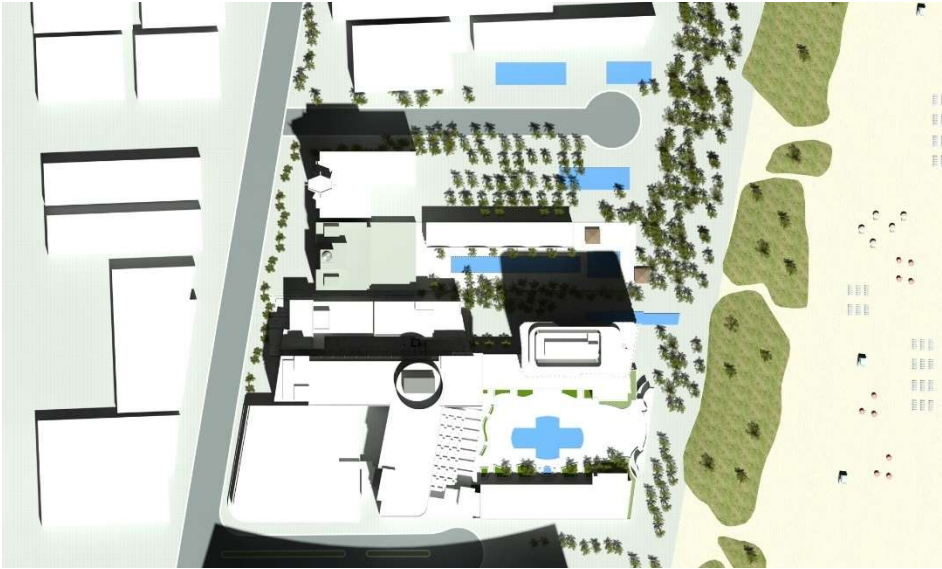


Figure 49. Shadowing at Equinox, noon, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

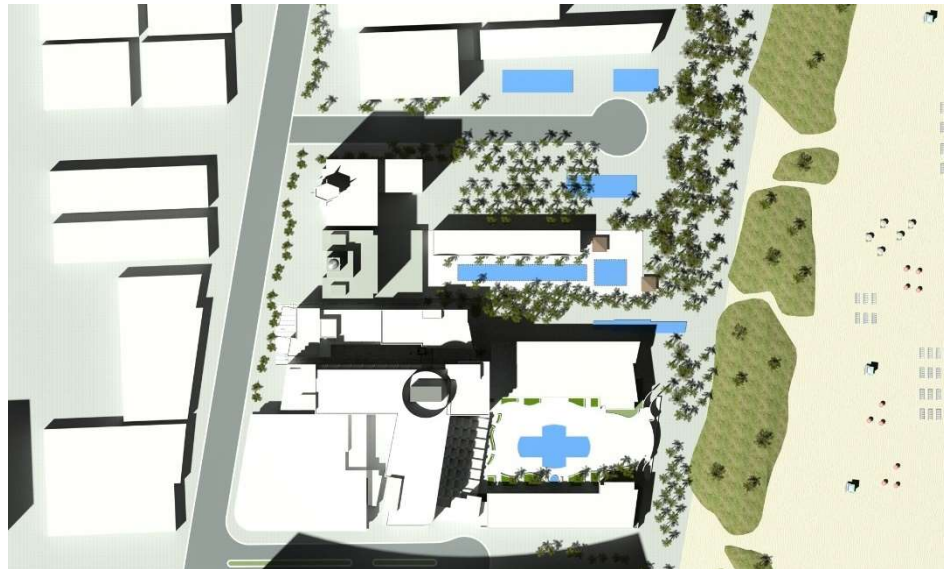


Figure 50. Existing shadowing at Equinox, 2 p.m.
(Heritage Architectural Associates with K4 Architecture)



Figure 51. Shadowing at Equinox, 2 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 52. Shadowing at Equinox, 2 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 53. Existing shadowing at Equinox, 4 p.m.
(Heritage Architectural Associates with K4 Architecture)



Figure 54. Shadowing at Equinox, 4 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 55. Shadowing at Equinox, 4 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

