

KEYAH
REAL ESTATE GROUP

AN ICONIC HOTEL, MIAMI BEACH

1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139
HPB Submission, **File No. HPB23-0591**

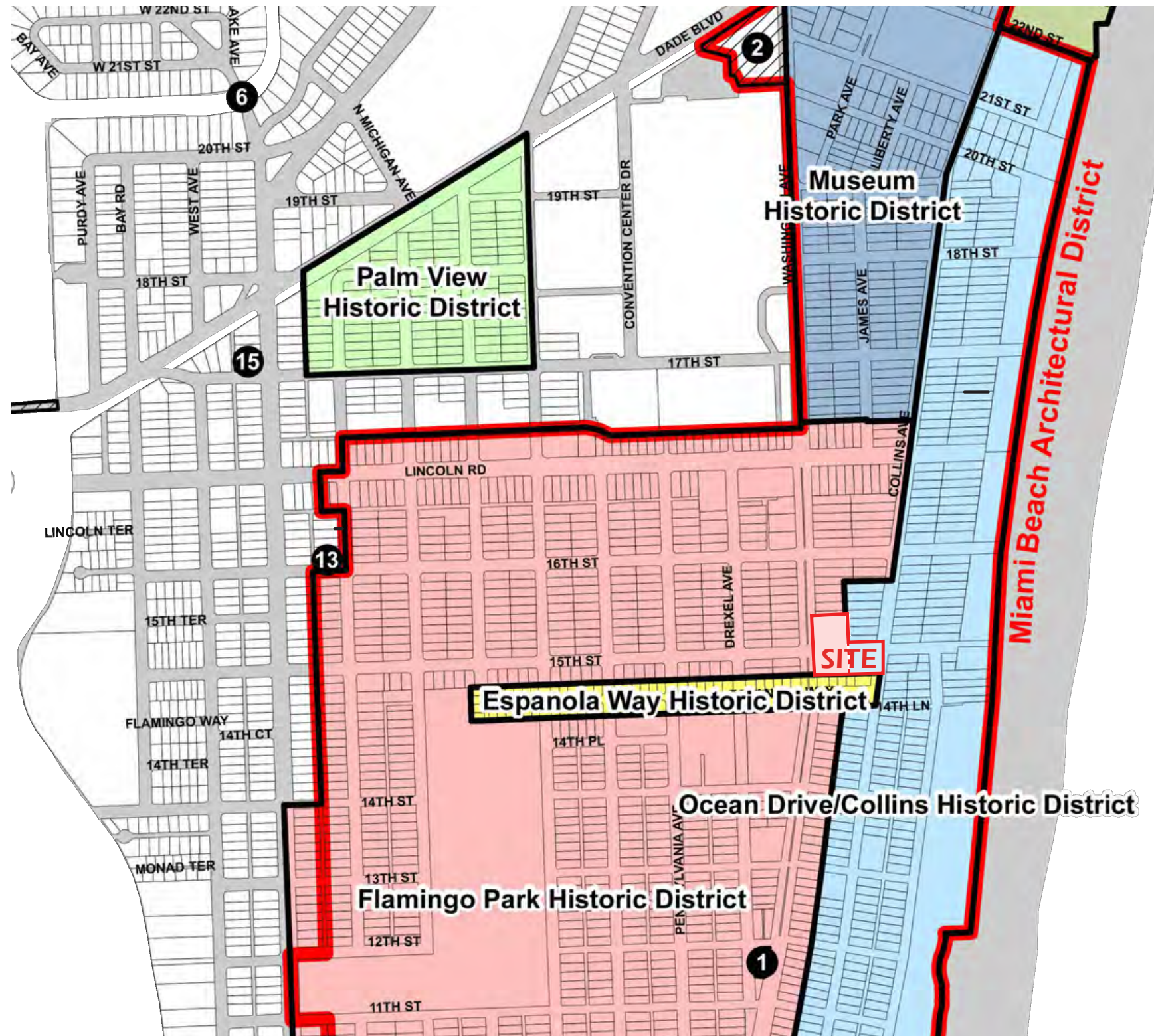
HPB HEARING PRESENTATION

FEBRUARY 11, 2025



Certificate of Appropriateness

1. Total demolition and partial reconstruction of two contributing buildings, and new construction (1509-1515 Washington)
2. Partial demolition and renovation of two contributing buildings, new 1-story rooftop additional (1500 Collins Avenue)
3. Total demolition of a non-contributing building (interior new construction)
4. Waivers:
 - To permit on-street loading in a historic district
 - To permit a 1-story addition visible from adjacent right of way
 - To permit proposed building length
 - To waive additional long frontage standards: circulation zone, parallel transition areas, landscape transition areas and setbacks



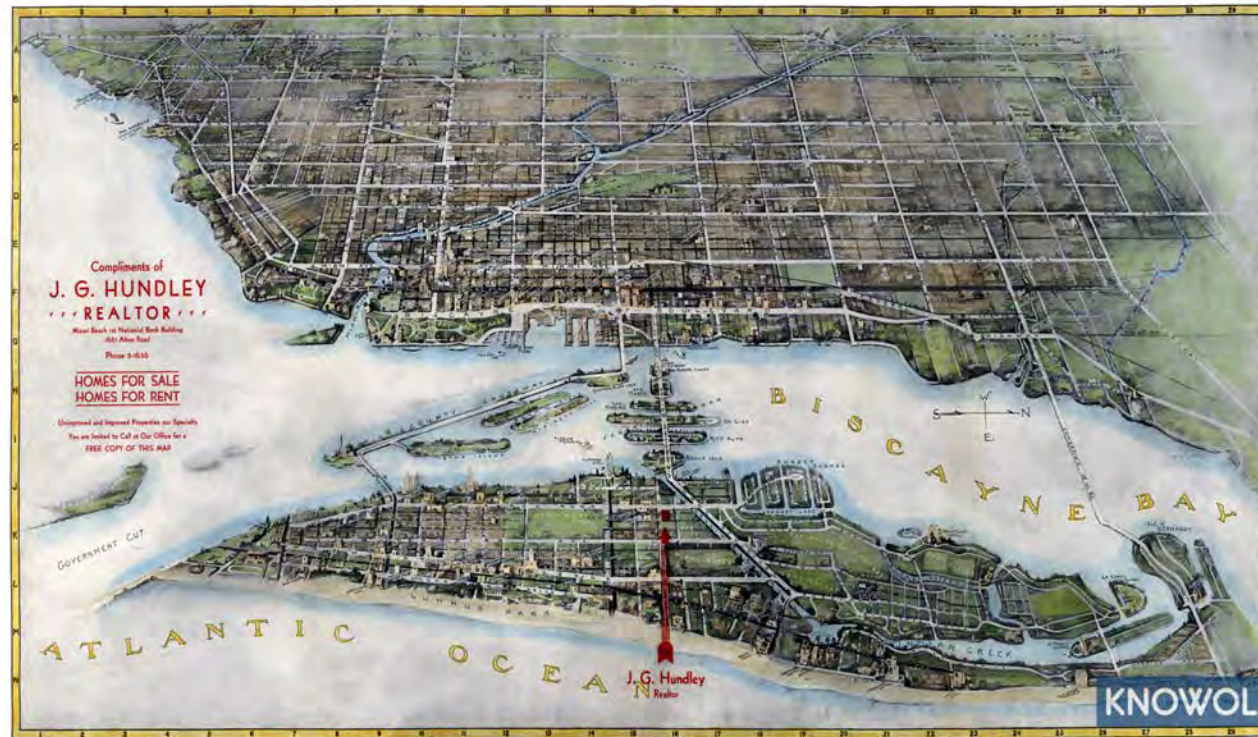
Historic District Map and Project Location



Site Context Analysis

- Mediterranean Influenced
- MiMo Influenced
- Other
- Project Site
- Key Roads
- Art Deco/Streamline Influenced





Restoration of Historic Haddon Hall

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING **ARCHITECT:** L. MURRAY DIXON **ARCHITECTURAL STYLE:** STREAMLINE MODERN
DATE OF CONSTRUCTION: 1941 **ADDRESS:** 1500 COLLINS AVENUE, MIAMI BEACH



COLLINS AVE.



E



F



G





Restoration of Historic Haddon Hall Lobby Interior Existing Conditions



Restoration of Historic Campton Apartments

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING **ARCHITECT:** HENRY HOHAUSER **ARCHITECTURAL STYLE:** STREAMLINE MODERN
DATE OF CONSTRUCTION: 1940 **ADDRESS:** 1453-1455 WASHINGTON AVENUE, MIAMI BEACH



Restoration of Historic Campton Apartments

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING **ARCHITECT:** HENRY HOHAUSER **ARCHITECTURAL STYLE:** STREAMLINE MODERN
DATE OF CONSTRUCTION: 1940 **ADDRESS:** 1453-1455 WASHINGTON AVENUE, MIAMI BEACH

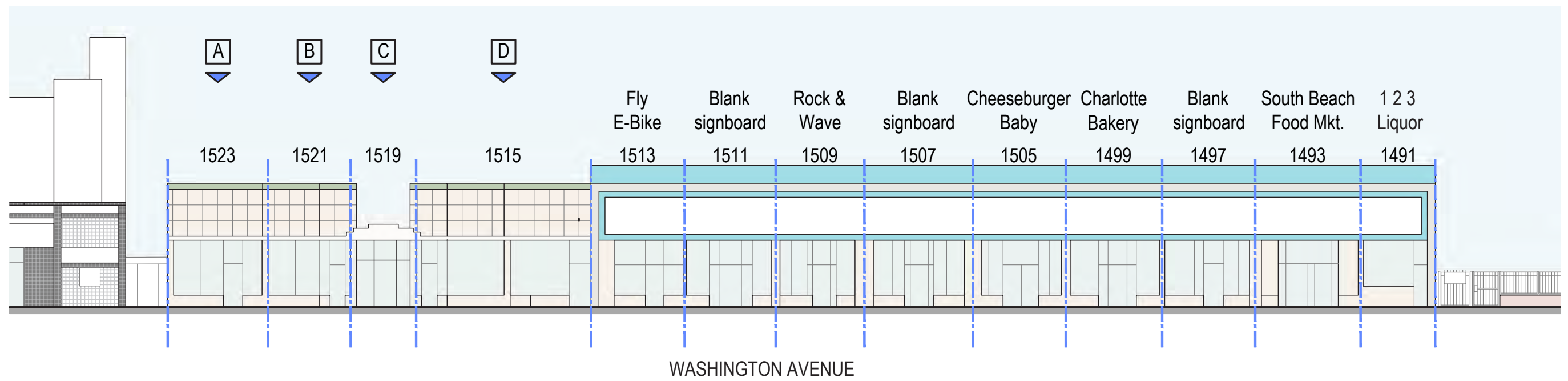


Preserving the Design Intent of the Washington Frontage

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING **ARCHITECT:** ALBERT ANIS **ARCHITECTURAL STYLE:** VERNACULAR

DATE OF CONSTRUCTION: THE LEFT BUILDING (1515) WAS CONSTRUCTED IN 1948, AND THE RIGHT BUILDING (1509) WAS CONSTRUCTED IN 1950.

ADDRESS: 1515-1509 WASHINGTON AVENUE, MIAMI BEACH



A



B



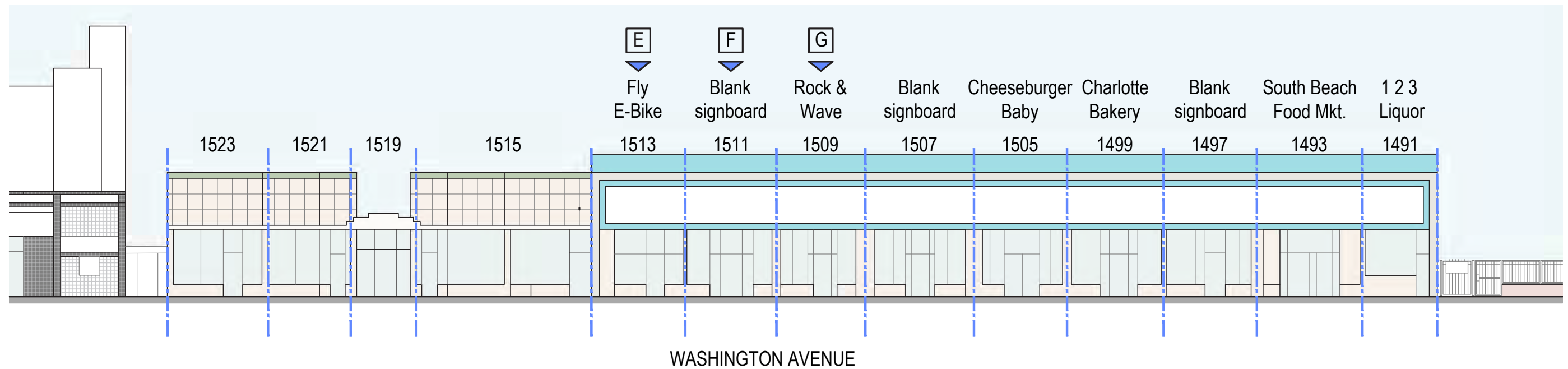
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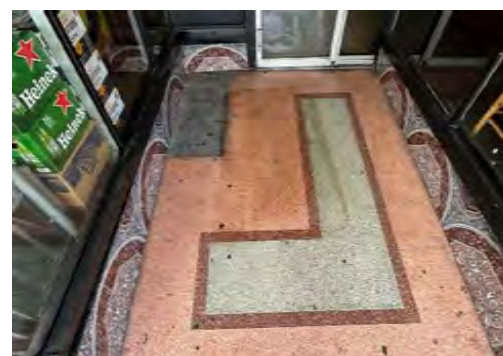
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Preserving the Design Intent of the Washington Frontage

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



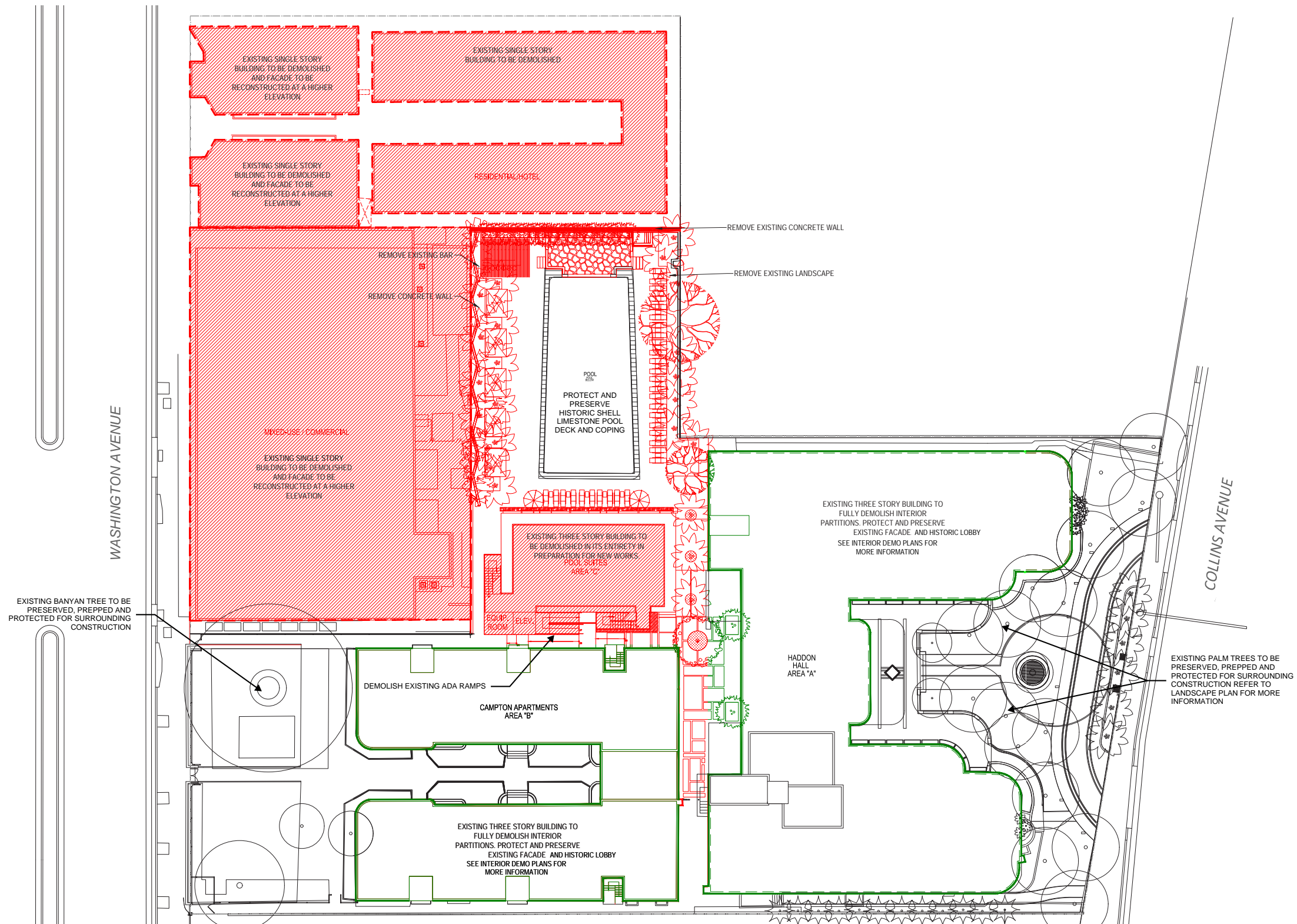
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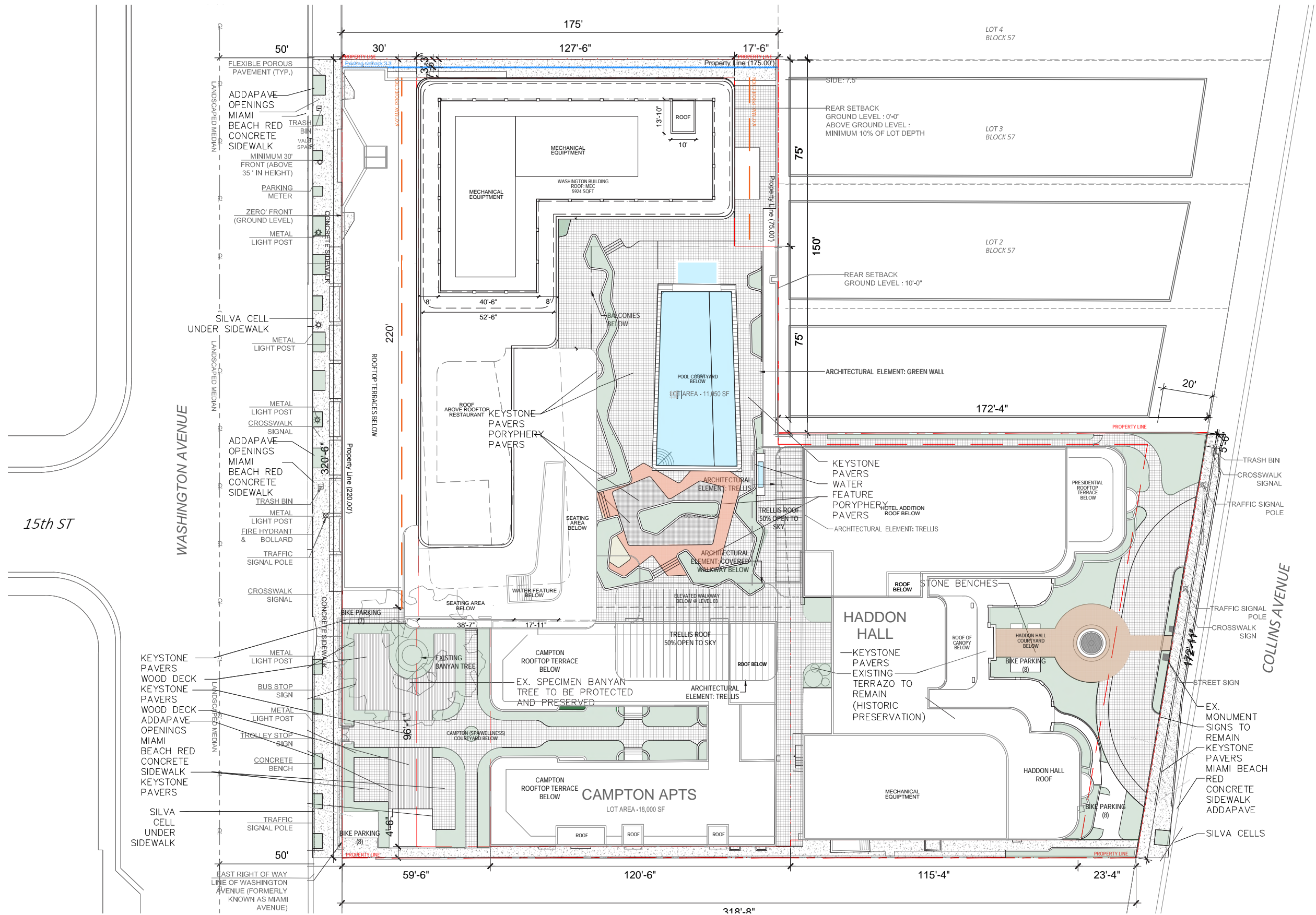


