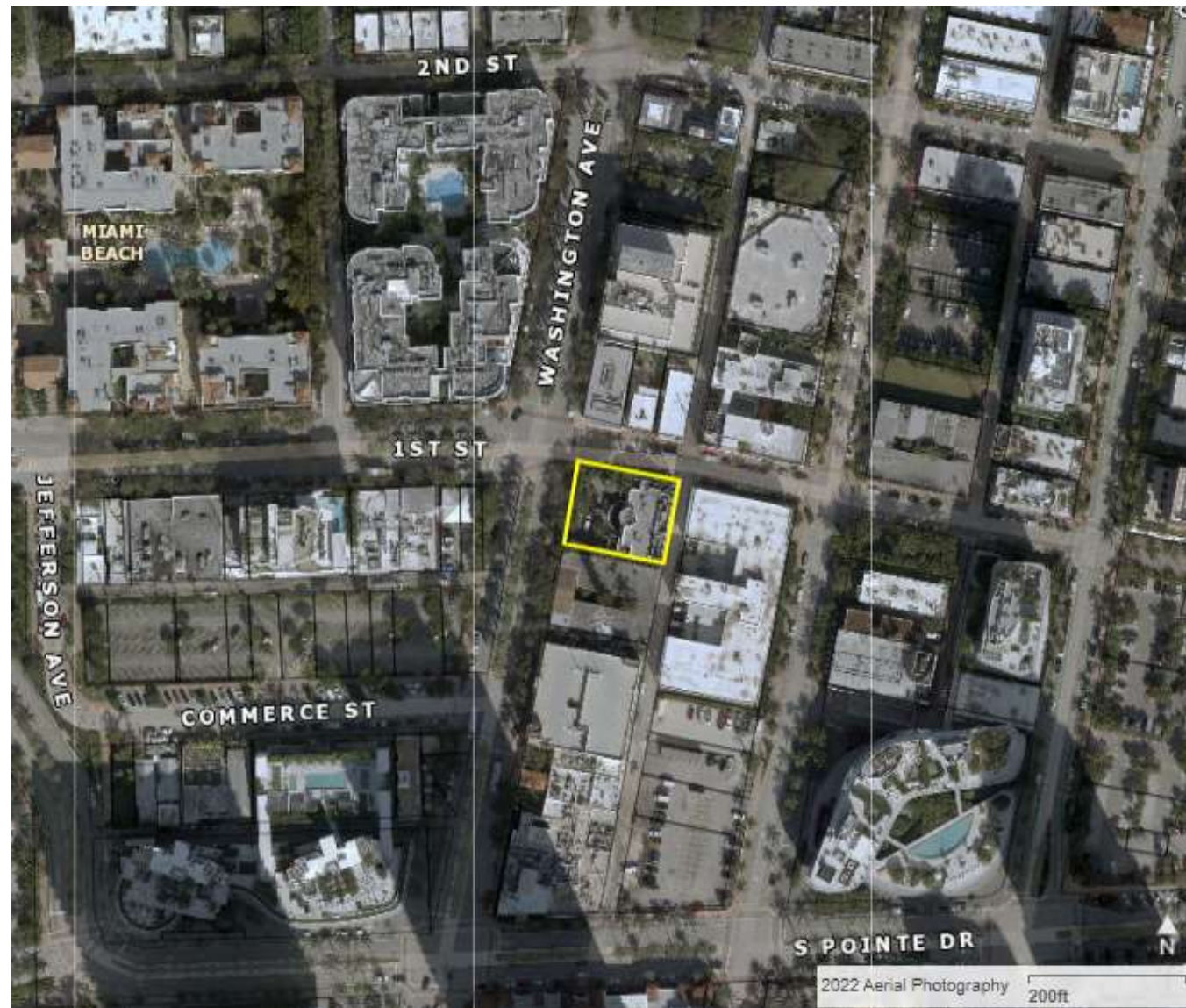


HPB25-0661: 81 Washington Avenue aka 230 1st Street Certificate of Appropriateness