CURRENT

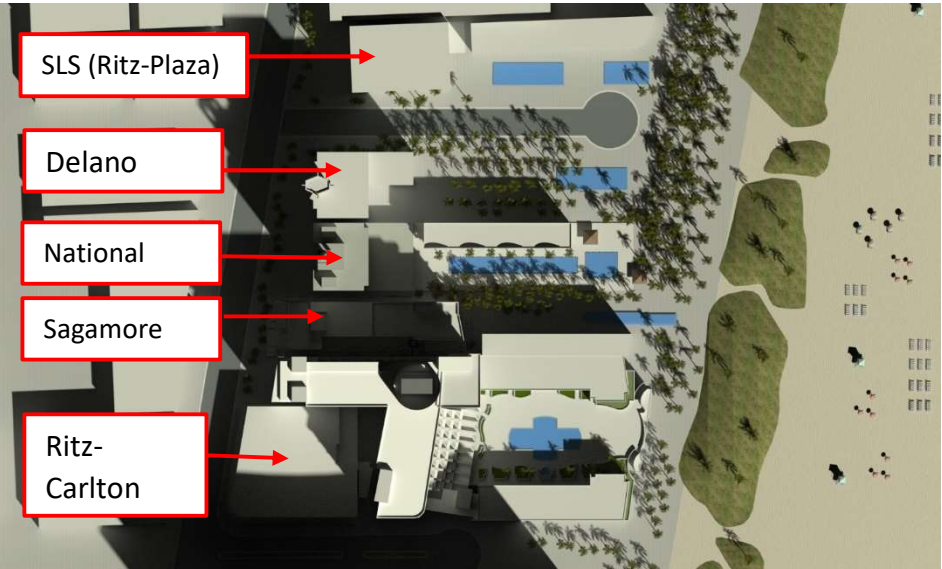


Figure 56. Existing shadowing at Winter Solstice, 10 a.m.
(Heritage Architectural Associates with K4 Architecture)

WINTER SOLSTICE
2023 PROPOSED



Figure 57. Shadowing at Winter Solstice, 10 a.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

2021 PROPOSED



Figure 58. Shadowing at Winter Solstice, 10 a.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 59. Existing shadowing at Winter Solstice, 11 a.m.
(Heritage Architectural Associates with K4 Architecture)



Figure 60. Shadowing at Winter Solstice, 11 a.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 61. Shadowing at Winter Solstice, 11 a.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 62. Existing shadowing at Winter Solstice, noon.
(Heritage Architectural Associates with K4 Architecture)



Figure 63. Shadowing at Winter Solstice, noon, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

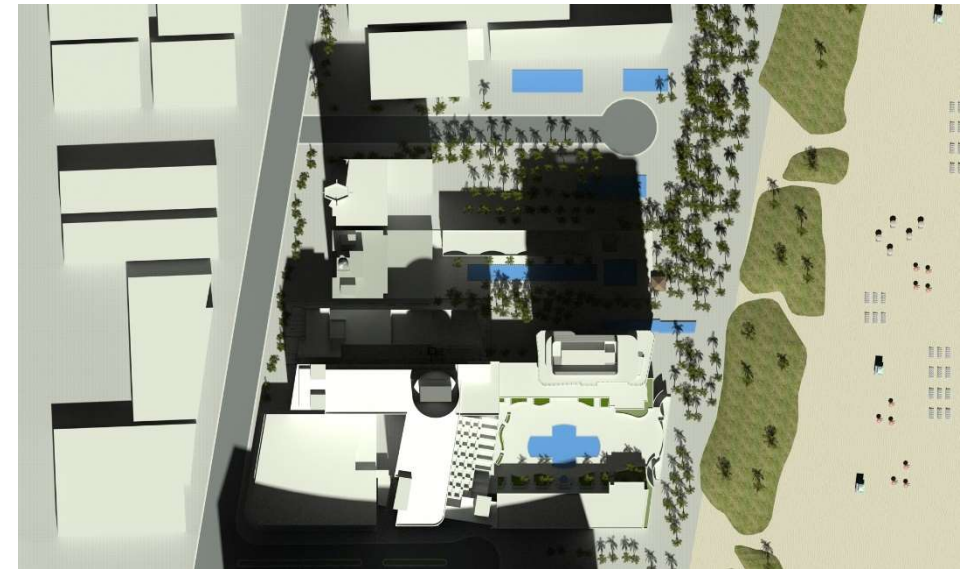


Figure 64. Shadowing at Winter Solstice, noon, with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 65. Existing shadowing at Winter Solstice, 1 p.m.
(Heritage Architectural Associates with K4 Architecture)