G



Existing Conditions - Demo Site Plan





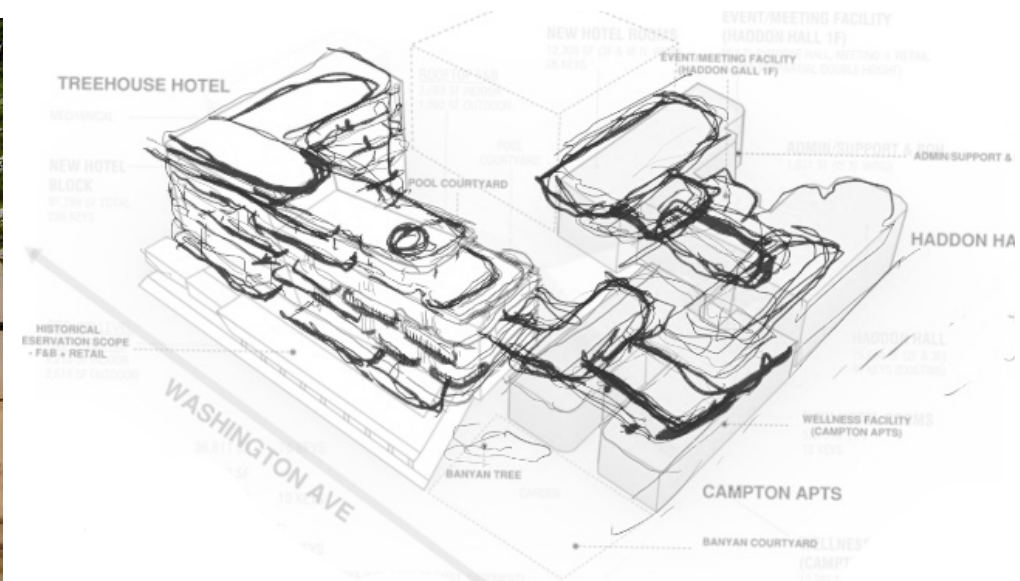
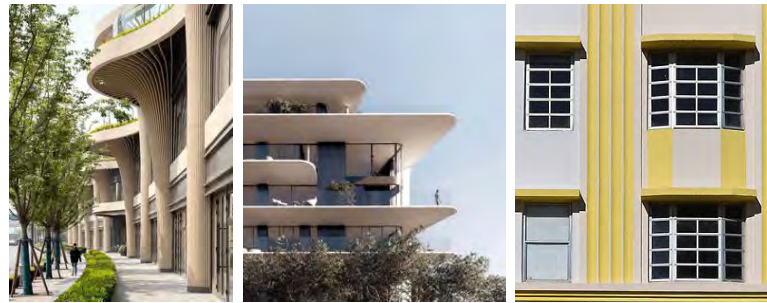
Proposed Site Plan





Design Narrative

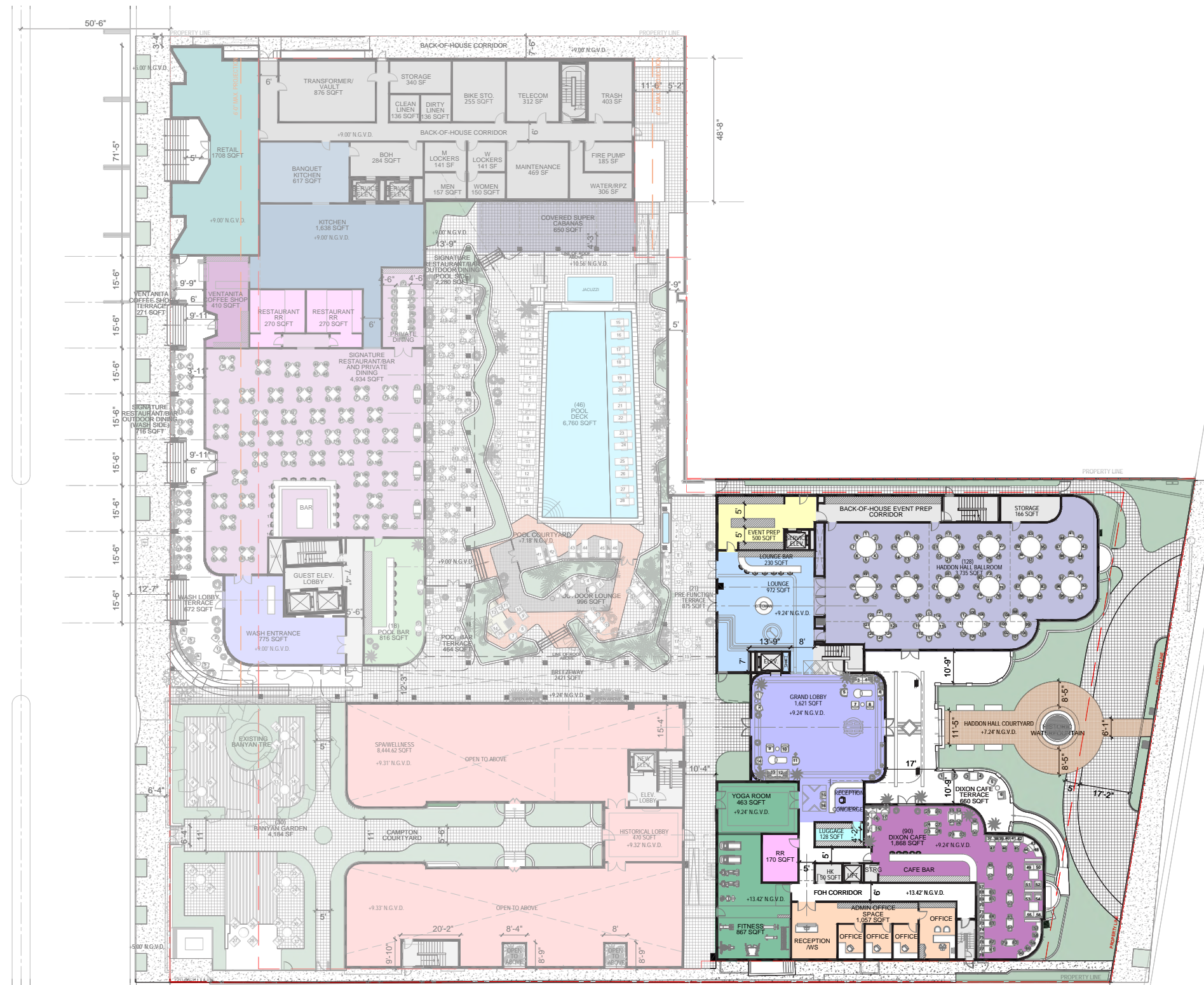
Haddon Hall design, constructed in 1941, by Lawrence Murray Dixon is a premium example of Streamline Moderne highlighted by profiles of clean contours and horizontal planes and colorful terrazzo flooring. This stunning example is nestled inside a city and neighborhood layered with a foundation of Spanish Mediterranean architecture like the charming and historic Espanola Way. This new hotel, built in the frame work of the existing Streamline Moderne, will connect and bridge those two worlds in a modern way. Starting with a site foundation that echoes the Spanish foundations of the region, mosaics and colorful patterns layered with the beautiful Terrazzo floors of the existing lobbies. Growing out of this foundation of color and detail a new modern adaptation of Streamline Moderne will extend and link the individual historic buildings and the new hotel building. This new Streamline Moderne, will reflect the horizontal planes and clean curves of the historic with a nod to the present. Similar but new and distinct. Subtle arches provide depth and anchor the project with similar details to the facades of Espanola Way.



The Banyan Tree

The Banyan tree, the ancient symbol for growth, strength, and enlightenment is rooted in religion and mythology. This unique flora, grows and expands as new trunks develop from roots that drop down from the branches above. This connection and expansion creates a dense connecting canopy for ideas and contemplation to flourish. Our courtyard is anchored by a beautiful and mature Banyon along Washington Ave in front of the historic Campton Apartments. This tree has long anchored this site and has inspired the design for the new Hotel that much like the Banyan tree is a connection and expansion of the original Haddon Hall Hotel on Collins Avenue. Vertical details with horizontal plans branch out and connect the two historic buildings along with the new Guestroom tower. Vast terraces and roof decks extend amenities and activities up into the canopy for activation and views to the ocean. This architecture bridges, both figuratively and literally, to unify the unique collection of structures into a singular establishment to house new growth for the surrounding community.