October 21, 2025
Historic Preservation
Board Meeting

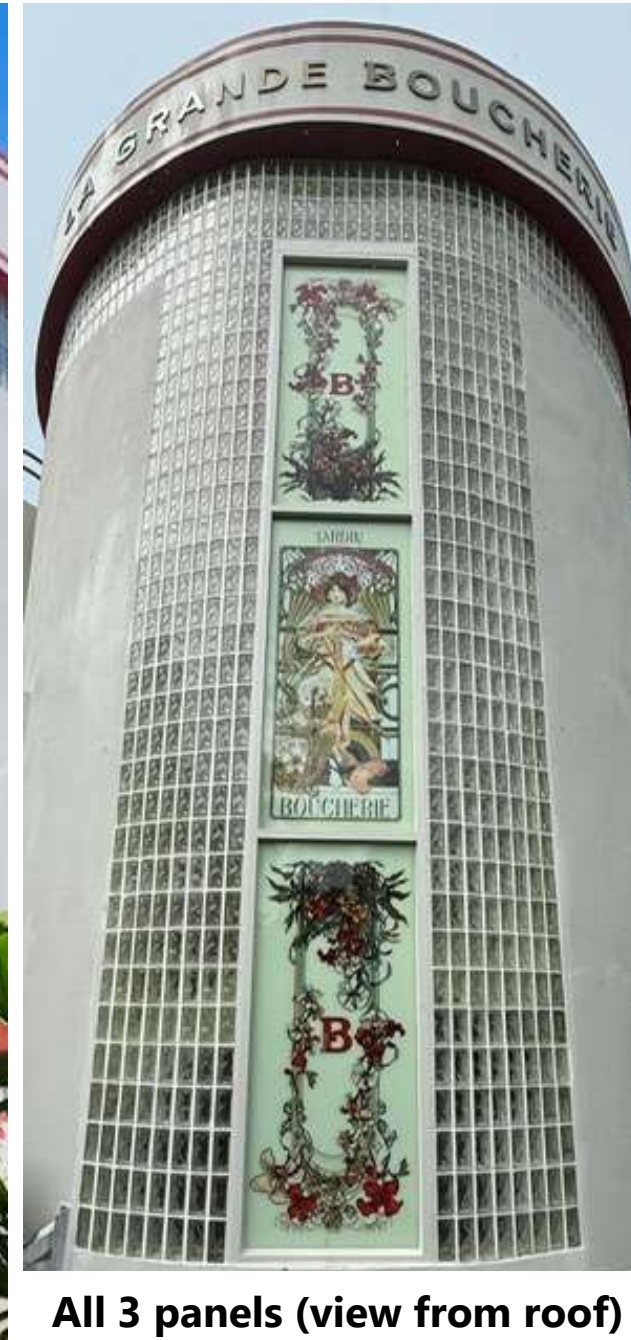


Context

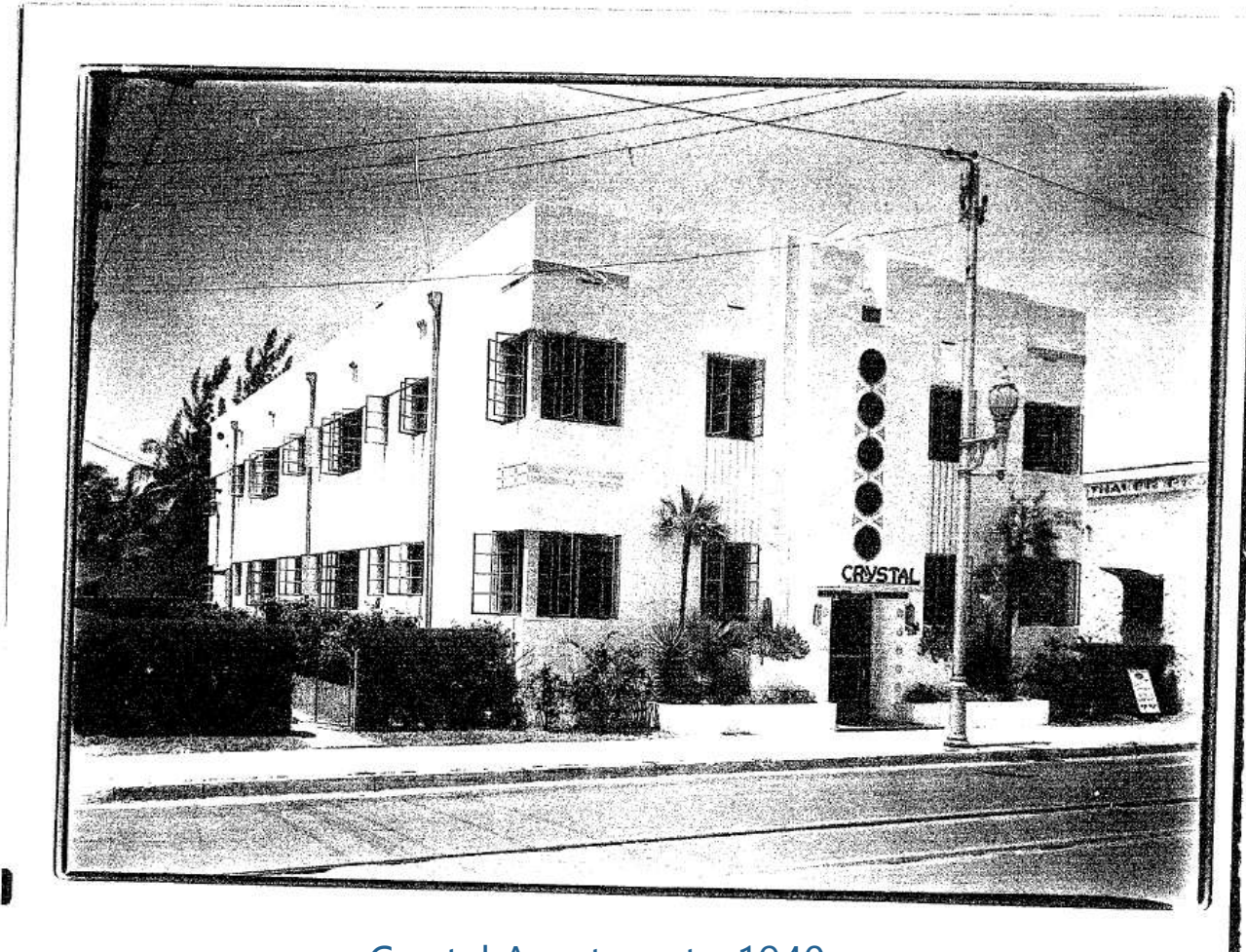


COA Request

- After-the-fact COA approval of artistic graphic “mural” affixed to face of circular stair tower at the center of the West elevation