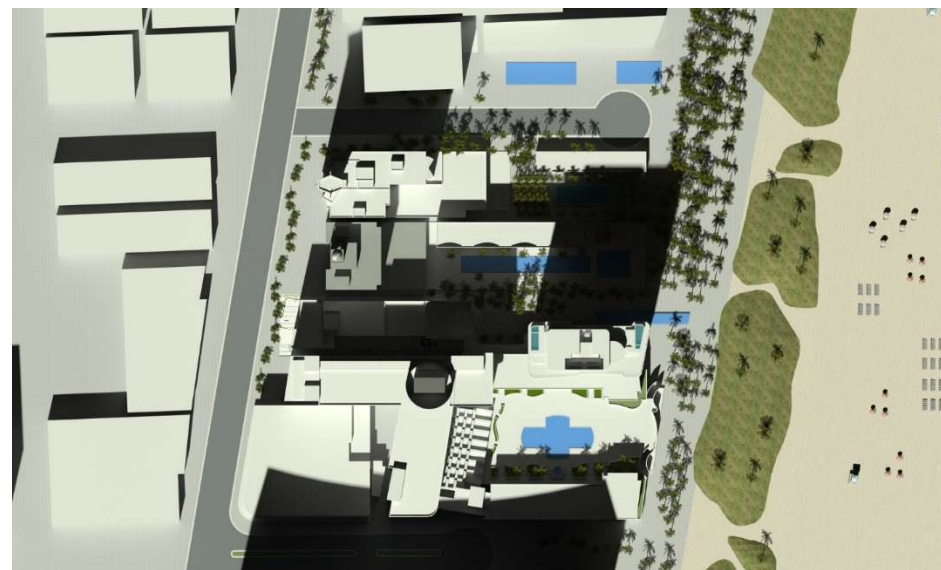


Figure 66. Shadowing at Winter Solstice, 1 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 67. Shadowing at Winter Solstice, 1 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 68. Existing shadowing at Winter Solstice, 2 p.m.
(Heritage Architectural Associates with K4 Architecture)



Figure 69. Shadowing at Winter Solstice, 2 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 70. Shadowing at Winter Solstice, 2 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 71. Existing shadowing at Winter Solstice, 3 p.m..
(Heritage Architectural Associates with K4 Architecture)



Figure 72. Shadowing at Winter Solstice, 3 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)



Figure 73. Shadowing at Winter Solstice, 3 p.m., with proposed tower.
(Heritage Architectural Associates with K4 Architecture)

HISTORIC PRESERVATION BOARD REVIEW OF 2021 PROJECT

The previous iteration of this project came before the Miami Beach Historic Preservation Board as Application HPB 21-0457 and was heard at the meeting of December 13, 2021.

The application was not approved by the Board. The following comments were made by various Board members during the hearing:

Barry Klein

“As with previous projects, I have said I am not going to be part of the destruction, of the elimination of that postcard image that I grew up with here.”

“I think we are being disrespectful to what we have in Miami Beach here.”

“The proposal – I find it incompatible; I find it out of character, I find it out of scale, and I can’t back it at all.”

Laura Weinstein

“ I really don’t see how it fits the context; I really don’t find it compatible”

Max Litt

“For the residential tower...it sounds like we have some work to do in terms of the scale and massing “

Nancy Liebman

“The building is a ‘sad stepsister to what could have been a wonderful addition to where you are working. But it is not.’”

Kirk Pascal

“This block really has been a celebration of the allure of our city.”

“I feel that that skyline is so iconic...imaging matters, it matters tremendously and again this block is the toast of the town, it is what we stand for across the world. And I think we have a responsibility to legislate in the better interests of that Historic District.”