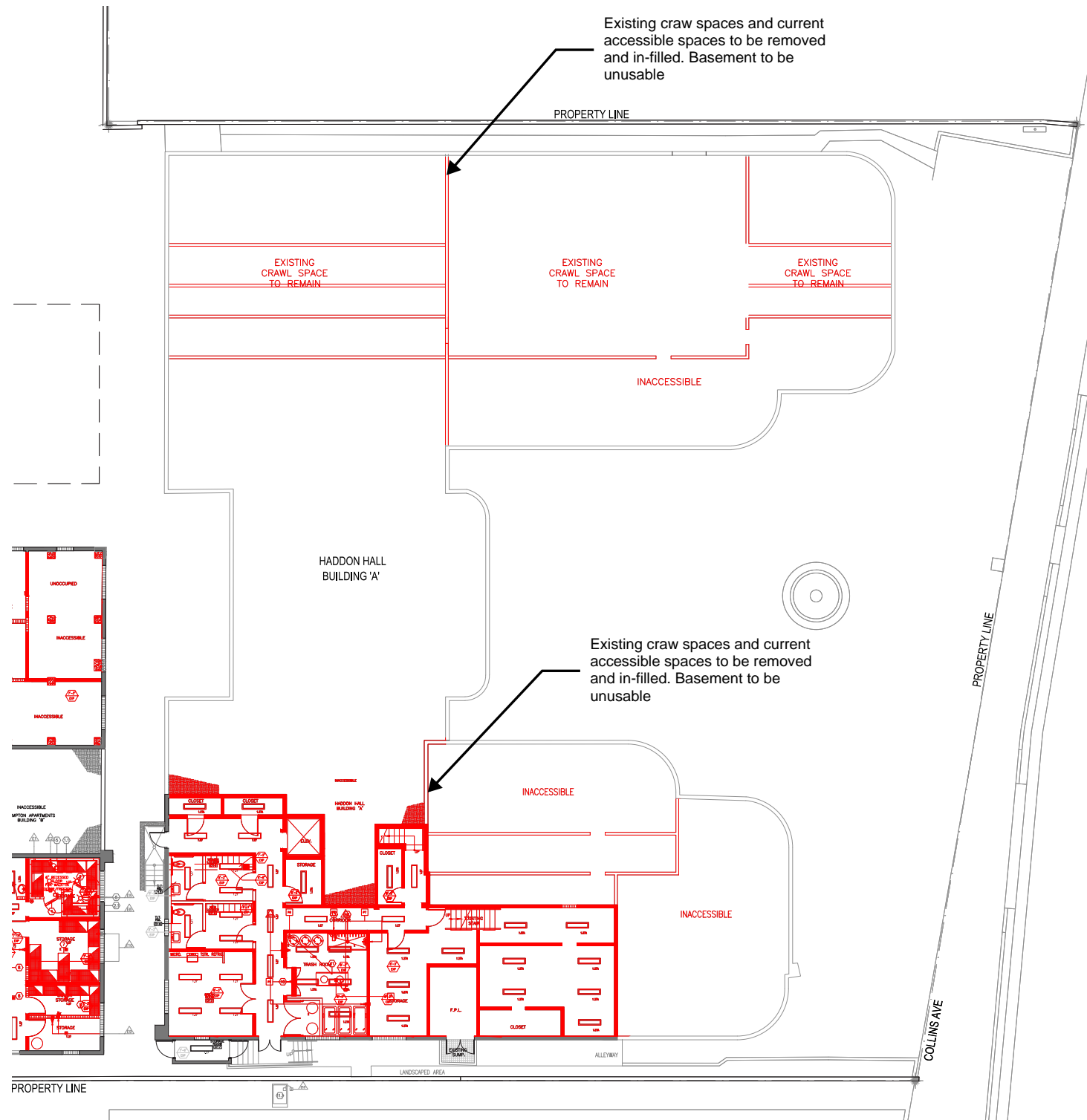




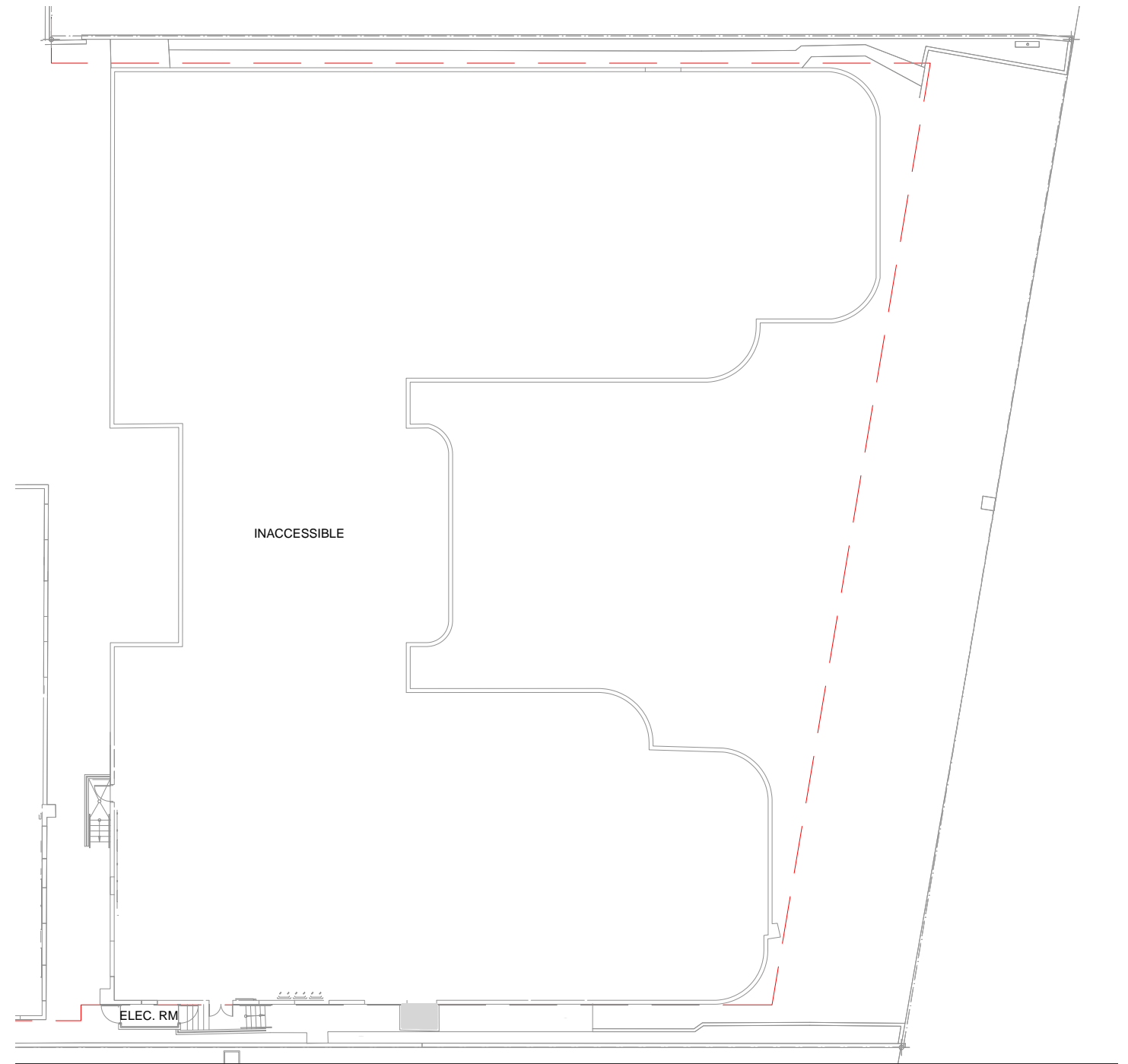
Restoration of Historic Haddon Hall

1500 COLLINS AVENUE, MIAMI BEACH



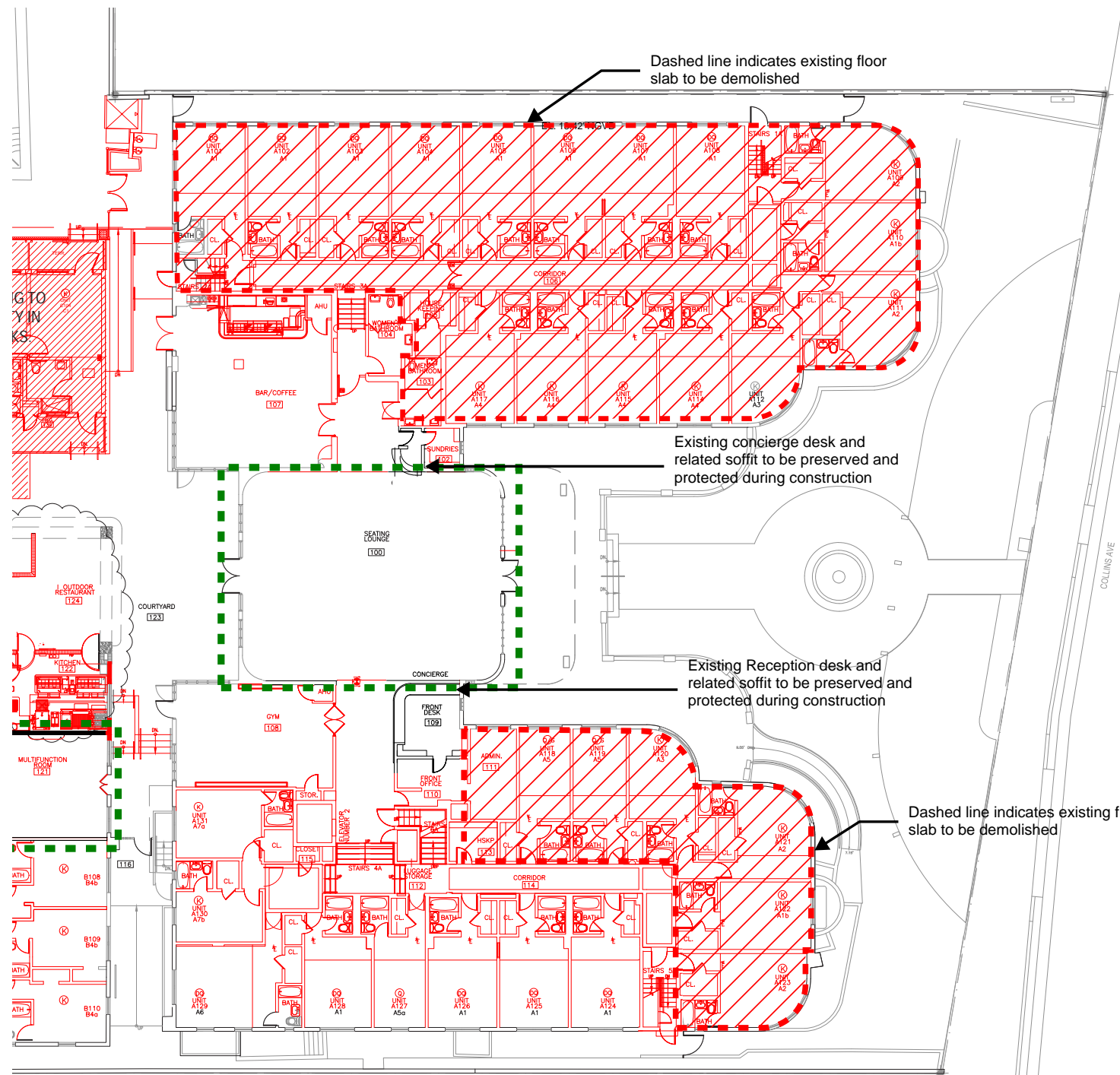


LEVEL 00: DEMOLITION PLAN

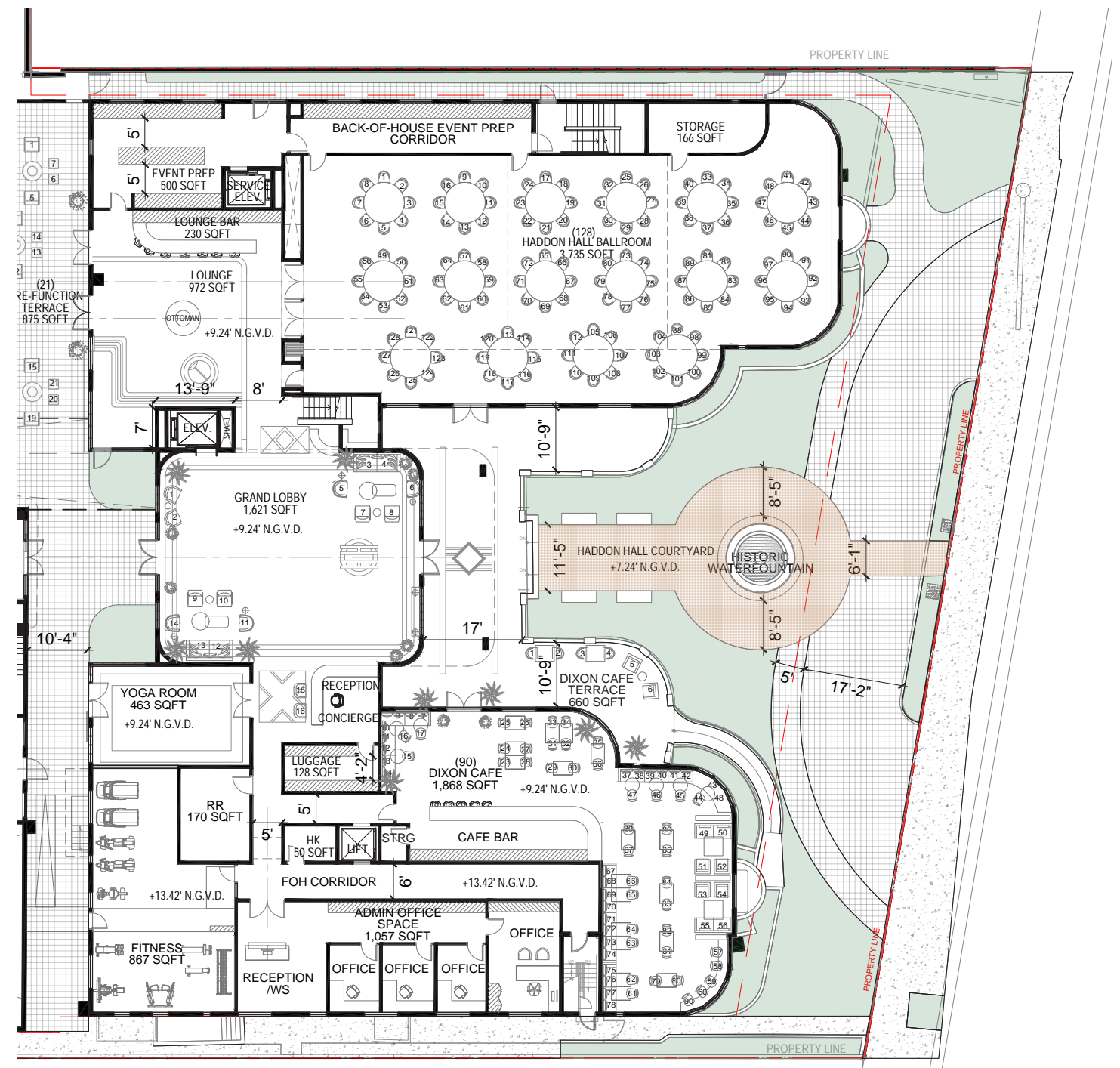


LEVEL 00: PROPOSED PLAN



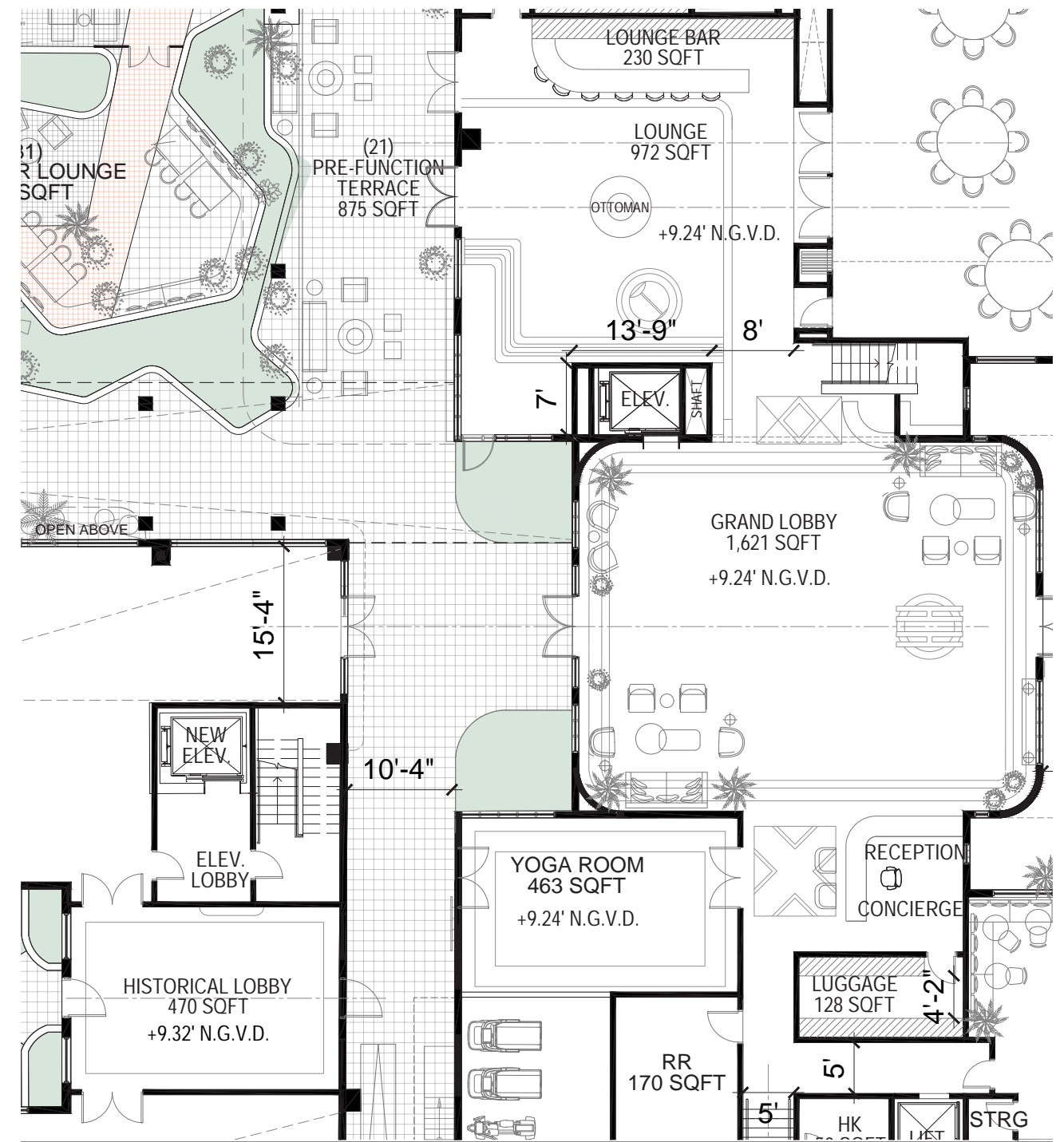
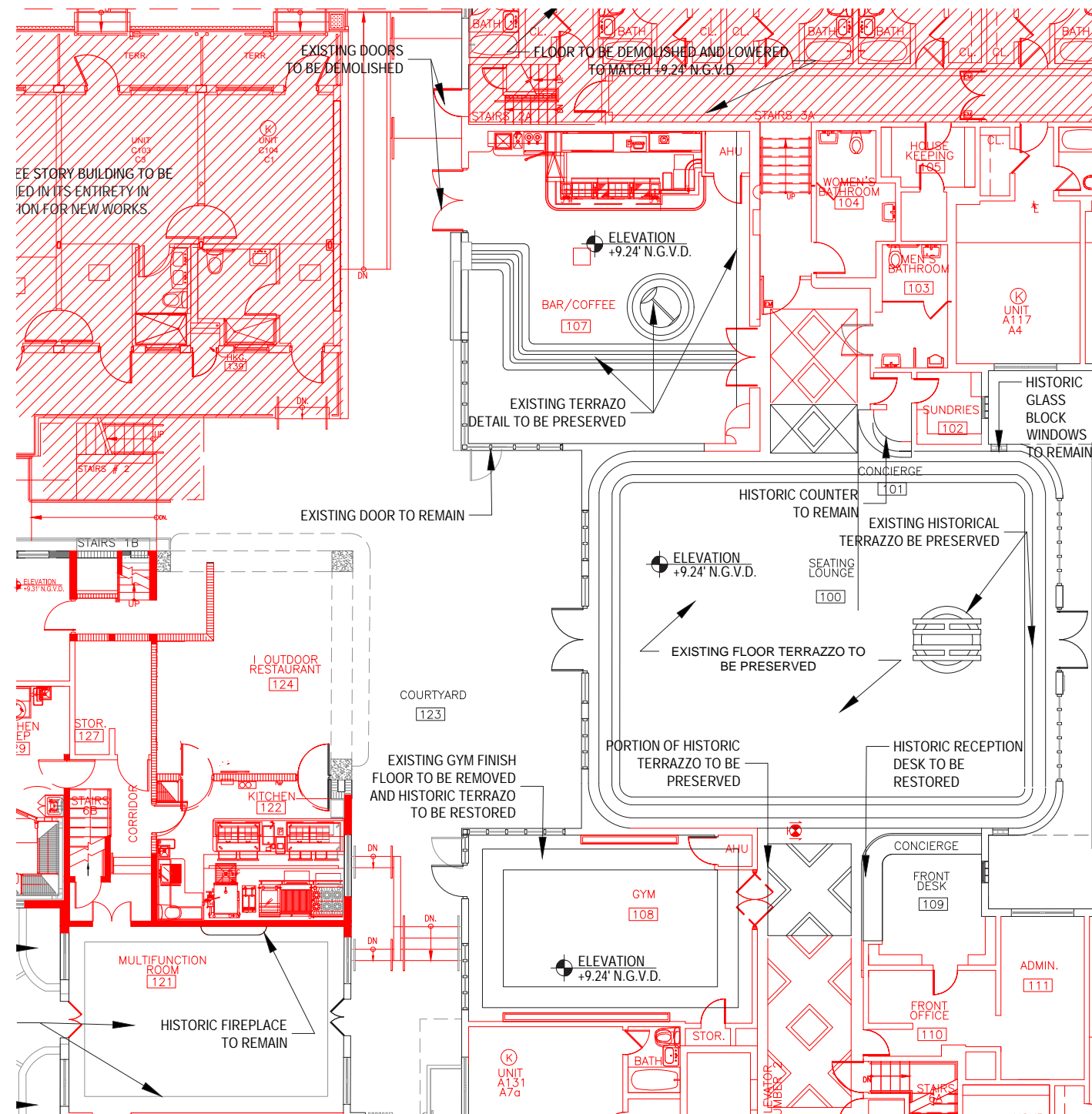


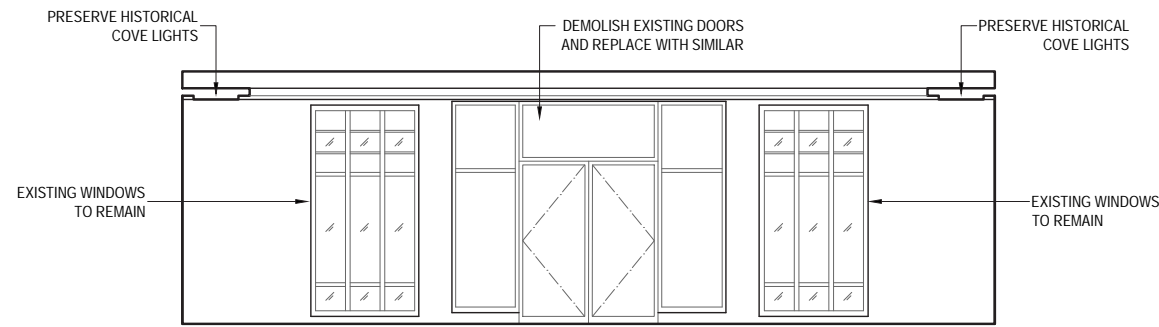
LEVEL 01: DEMOLITION PLAN



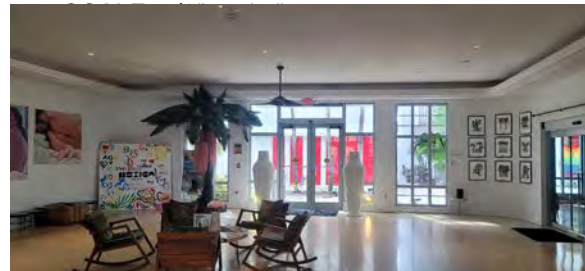
LEVEL 01: PROPOSED PLAN



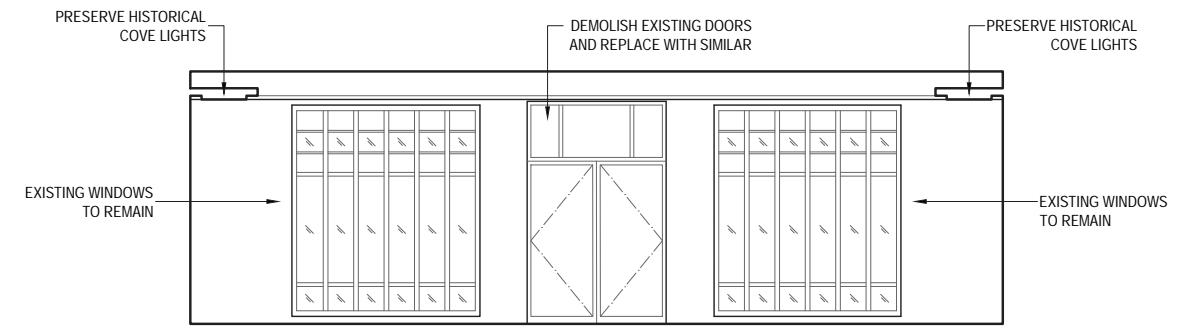




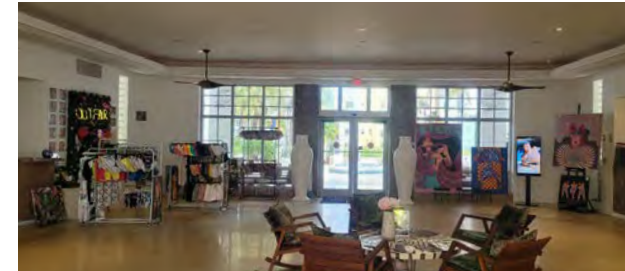
WEST PROPOSED LOBBY ELEVATION



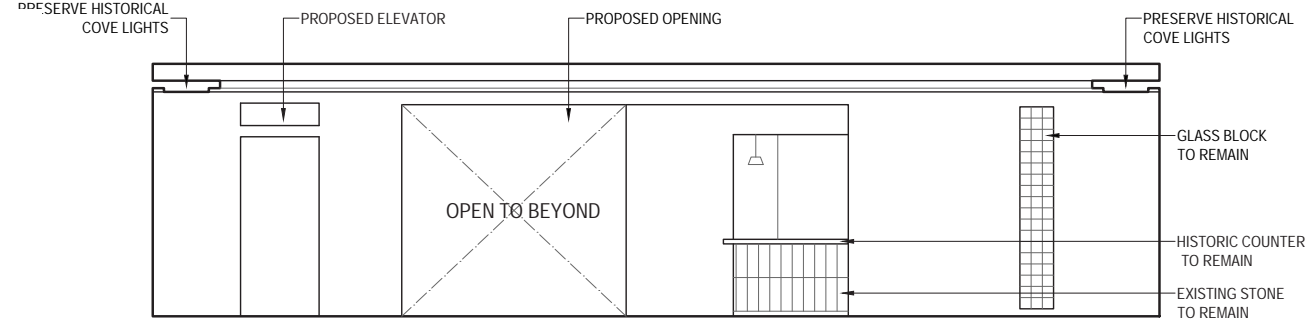
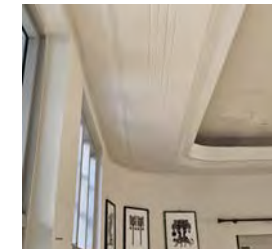
(EXISTING ELEVATION WITH NO CHANGES)