- Accept condition requiring minor revisions to avoid commercial message



Original Building



Crystal Apartments, 1940

Architect: Henry Hohauser

2008-2020 Modifications



2020-2025 Restoration & Renovation



Graphics



Ground Level View

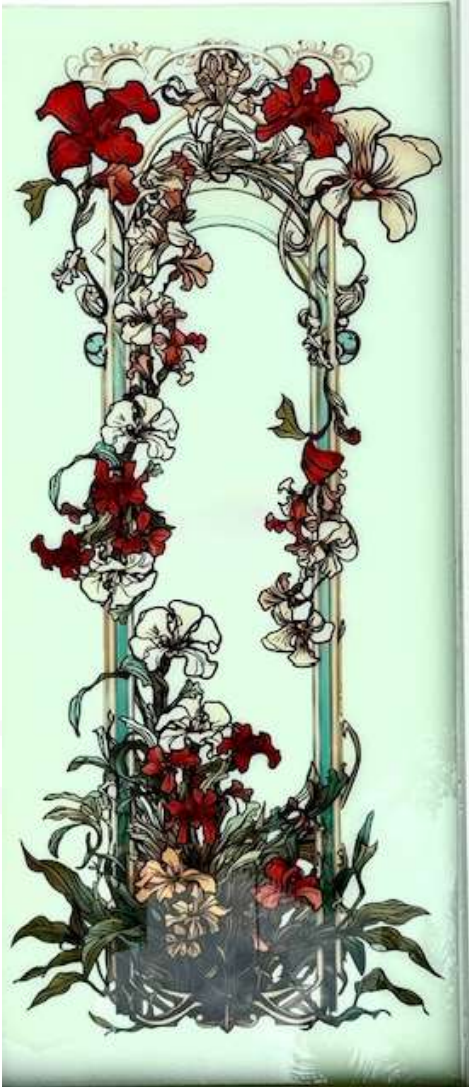


All 3 panels (view from roof)