“The viability of this Historic District is our responsibility and placing a residential tower where it impairs the view of these iconic hotels, I think we take a risk of rendering them obsolete.”

Jack Finglass

“The design damages the aesthetics and massing relative to the neighborhood.”

“Diminishes the architectural integrity of the Miami Beach Architectural Historic District.”

“it’s just incompatible, as a matter of height, and a matter of architectural relationship to the nearby contributing structures. It is just not acceptable to me.”

When it was clear that no board member was in favor, there was discussion of whether the applicant could make modifications and resubmit, or if they would have to come back with a completely new design.

Kirk Pascal

“The way I see it, it needs to come back as something totally different than what it is right now.”

Jack Finglass

“We are talking about a major, major redo.”

“If the applicant wants to develop this project, then they come back with something that is compatible, fits in the neighborhood scale, is not a glass box tower that tries to be invisible but can’t.”

Barry Klein

“The direction to make this work is so different than what is proposed here that it would take a separate new application to make it work.”

A motion to deny without the ability to resubmit was split 3-3, so it failed. A motion to continue the application until March 2022 was split 3-3, so it failed. A motion to continue to the January 2022 meeting failed for lack of a second. Since the vote was split 3-3 on whether the applicant could resubmit, the application was denied and the ability to resubmit a modified application was denied. The applicant would need to file a new application for the project.

ANALYSIS OF PROPOSED PROJECT IN CONSIDERATION OF THE MIAMI BEACH CODE AND THE SECRETARY OF INTERIOR'S STANDARDS AND GUIDELINES

The Ritz-Carlton Hotel, 1669 Collins Avenue, and the Sagamore Hotel, 1671 Collins Avenue., are contributing buildings in the Ocean Drive / Collins Avenue Historic District. As such, all work is subject to review by the HPB and must be authorized by a Certificate of Appropriateness (COA).

Purpose of the review by the Historic Preservation Board

Miami Beach Land Development Regulations (LDR), Sec. 2.13.1(b)

The general purpose of these regulations is to protect and encourage the revitalization of sites and districts within the city having special historic, architectural or archeological value to the public. This general purpose is reflected in the following specific goals:

- ii. The protection of such historic sites and districts to combat urban blight, promote tourism, foster civic pride, and ***maintain physical evidence of the city's heritage***; (emphasis added)
- iv. The promotion of excellence in urban design by ***assuring the compatibility*** of restored, rehabilitated or replaced structures within designated historic districts; (emphasis added)

Heritage Architectural Associates reviewed the project documentation that was included in the submittal for the September 12, 2023 HPB hearing. The project's design was reviewed in accordance with the Certificate of Appropriateness (COA) Criteria of the LDR, which include the Secretary of the Interior's Standards for Rehabilitation. Based upon the review of the project documentation and the COA Criteria set forth in the LDR, the following items were determined to be non-compliant with the provisions of the Ordinance.

Land Development Regulations

LDR Sec. 2.13.7.d - Decisions on certificates of appropriateness. (edited for relevance)

- ii. A decision on an application for a certificate of appropriateness shall be based upon the following:
 - 1. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable compliance with the following:
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time

The Secretary of the Interior's Standards for Rehabilitation

Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Not Satisfied because:

- The tower will house residential condominiums, which introduces a new use to the property.
- The Sagamore is a contributing historic structure with a view of the beach and ocean.
- The tower will disrupt the historic spatial relationship between the Sagamore and the beach.
- The introduction of a massive 202'-10" tower **does not constitute minimal change** to the space and spatial relationship.

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Not Satisfied because:

- The Sagamore is a relatively small-scale hotel that has a historic relationship with the beach and ocean.
- The introduction of a massive 202'-10" tower will dramatically alter the space and the spatial relationship of the hotel to the ocean.
- The introduction of a massive tower will alter the historic character of the property.

Standard 9

New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Not Satisfied because:

- The proposed tower is out of scale with its surroundings.
- The tower is more than 2-1/2 times the height of the the Sagamore and would dwarf it.