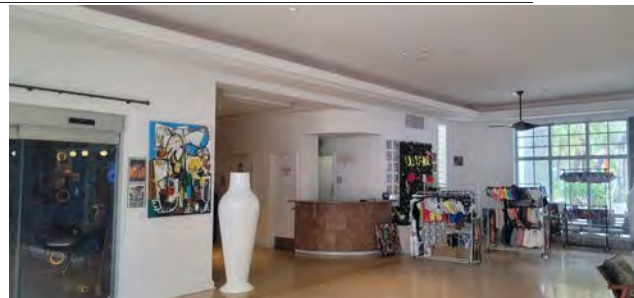
EAST PROPOSED LOBBY ELEVATION



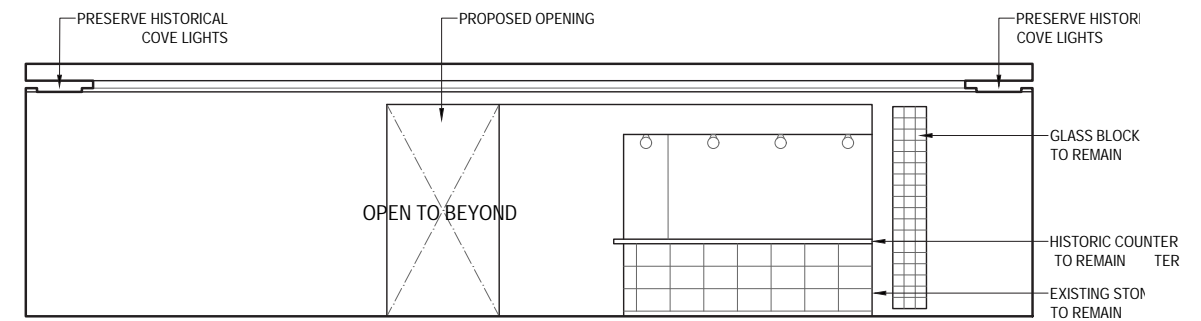
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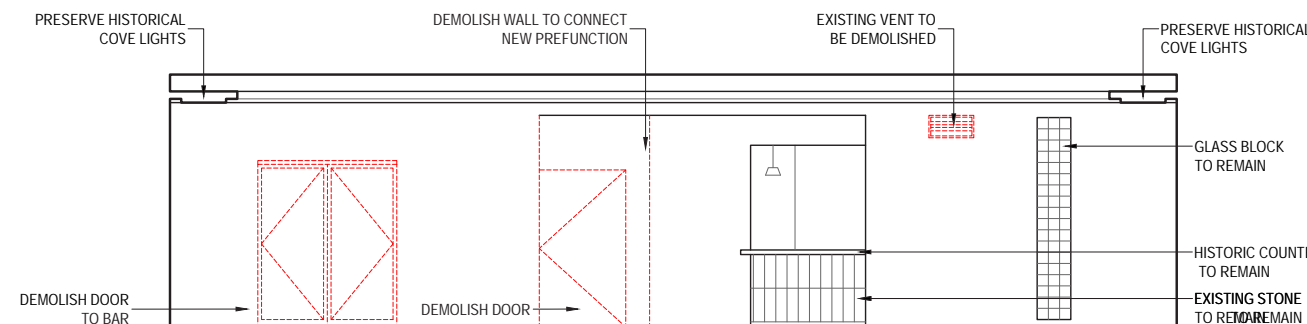
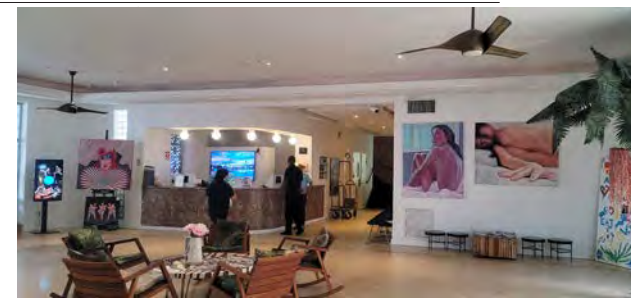
NORTH PROPOSED LOBBY ELEVATION