Graphics - Detail



Revised Graphic - Detail





LA GRANDE BOUCHE

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

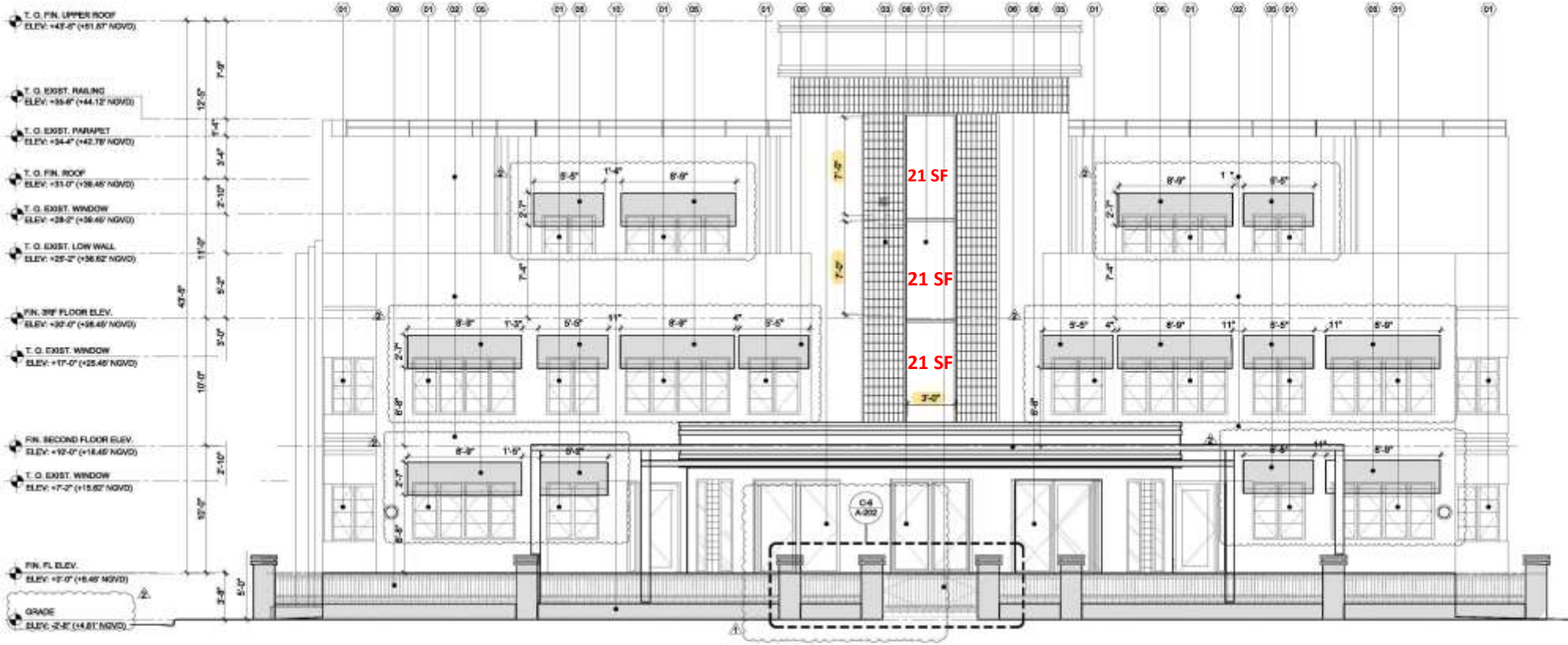
305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com