- Any addition should be compatible in size and scale with the other buildings in the immediate area. The proposed tower addition is not compatible in size and scale with the other buildings in the immediate area.
- The tower would create shade that would adversely impact adjacent contributing buildings, especially the National Hotel, that were designed to be seen and function in light.
- The placement of a 202' tower in this location will adversely impact this iconic "postcard" skyline which is emblematic of the Golden age of Miami Beach.
- The proposed project is located in the **HEART OF THE DISTRICT**, adjacent three iconic towers – the National, Delano and SLS (former Ritz Plaza) – that have iconic visual significance and integrity.

The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings

New Exterior Additions To Historic Buildings and Related New Construction

RECOMMENDED

- Constructing a new addition on a secondary or non-character defining elevation and limiting its size and scale in relationship to the historic building.
- Designing a new addition that is compatible with the historic building.
- Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.

NOT RECOMMENDED

- Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

Building Site

RECOMMENDED

- Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.

NOT RECOMMENDED

- Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which

destroys historic relationships on the site, or which damages or destroys important landscape features.

Setting

RECOMMENDED

- Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.

NOT RECOMMENDED

- Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.

2. In determining whether a particular application is compatible with surrounding properties the historic preservation board shall consider the following:

- b. General design scale massing and arrangement

Not satisfied due to the massive size and scale of proposed tower in relation to the abutting and nearby contributing buildings in the District.

- d. Relationship of subsection b. to other structures and features of the District

Not satisfied due to the massive size and scale of proposed tower in relation to the abutting and nearby contributing buildings in the District.

- e. The purpose for which the district was created.

Not satisfied due to the massive size and scale of proposed tower in relation to the abutting and nearby contributing buildings in the District.

- f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.

Not satisfied due to the size, scale and placement of the proposed tower and its adverse visual impact upon the prominent view corridors of the Beachwalk and the beach.

3. The examination of architectural drawings for consistency with the criteria 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 historic preservation board and planning department shall review plans based upon the below stated criteria and recommendations of the planning department may include, but not be

limited to, comments from the building department. The criteria referenced above are as follows:

- d. The proposed structure, and/or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.

Not satisfied due to the size, scale and placement of proposed tower in relation to the abutting and nearby contributing buildings in the District. The siting of the proposed tower to the east, closer to the beach, will visually overwhelm the “postcard” skyline from the Beachwalk and the beach, a view which is experienced by numerous pedestrians and beach goers. This requirement states that the proposed structure must “enhance the appearance of the surrounding properties.” The existing view of the “postcard” skyline from the ocean will not be enhanced, but will become unrecognizable.

- 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 due to the size, scale and placement of proposed tower in relation to the abutting and nearby contributing buildings in the District. The historic architectural integrity of the surrounding neighborhood – the heart of the historic district – would be significantly adversely impacted by incompatibility of the proposed tower within this context.

- 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 satisfied due to the size, scale and placement of proposed tower in relation to the abutting and nearby contributing buildings in the District.

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CONCLUSION

In order to receive a Certificate of Appropriateness, the Miami Beach Land Development Regulations require that proposed work comply with the COA Criteria of the Regulations, which include the Secretary of the Interior's Standards for Rehabilitation

Due to the significant adverse impact that would occur upon the Sagamore Hotel and the historic architectural character of the surrounding Ocean Drive / Collins Avenue Historic District, the construction of a 202'-10" total height tower (182'-10" tower plus a 20' height allowance for mechanical / elevator penthouse) would fail to comply with COA Criteria of the Regulations, including the Secretary of the Interior's Standards for Rehabilitation.

Therefore, the requested COA for Application Number HPB23-0574 should be denied in accordance with the above referenced criteria of the Miami Beach Land Development Regulations.

In the context of new development, Barbara Capitman stated In 1988 that providing "plenty of rooms with an ocean view...may work for the property owners but it will surely kill that casual individualism of the present District. The new ventures now proposed will also destroy what is nostalgic and fragile in the District." – Capitman, p.114.



*Figure 74. View of (l-r) National, Delano and SLS (former Ritz Plaza) Hotels from the east.
(Heritage Architectural Associates)*

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