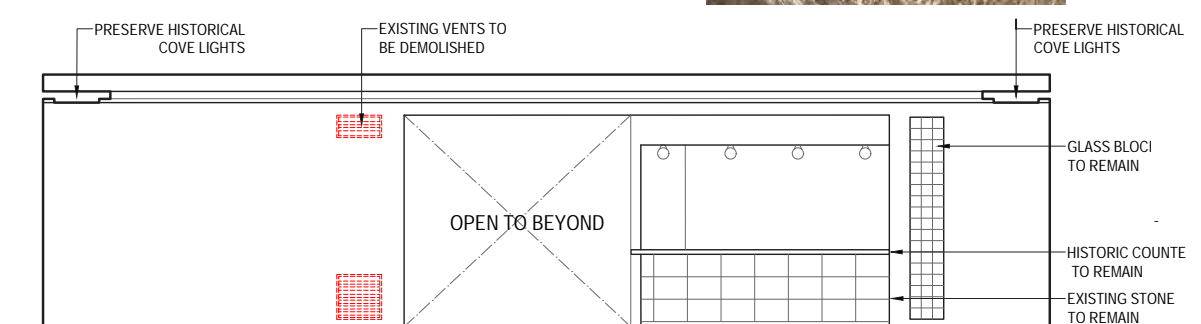
PROPOSED



SOUTH PROPOSED LOBBY ELEVATION

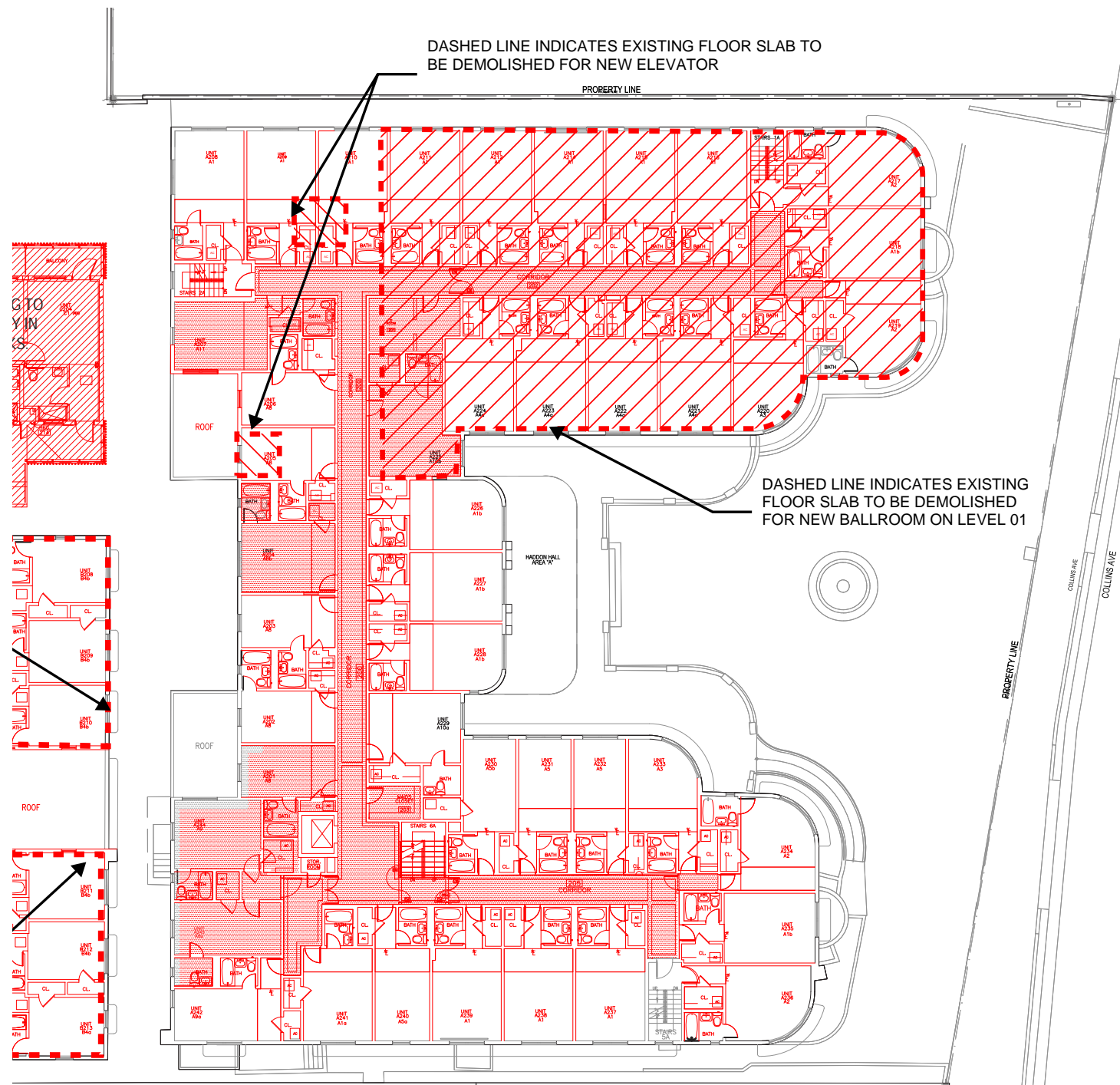


NORTH EXISTING LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

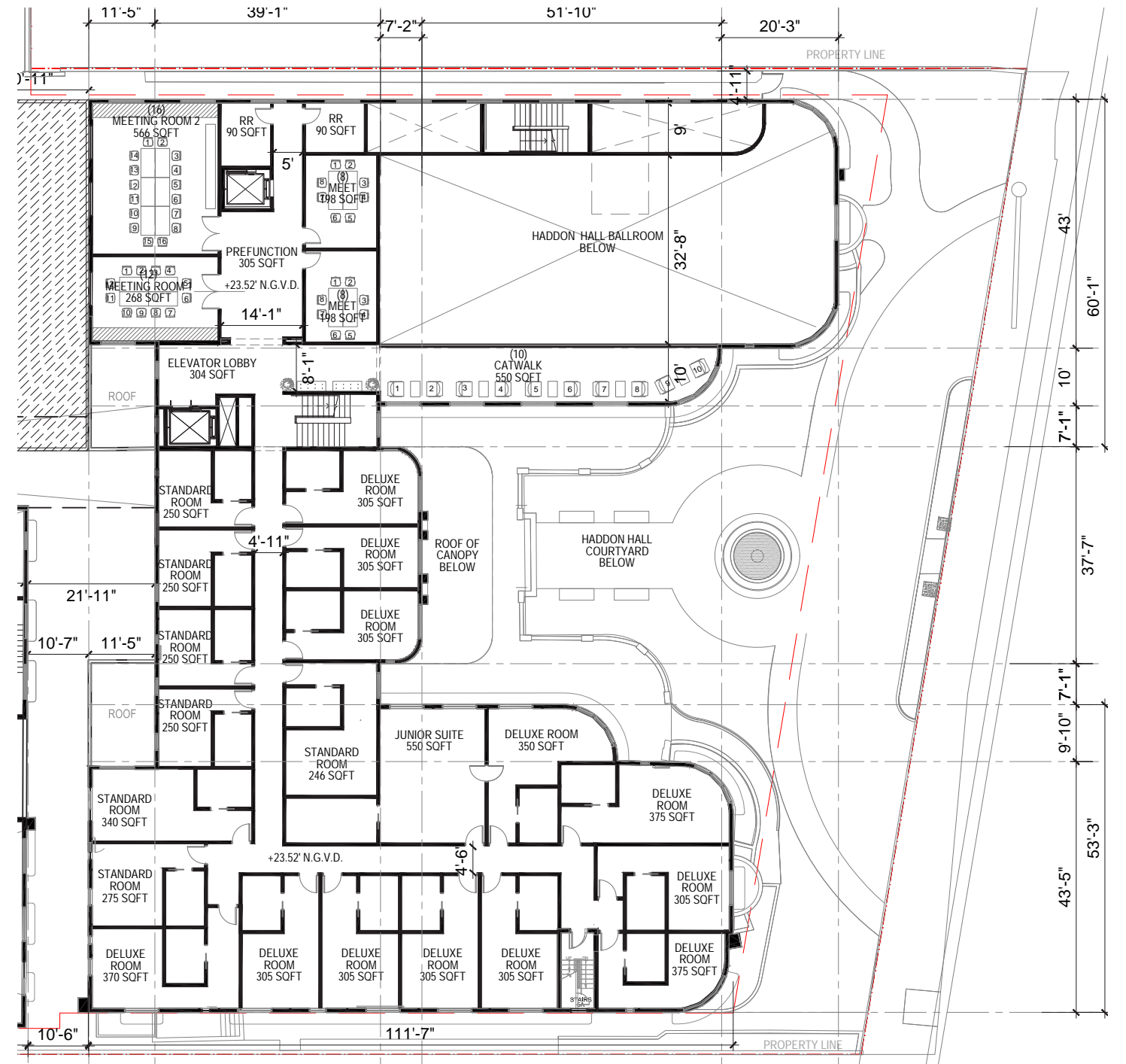


SOUTH EXISTING LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

DEMOLITION



LEVEL 02: DEMOLITION PLAN

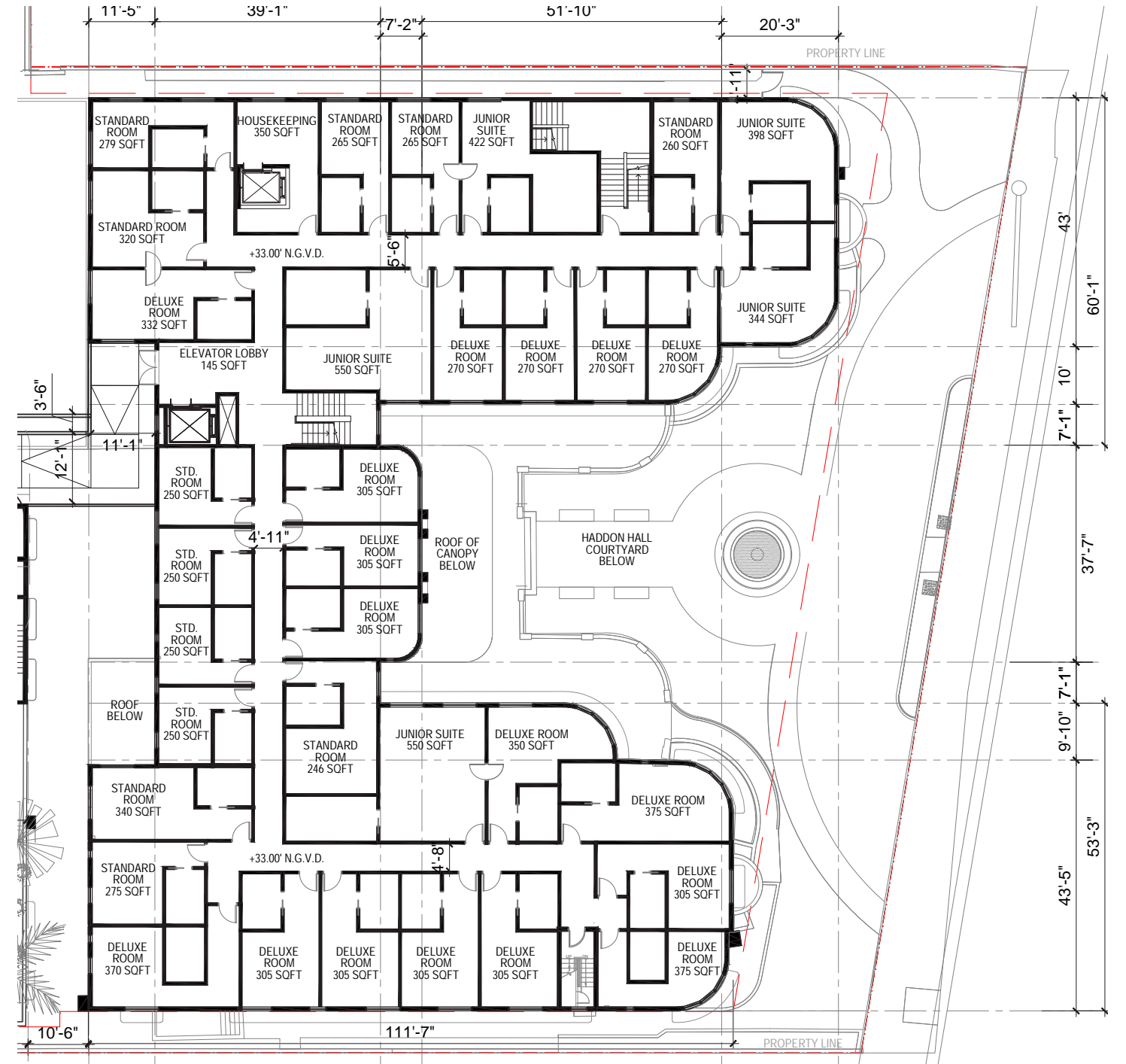


LEVEL 02: PROPOSED PLAN



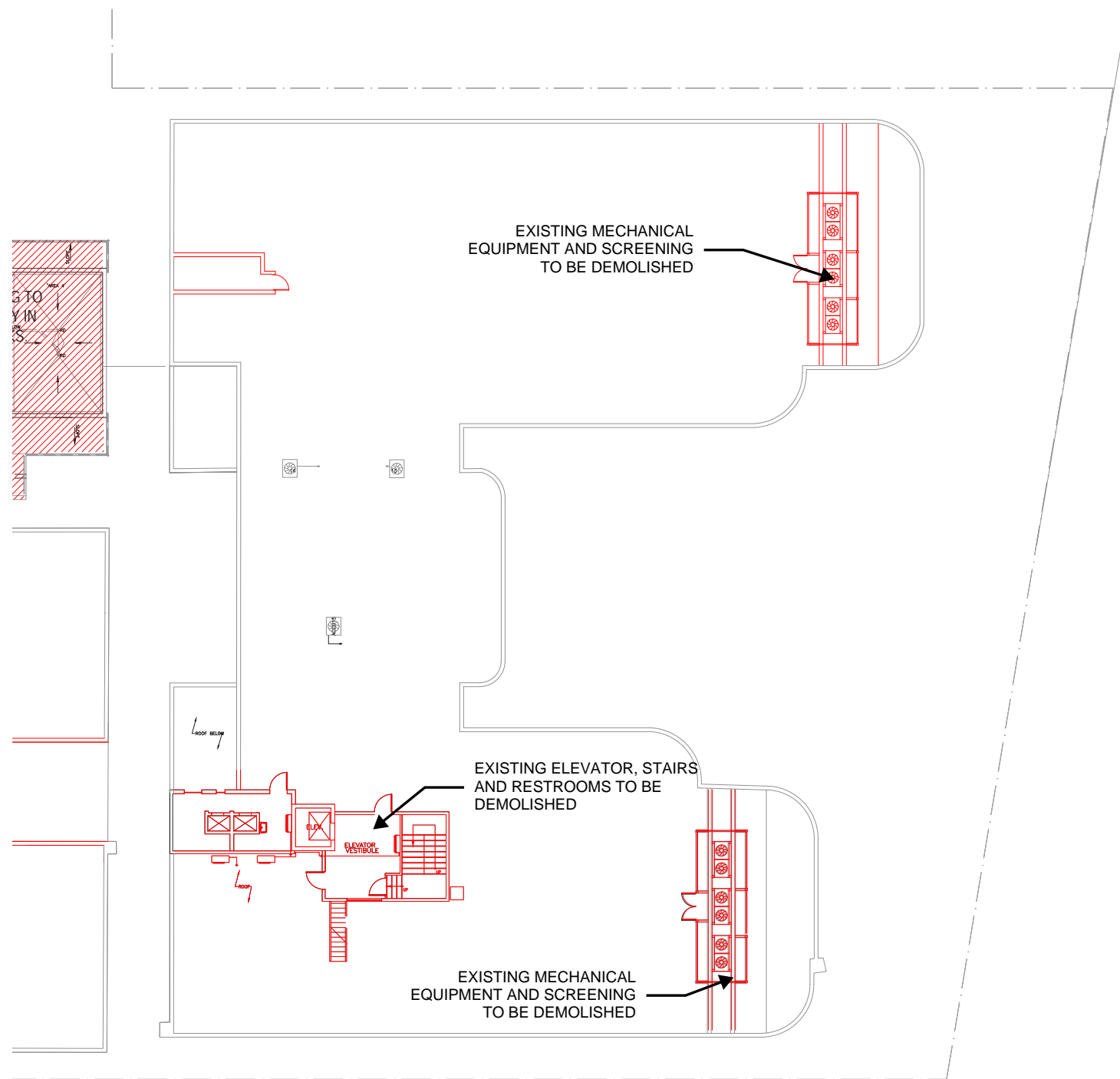


LEVEL 03: DEMOLITION PLAN

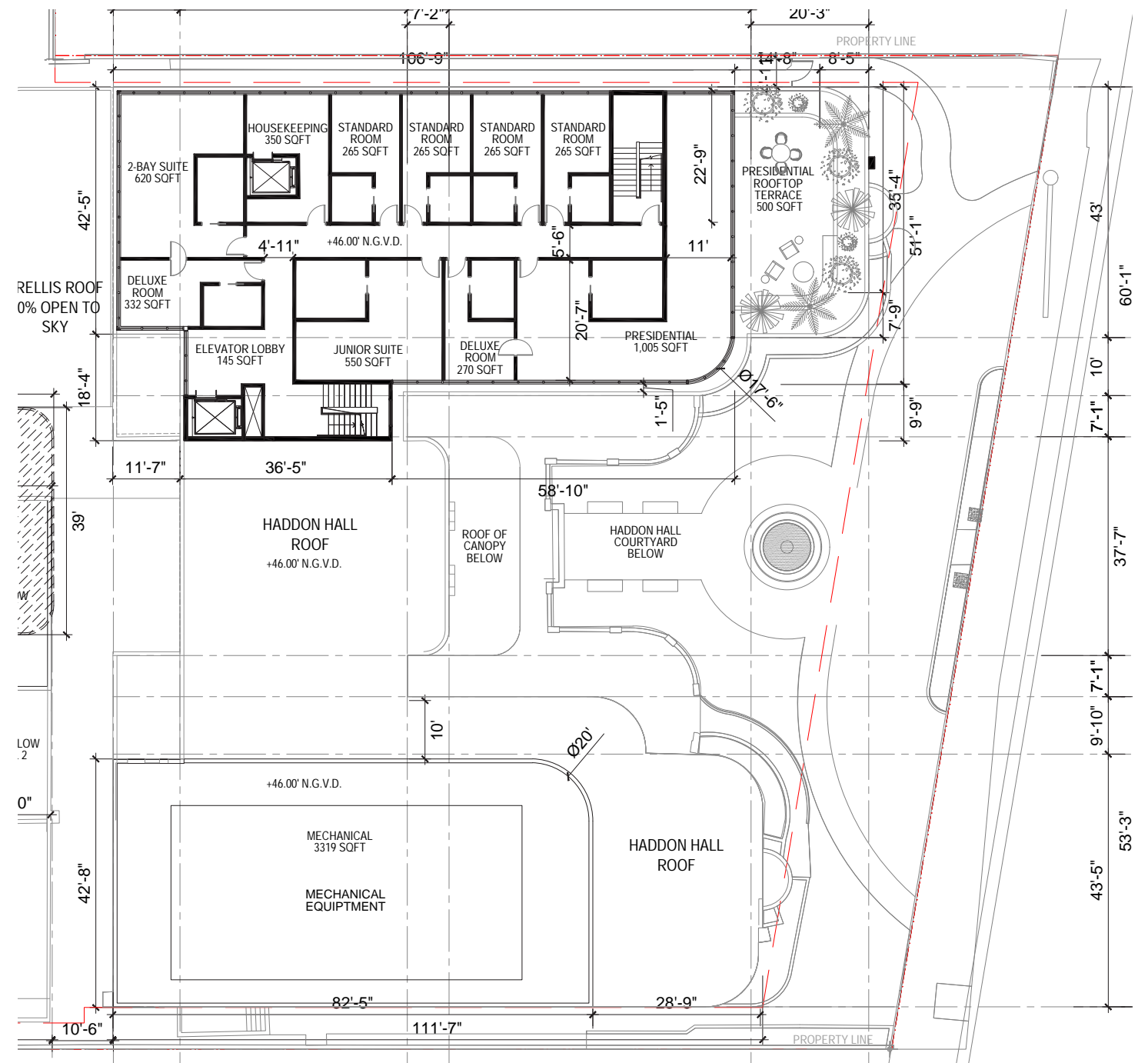


LEVEL 03: PROPOSED PLAN



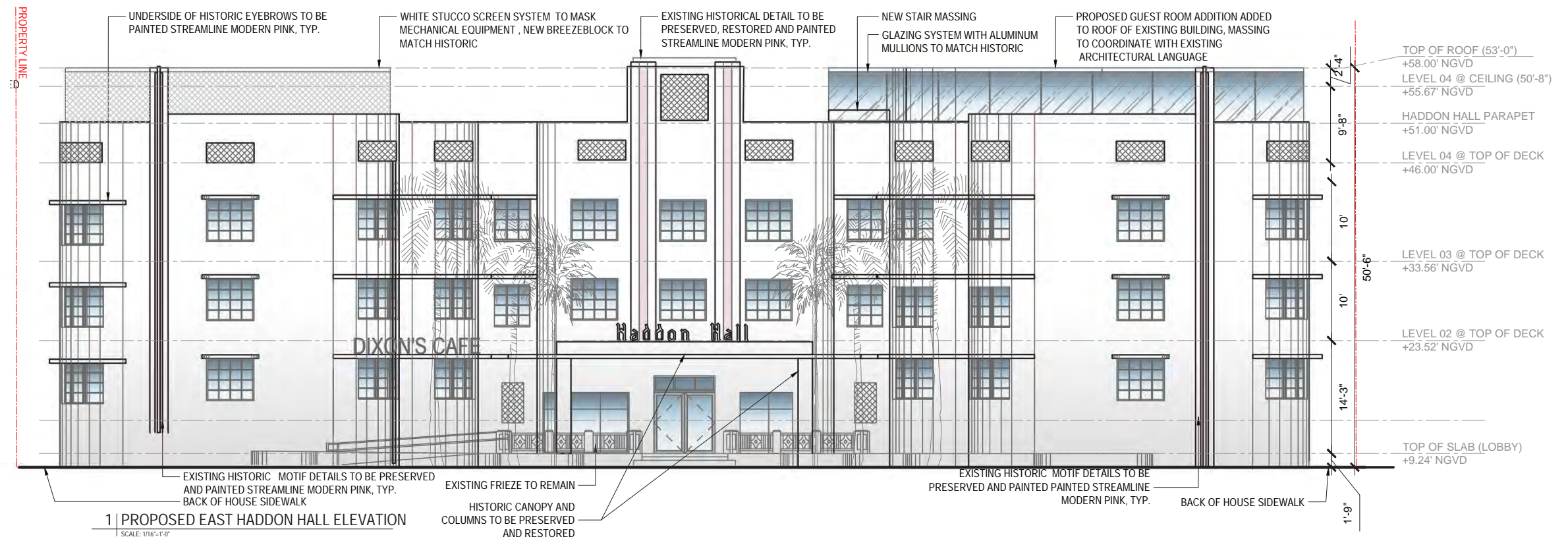


LEVEL 04: DEMOLITION PLAN

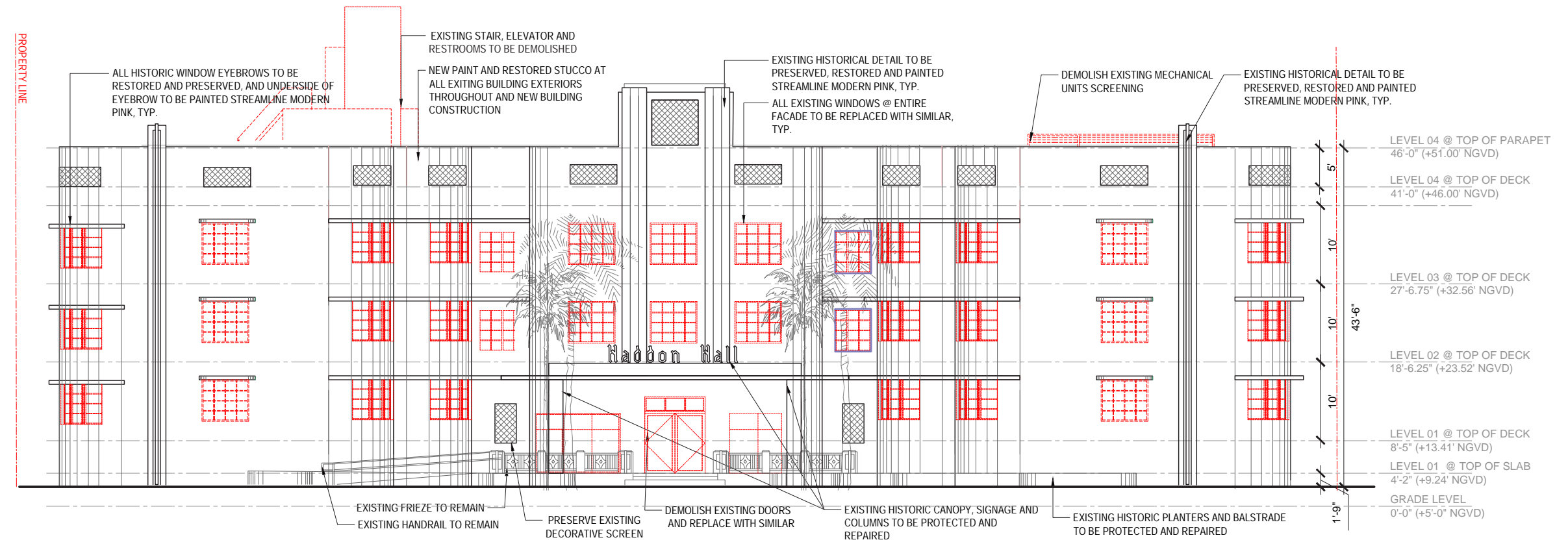


LEVEL 04: PROPOSED PLAN





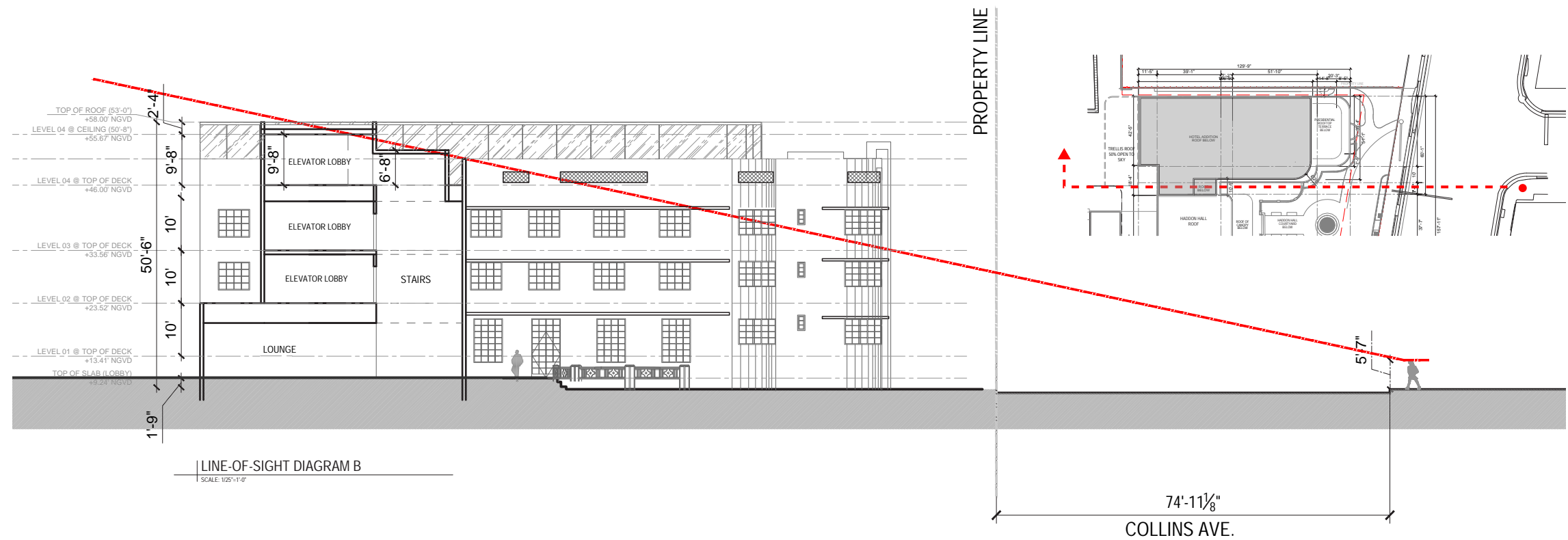
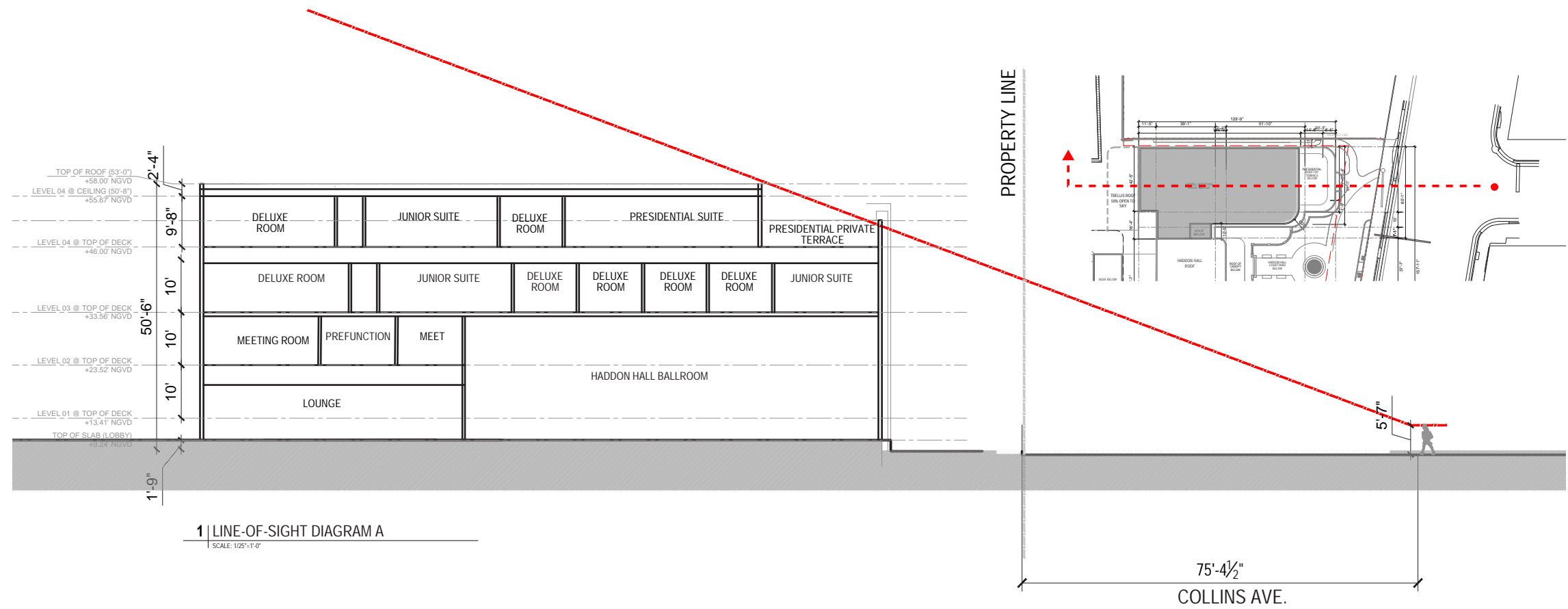
PROPOSED