Elevation



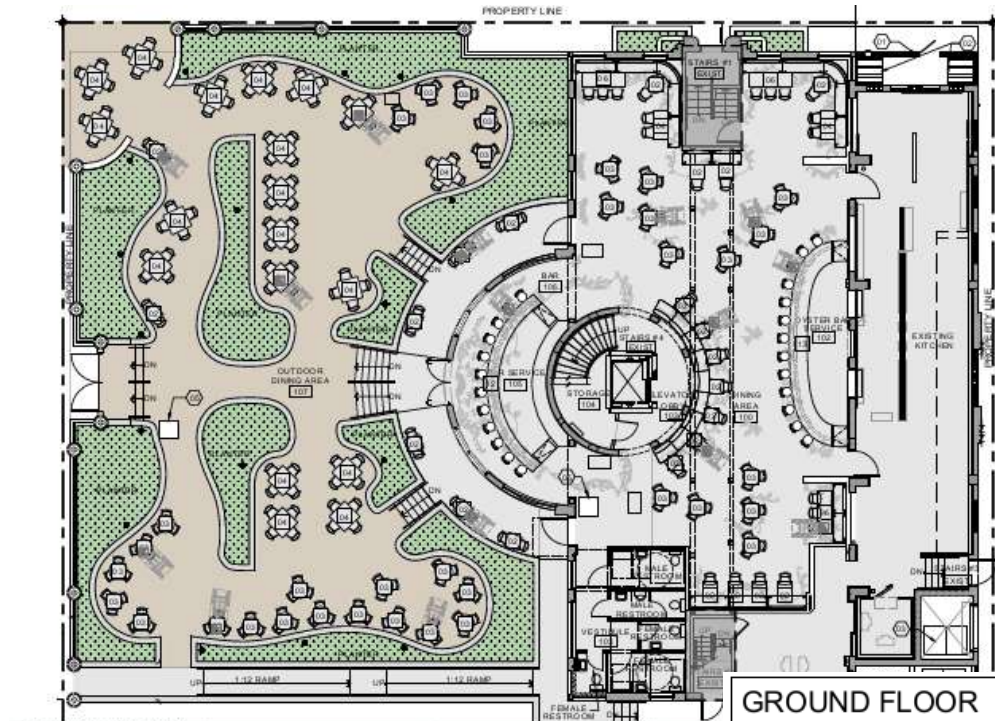
2017 Approved Plan



2017 Approved Plan



Levels 1 & 2 – Built and Operating



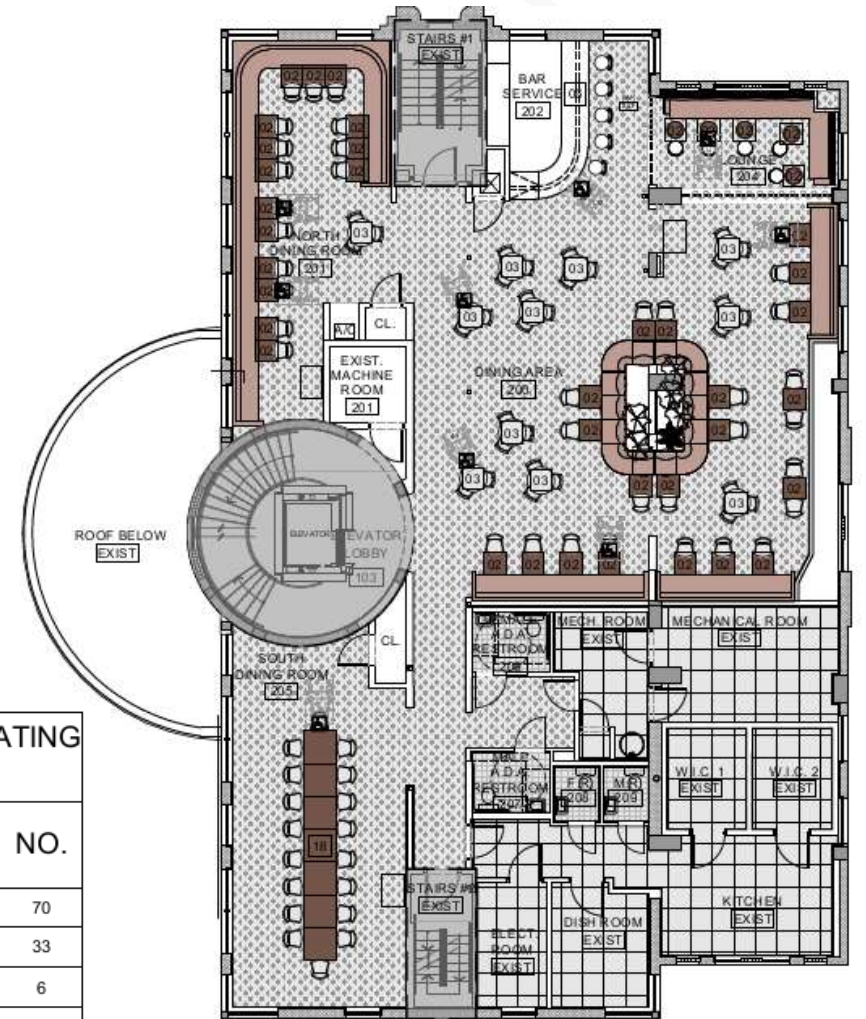
LEGEND

- CARPET (AS PER I.D. DWGS)
- TILE (AS PER I.D. DWGS)
- WOOD PLANKS (AS PER I.D. DWGS)
- EPOXY (AS PER I.D. DWGS)
- AREA NOT IN SCOPE
- PROPOSED FENCE TO MATCH APPROVED FENCE UNDER PERMIT RV23029653
- PROPOSED BICYCLE RACK
- 3-YARD BW (FOOD)
- 3-YARD BW (RECYCLE & GLASS)
- HOST STAND

NOTE:
GROUND AND SECOND FLOOR ARE NOT PART OF THIS PERMIT SCOPE OF WORK. GROUND AND SECOND FLOOR PLANS FOR REFERENCE ONLY. SEAT COUNT AND OCCUPANCY PREVIOUSLY APPROVED UNDER PERMIT.

GROUND FLOOR SEATING CALCULATION		
LABEL	ROOM NAME	NO.
107	OUTDOOR DINING	158
106	BAR	12
100	INTERIOR DINING	95
102	OYSTER BAR	13
TOTAL # OF SEATS		278

SECOND FLOOR SEATING CALCULATION		
LABEL	ROOM NAME	NO.
200	MAIN DINING	70
201	NORTH DINING ROOM	33
203	BAR	6
204	LOUNGE	10
205	SOUTH DINING ROOM	18
TOTAL # OF SEATS		137