DEMOLITION

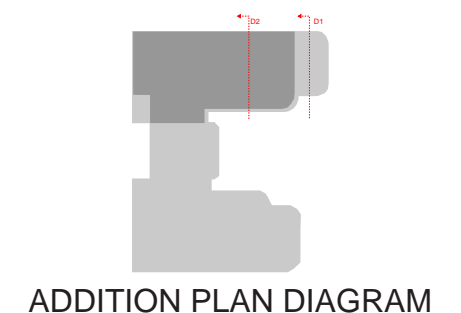
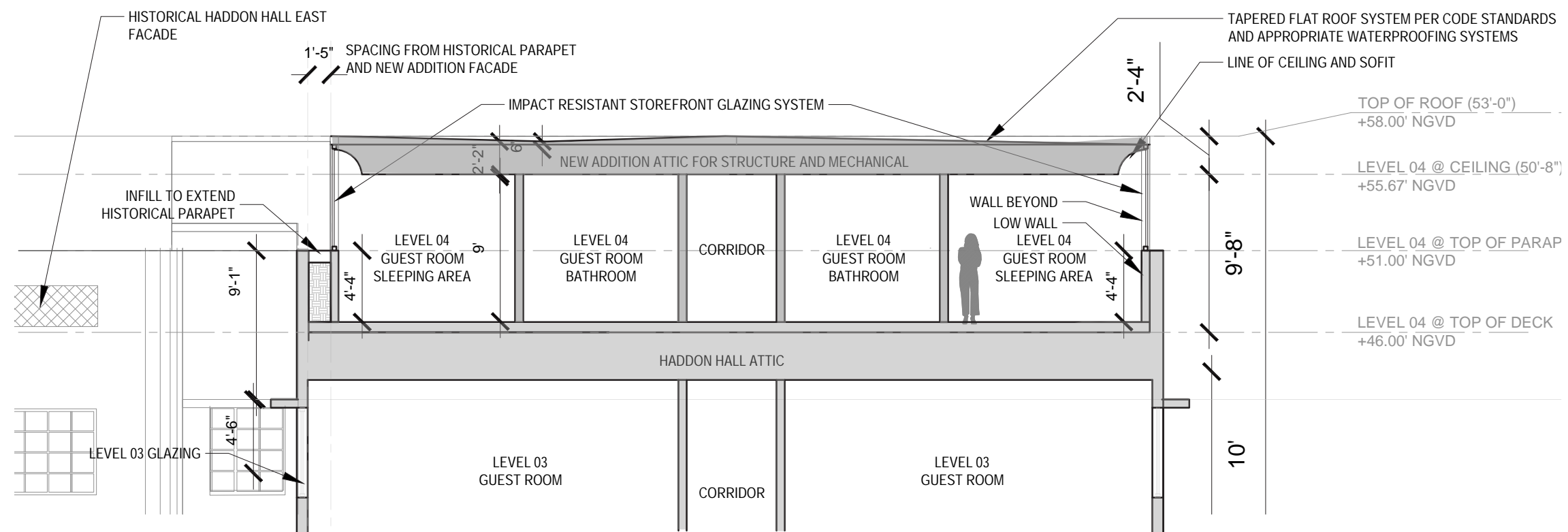
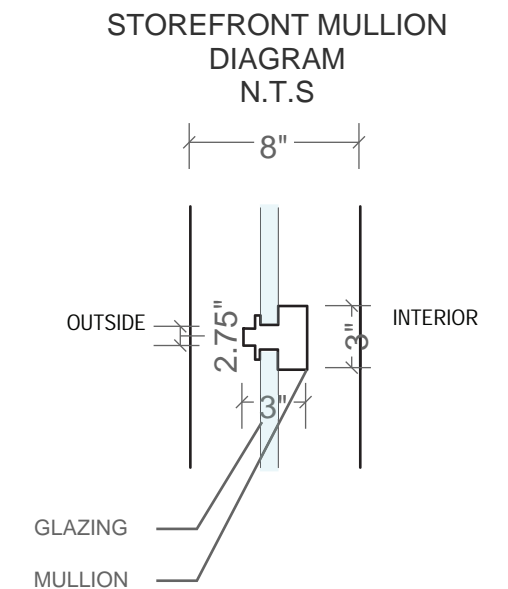
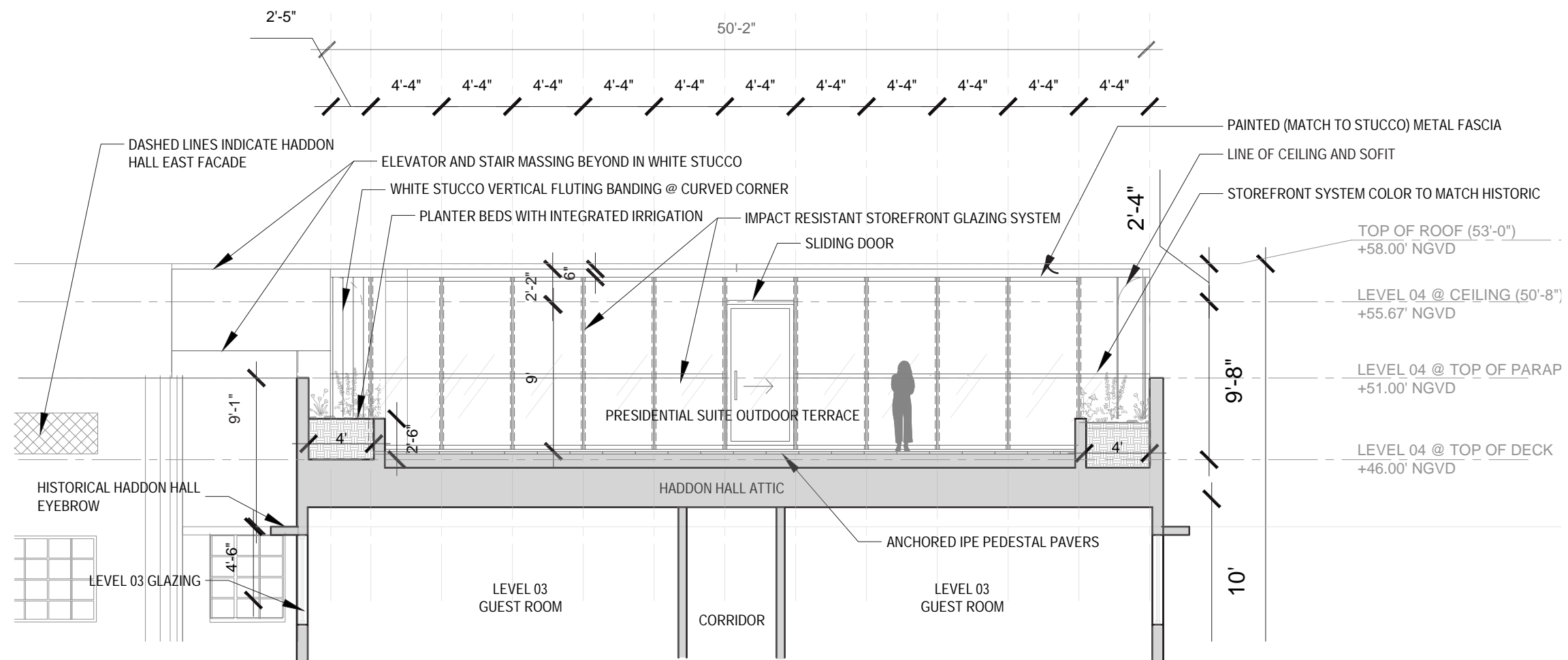
HADDON HALL EAST FACADE ELEVATION

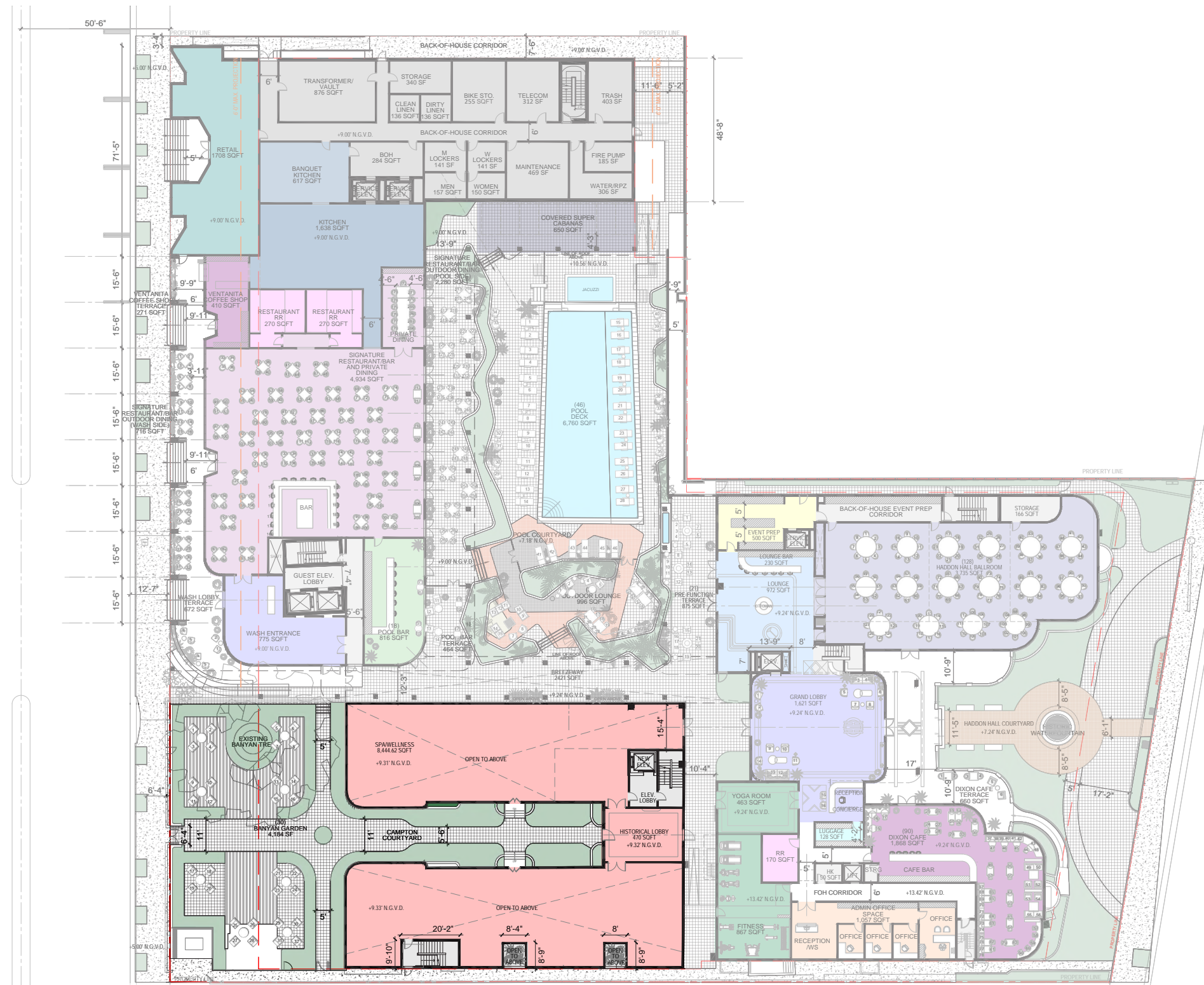
SCALE: 1/16" = 1'-0"



HADDON HALL LINE OF SIGHT DIAGRAM

SCALE: 1/25" = 1'-0"

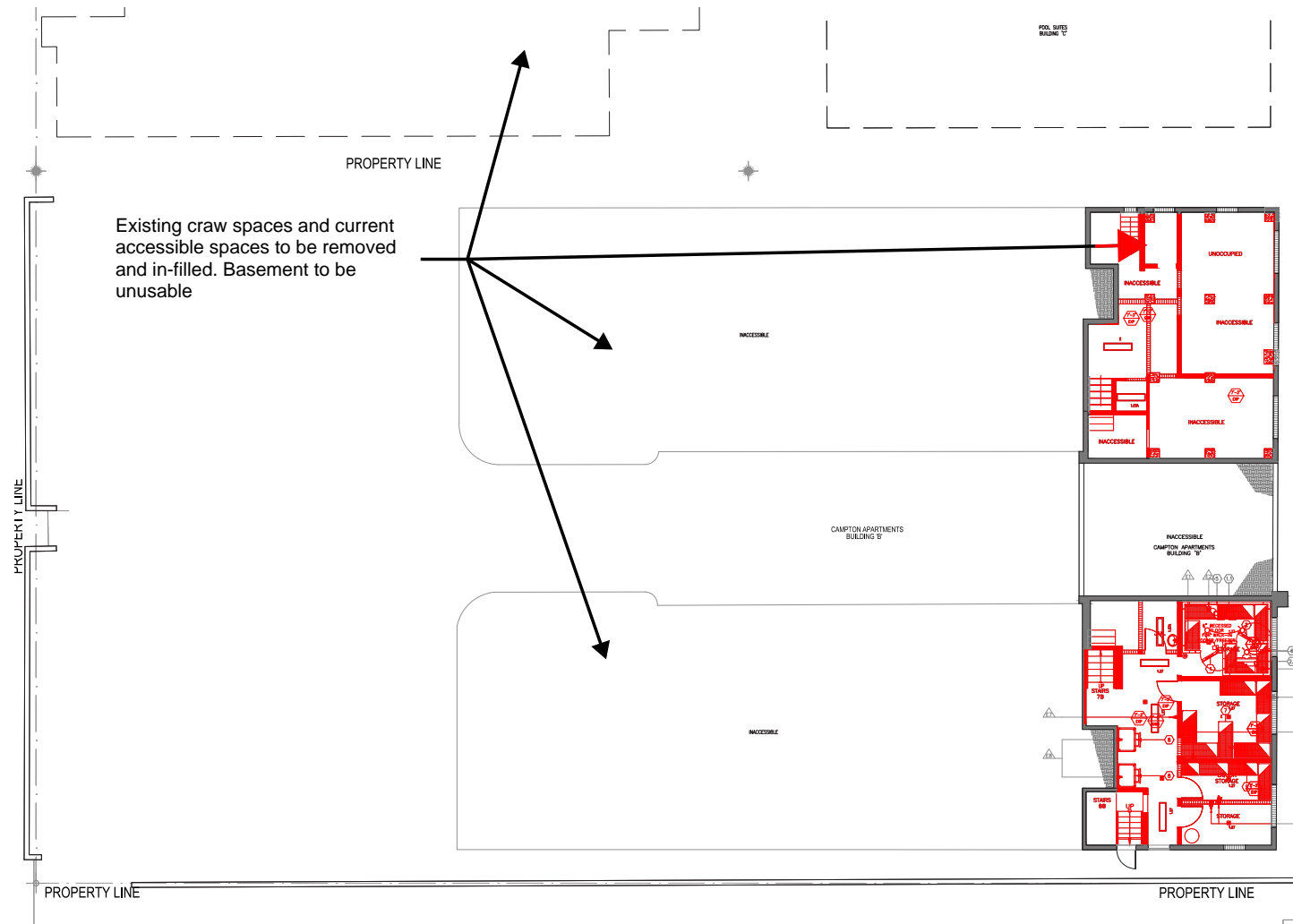




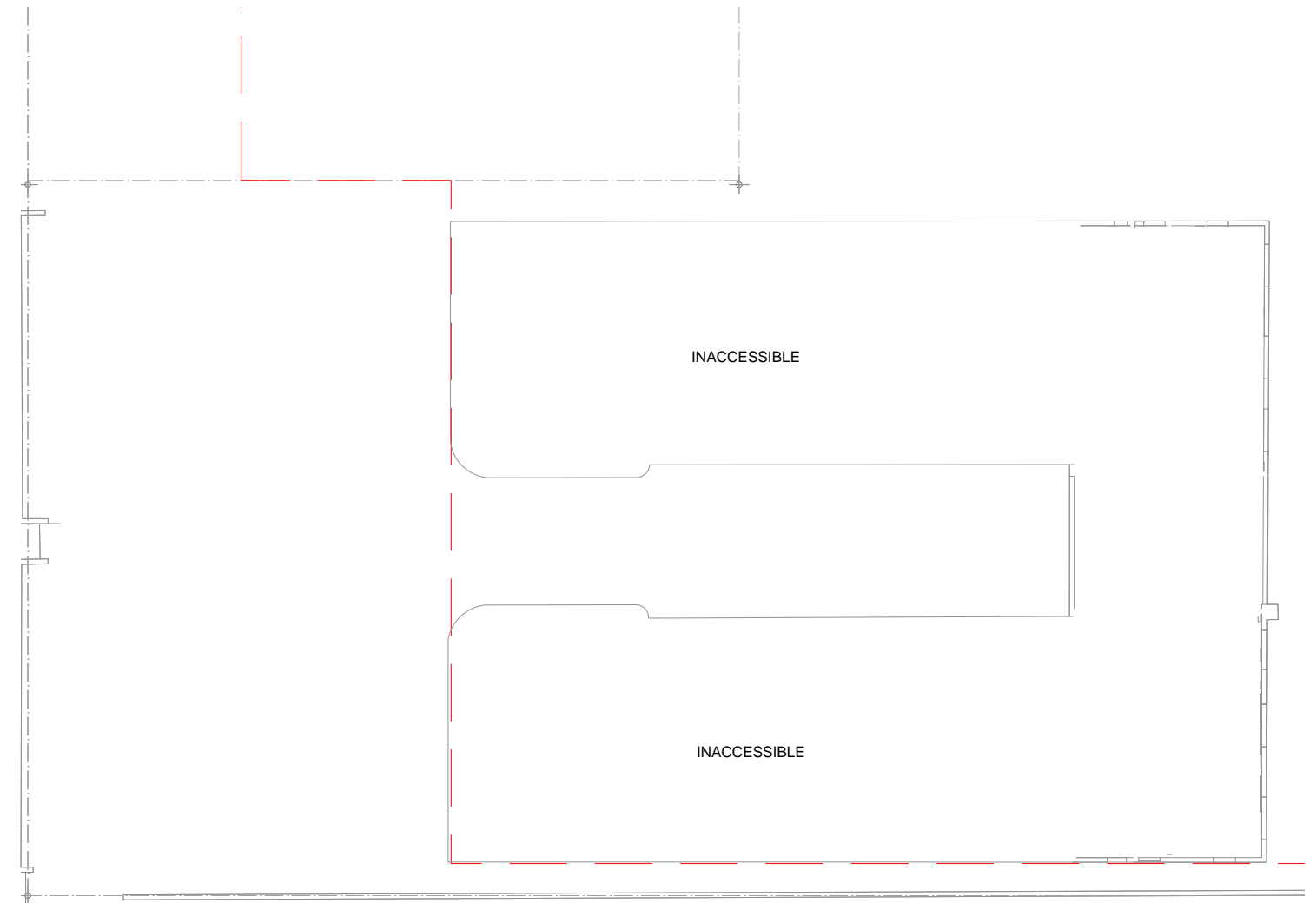
Restoration of Historic Campton Apartments

1515-1509 WASHINGTON AVENUE, MIAMI BEACH



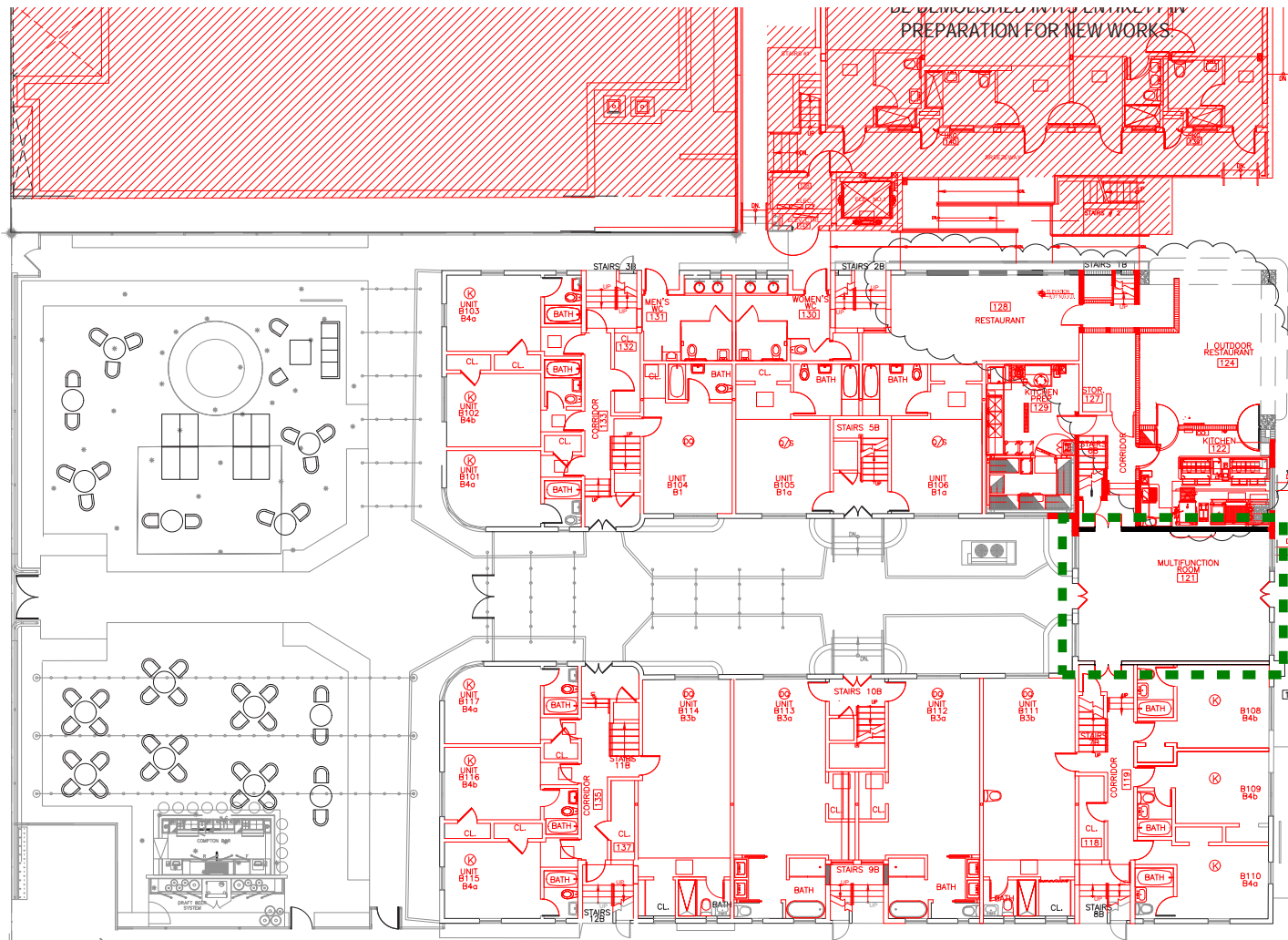


LEVEL 00: DEMOLITION PLAN

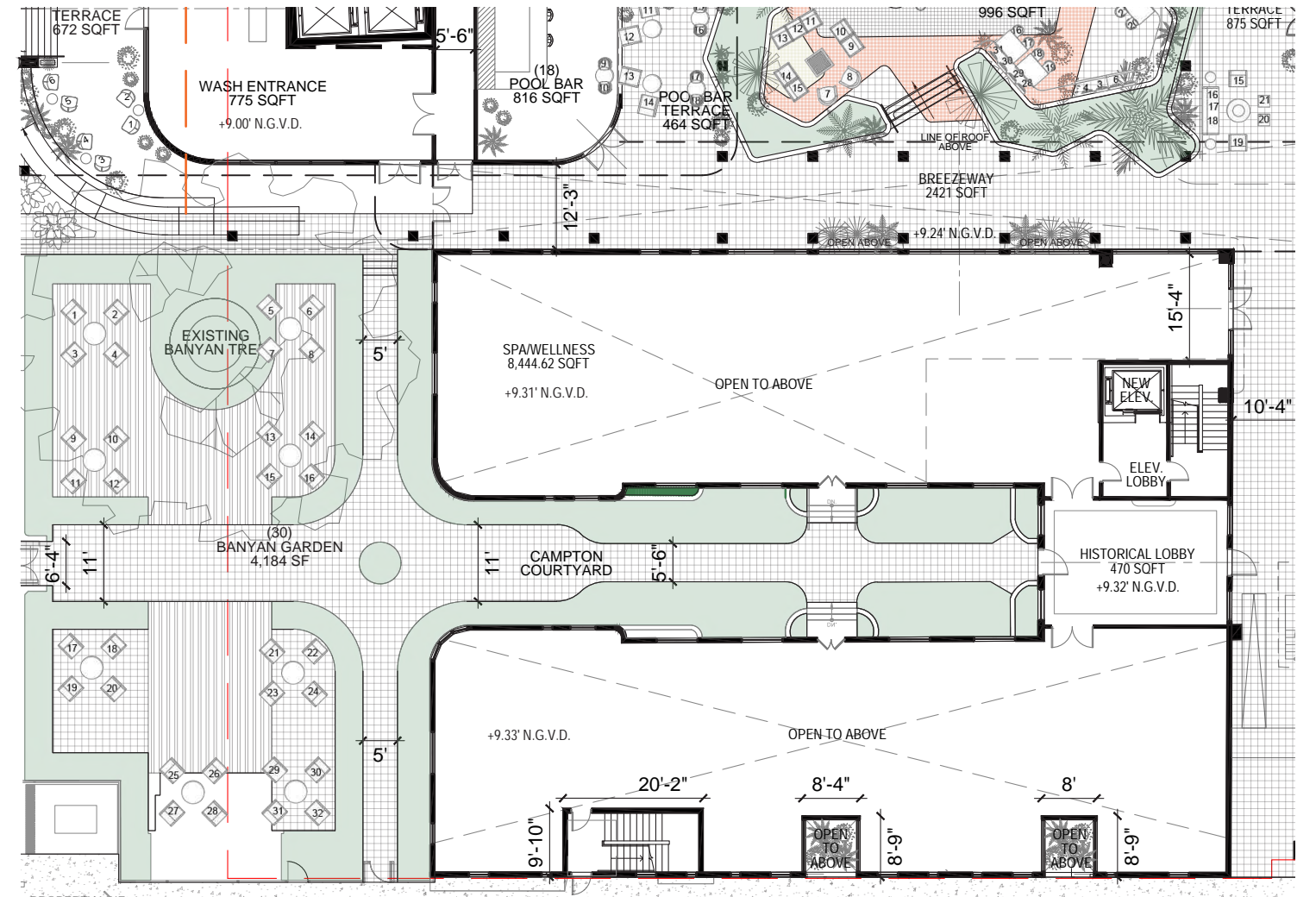


LEVEL 00: PROPOSED PLAN



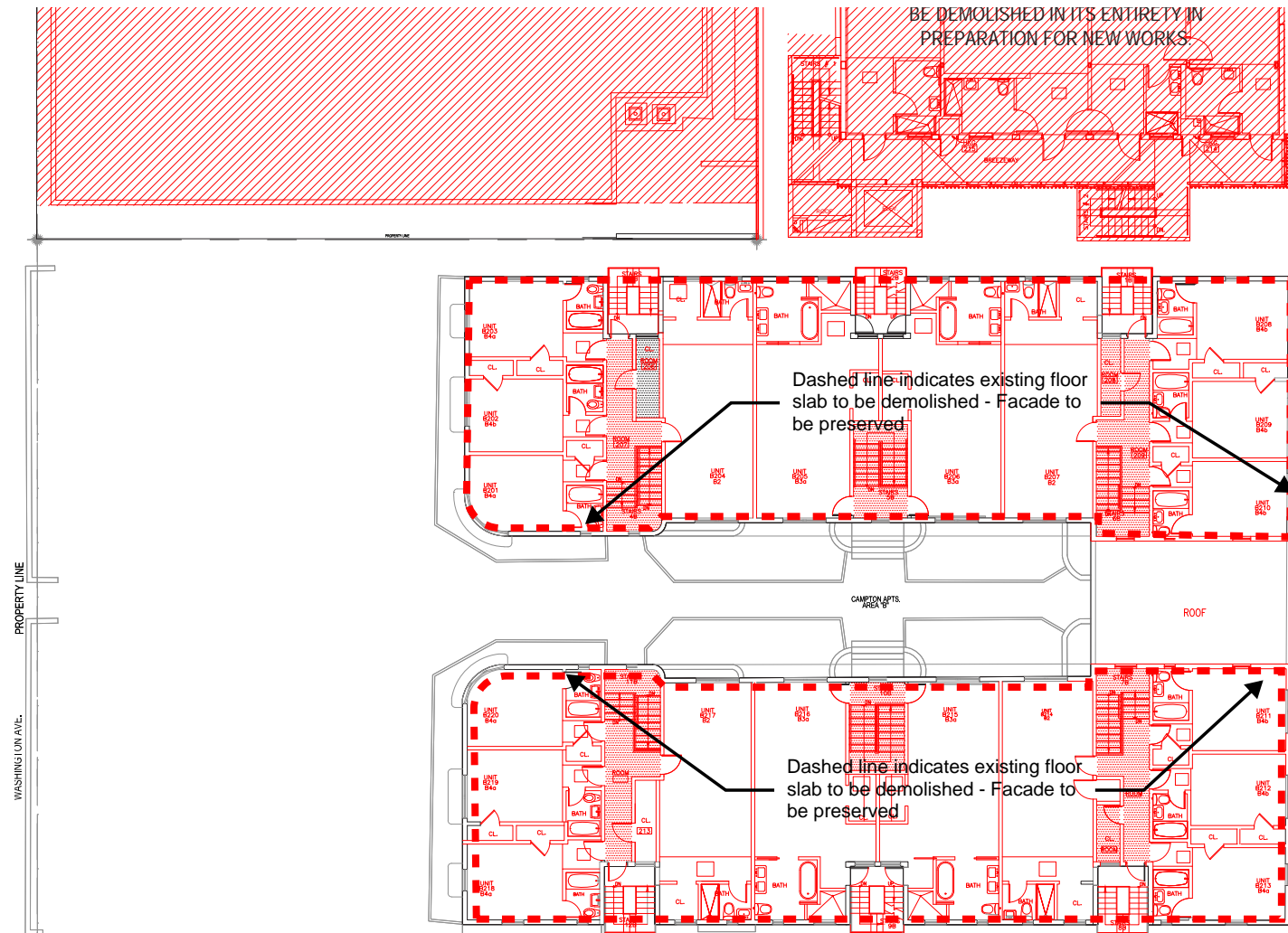


LEVEL 01: DEMOLITION PLAN

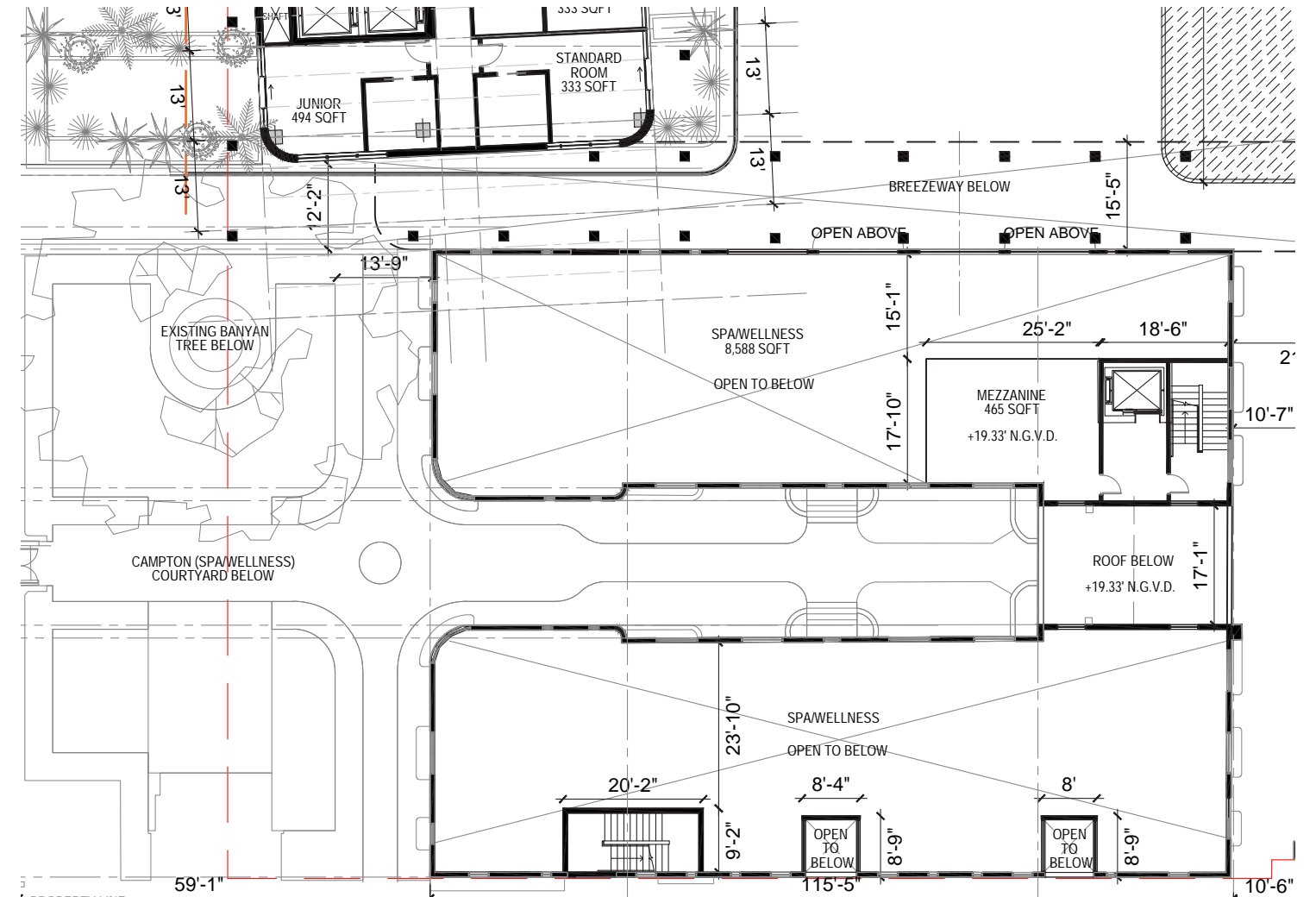


LEVEL 01: PROPOSED PLAN



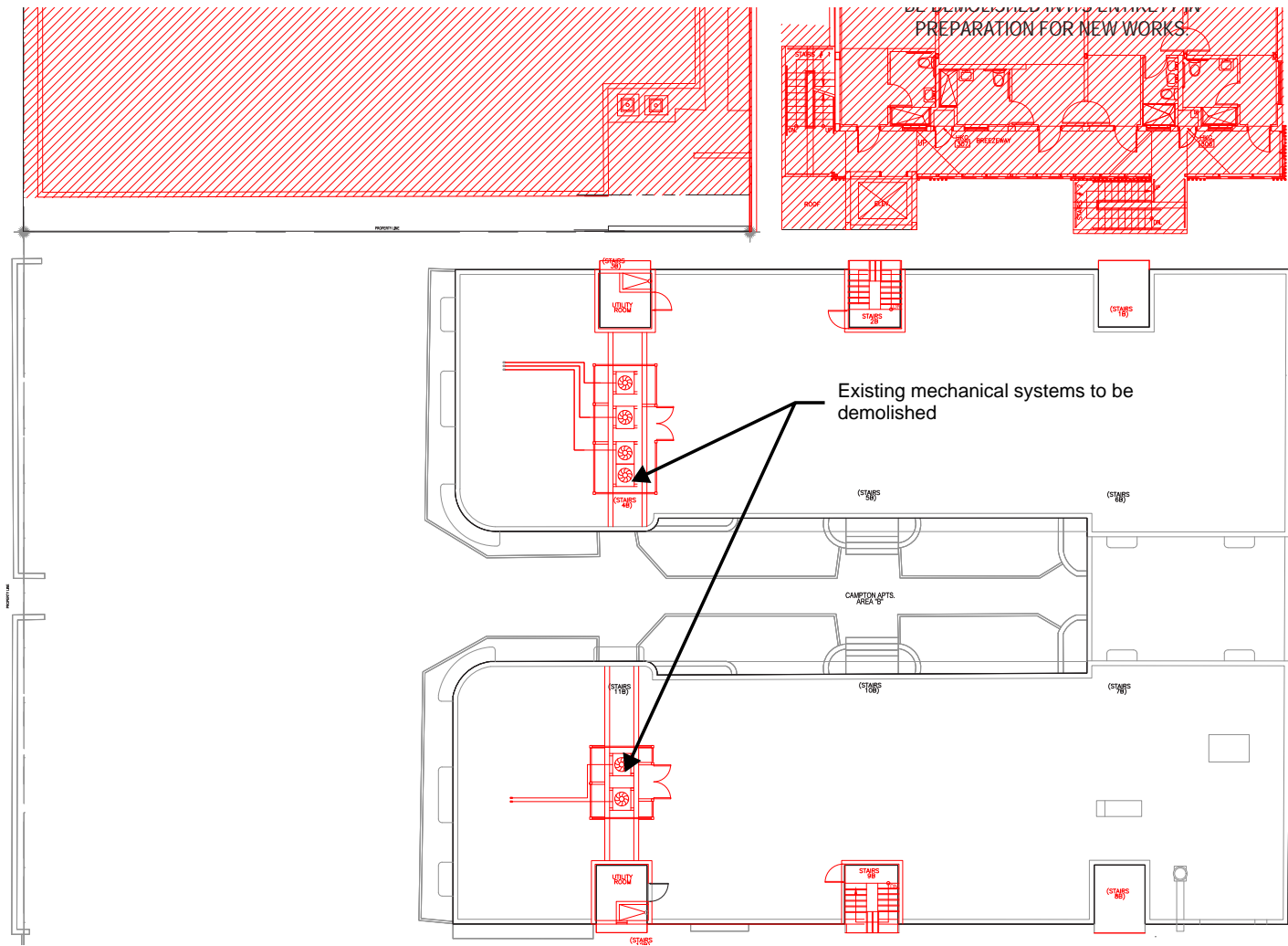


LEVEL 02: DEMOLITION PLAN

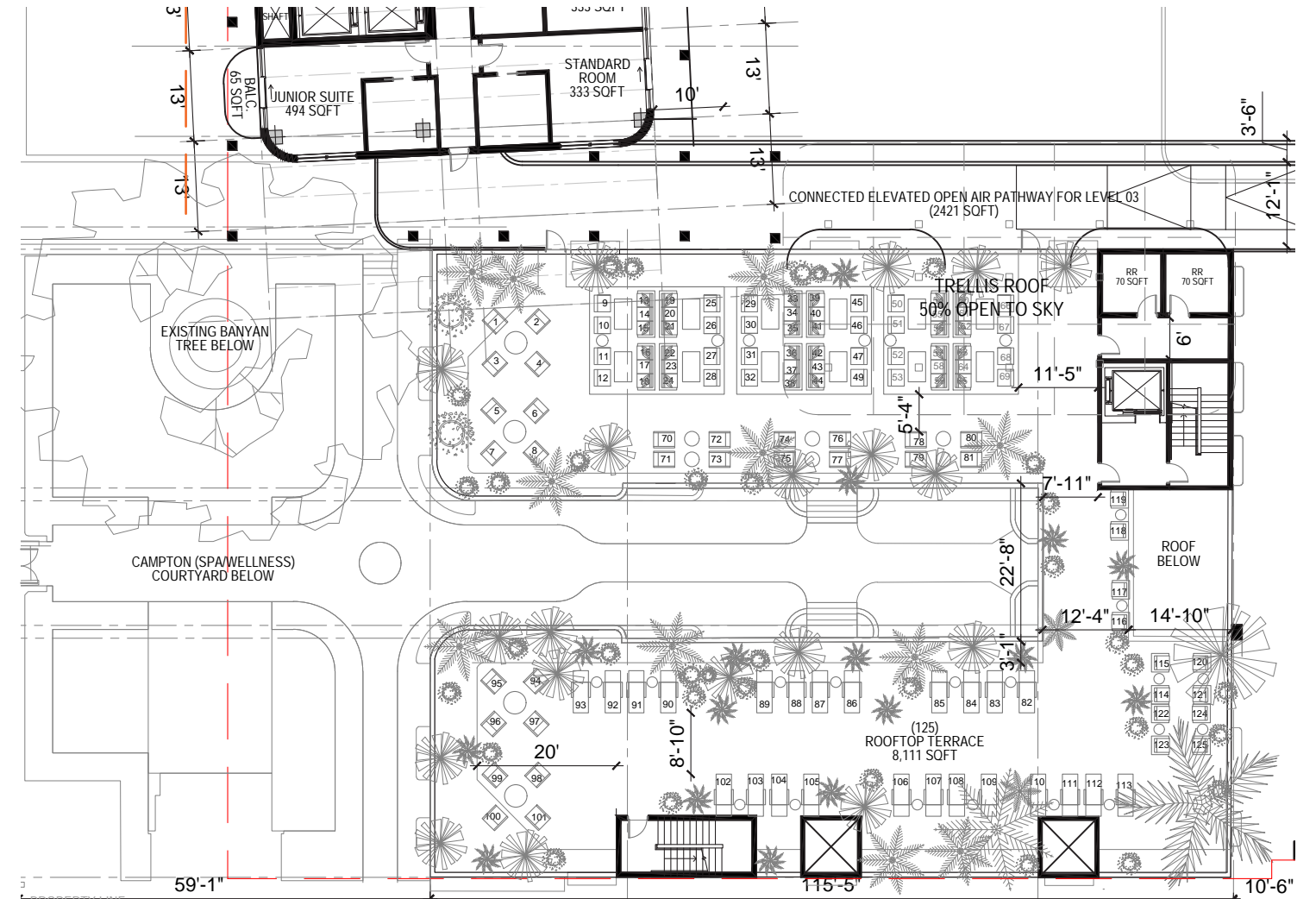


LEVEL 02: PROPOSED PLAN



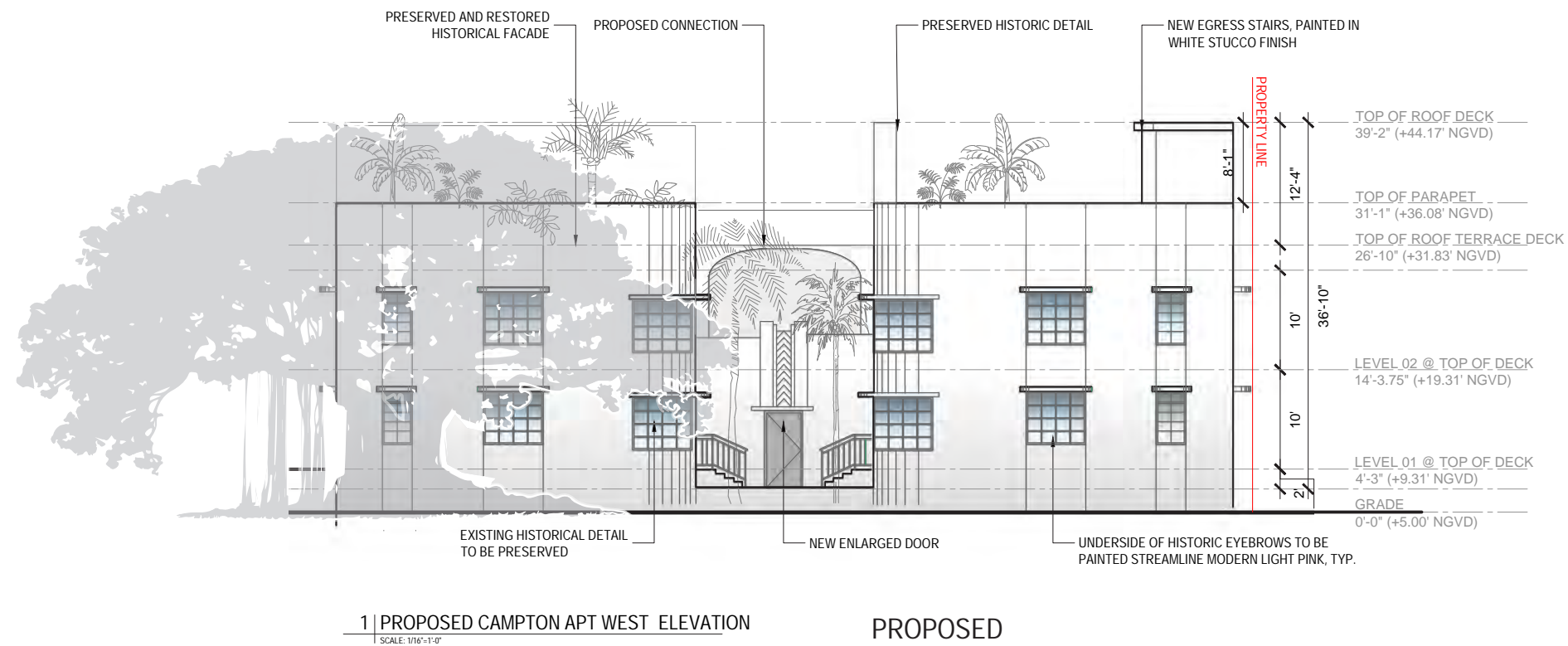


LEVEL 03: DEMOLITION PLAN

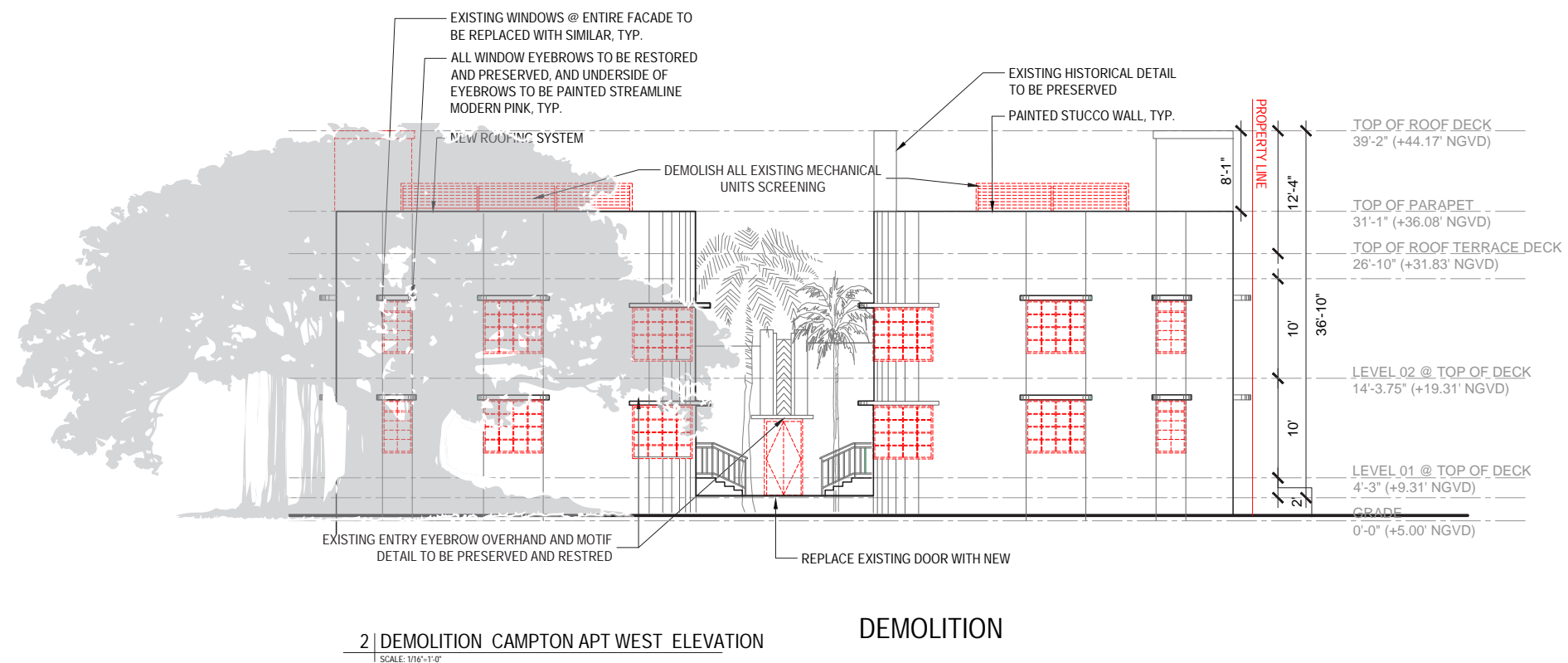


LEVEL 03: PROPOSED PLAN