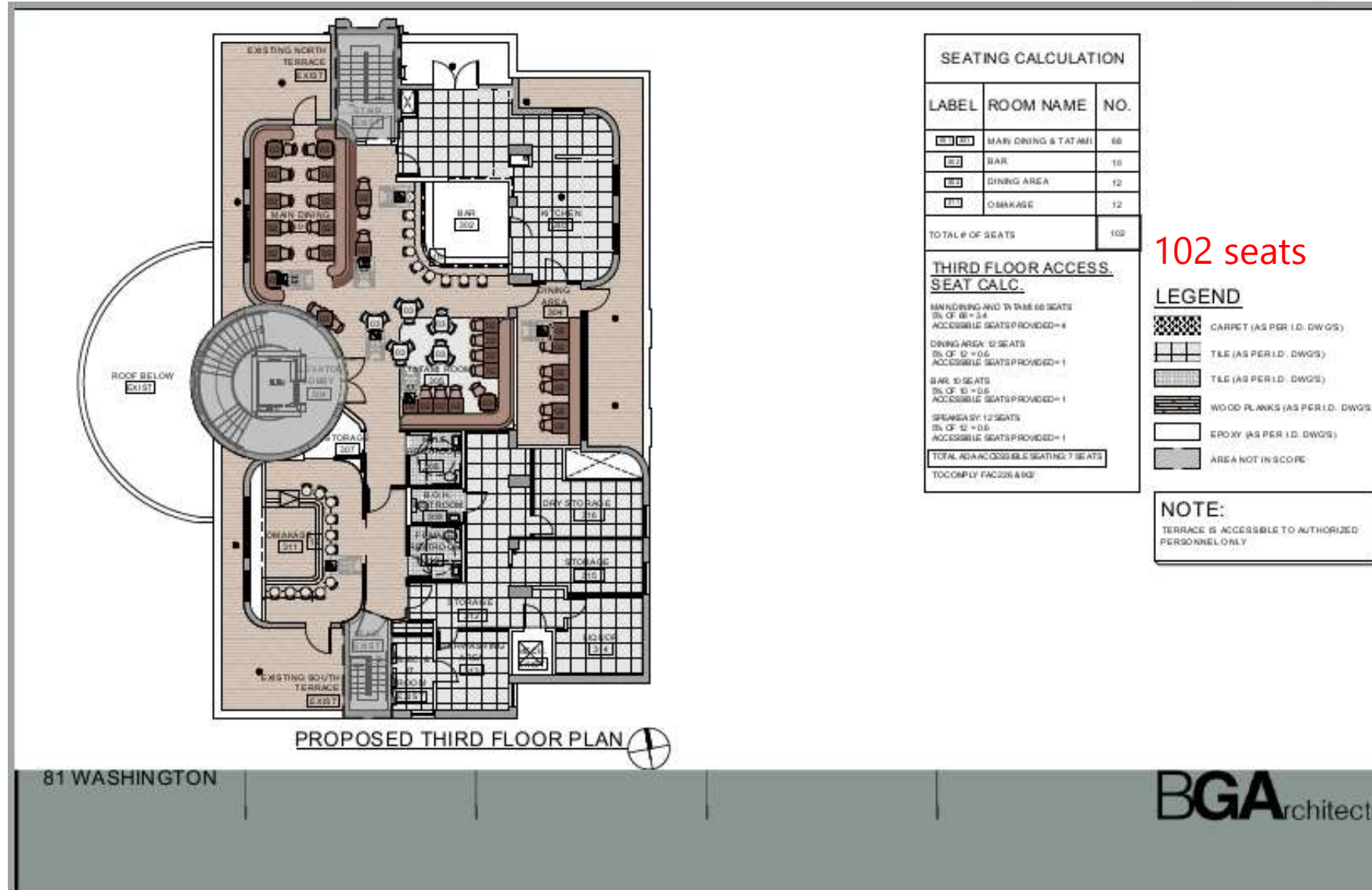


PROPOSED SECOND FLOOR PLAN



415 seats

Level 3 – Expansion



102 seats





2017 HPB Order Conditions

Outdoor Conditions	Noise Conditions	Operational Conditions
<ul style="list-style-type: none"> Applicant shall ensure that restrictions are enforced 	<ul style="list-style-type: none"> HPB/Planning Director retains right to call operator back to enforce or modify conditions 	<ul style="list-style-type: none"> Adequate trash room space with AC and noise baffling required
<ul style="list-style-type: none"> A distributed sound system may be permitted for ambient background music with an acoustic plan certified by an acoustic engineer 	<ul style="list-style-type: none"> An adjudicated violation is not necessary for the HPB or Planning Director to modify conditions 	<ul style="list-style-type: none"> Trash room to be accessible from Collins Court (alley)
<ul style="list-style-type: none"> Ambient background music only 	<ul style="list-style-type: none"> Violation of noise ordinance is deemed a violation of the HPB Order 	<ul style="list-style-type: none"> Venting system shall be used to minimize or dissipate smoke, fumes, and odors
<ul style="list-style-type: none"> Outdoor bar counters prohibited 		<ul style="list-style-type: none"> Equipment and supplies shall not be stored in areas visible from streets, alleys, or nearby buildings
<ul style="list-style-type: none"> No exterior television sets 		
<ul style="list-style-type: none"> Entertainment, including DJ and live music prohibited 		
<ul style="list-style-type: none"> Rooftop cannot be activated 		
<ul style="list-style-type: none"> Exterior food and beverage must close by 12AM, Interior must close by 2AM – 7 days a week 		