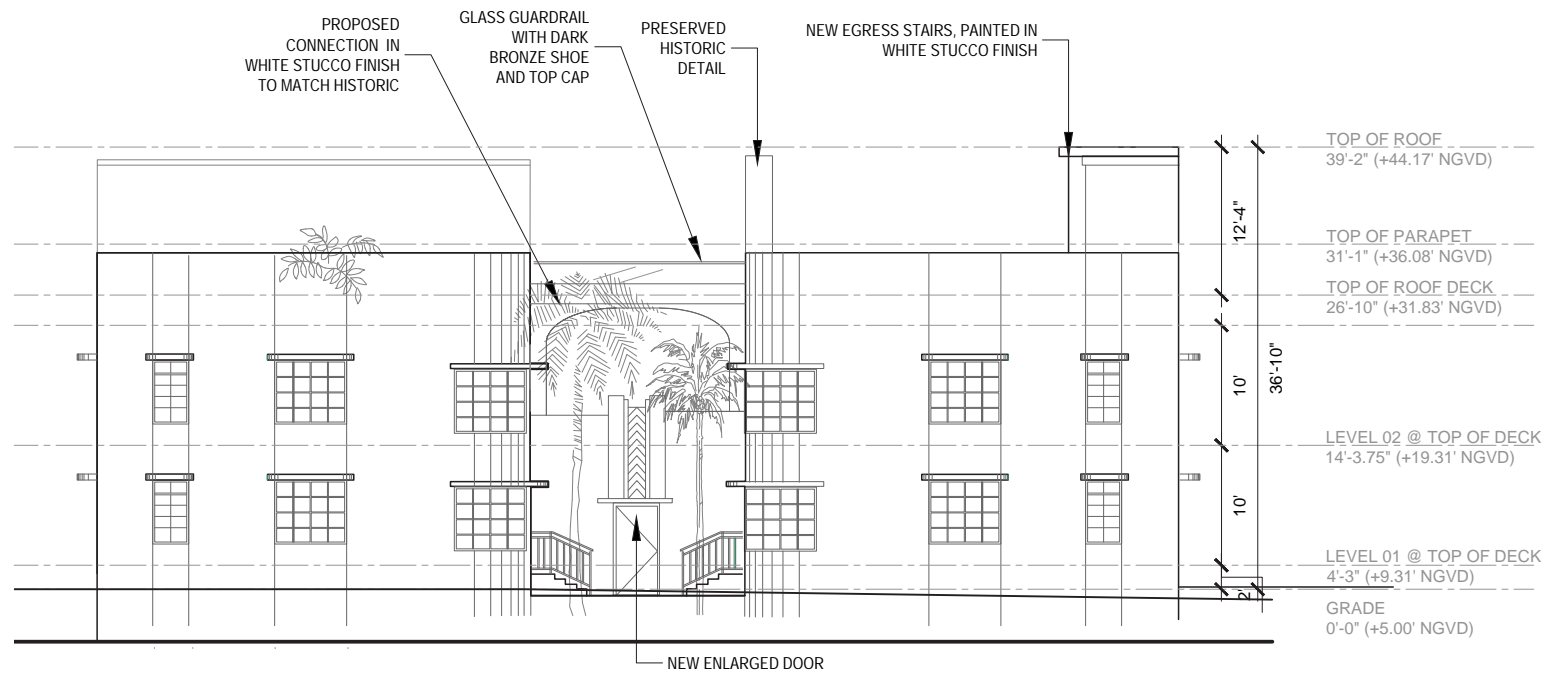


Existing Conditions of the Banyan Tree @ Campton Apt looking North.

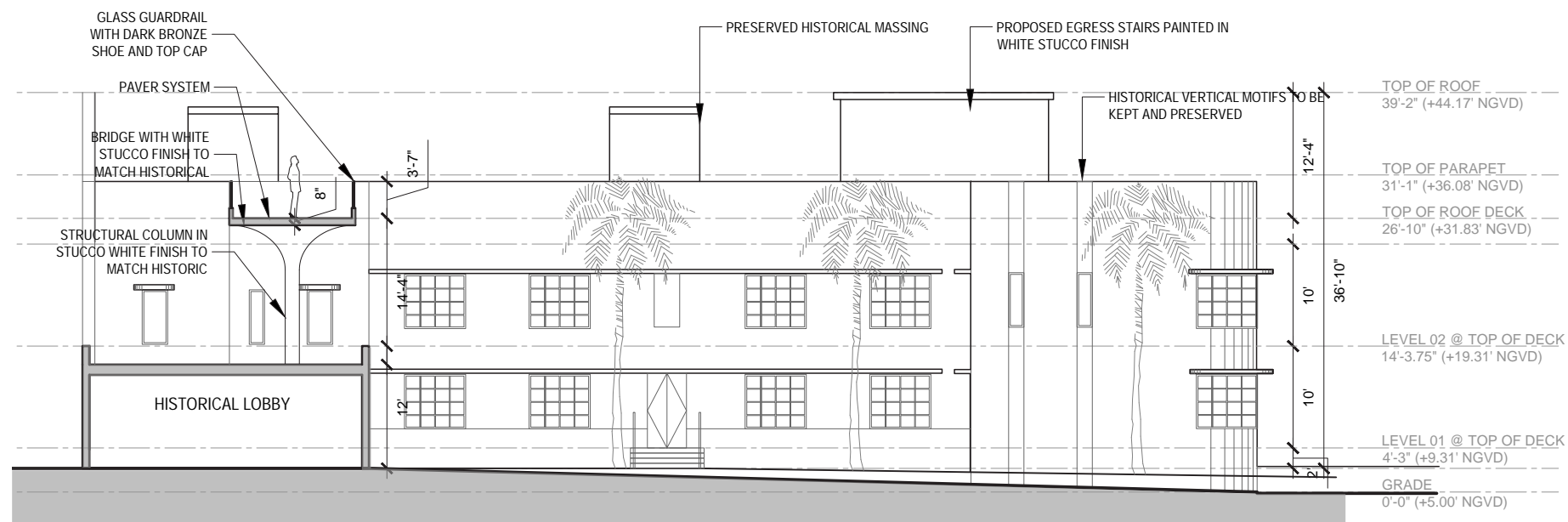


Banyan Tree relative to the Campton Apts West Facade.

CAMPTON APT. WEST FACADE ELEVATION
SCALE: 1/16" = 1'-0"

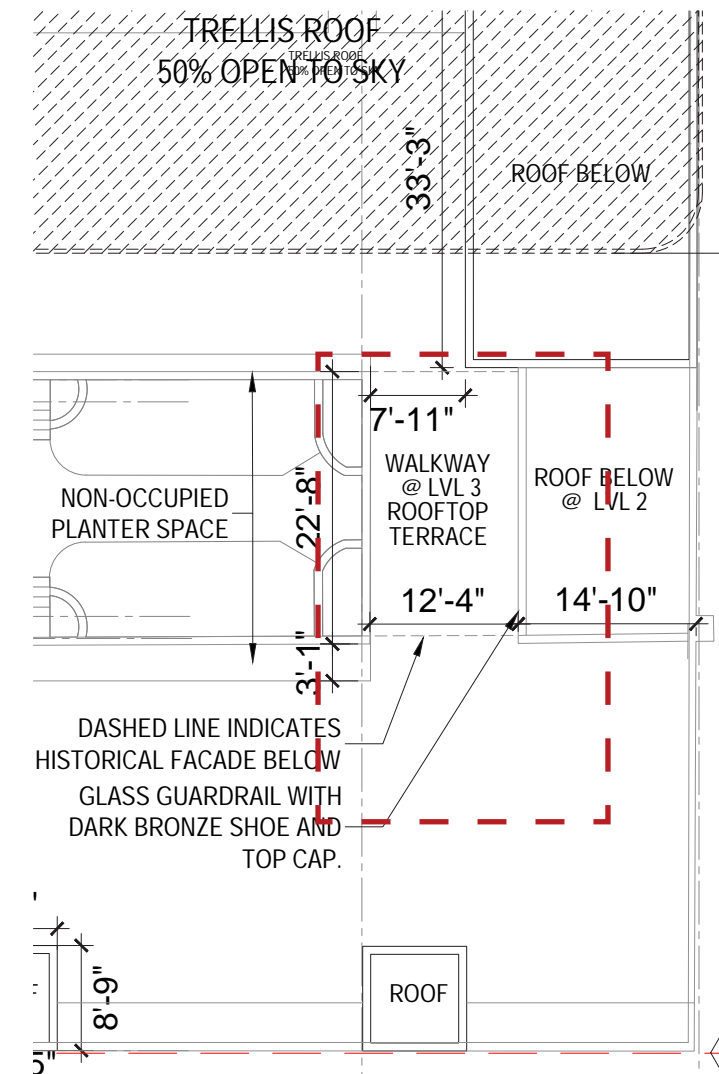


1 | PROPOSED CAMPTON BRIDGE ELEVATION
SCALE: 1/16"=1'-0"



2 | PROPOSED CAMPTON APT SOUTH TERRACE SECTION
SCALE: 1/16"=1'-0"

BRIDGE AT CAMPTON BUILDING
SCALE: 1/16" = 1'-0"

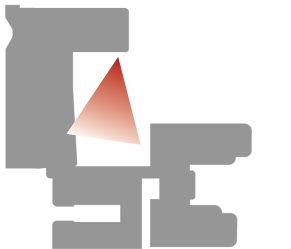


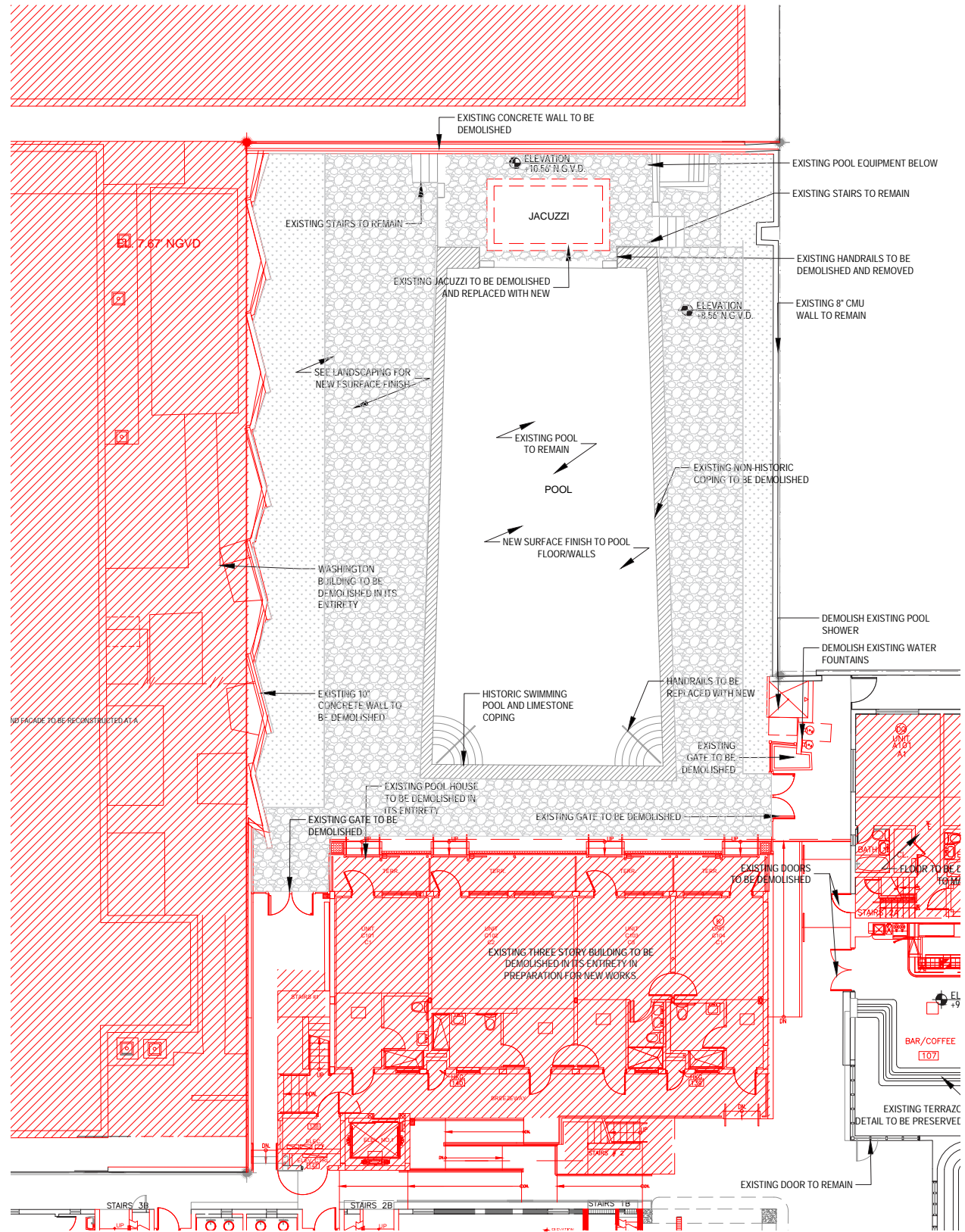
PROPOSED CAMPTON APT ENLARGED PLAN
SCALE: 1/16"=1'-0"



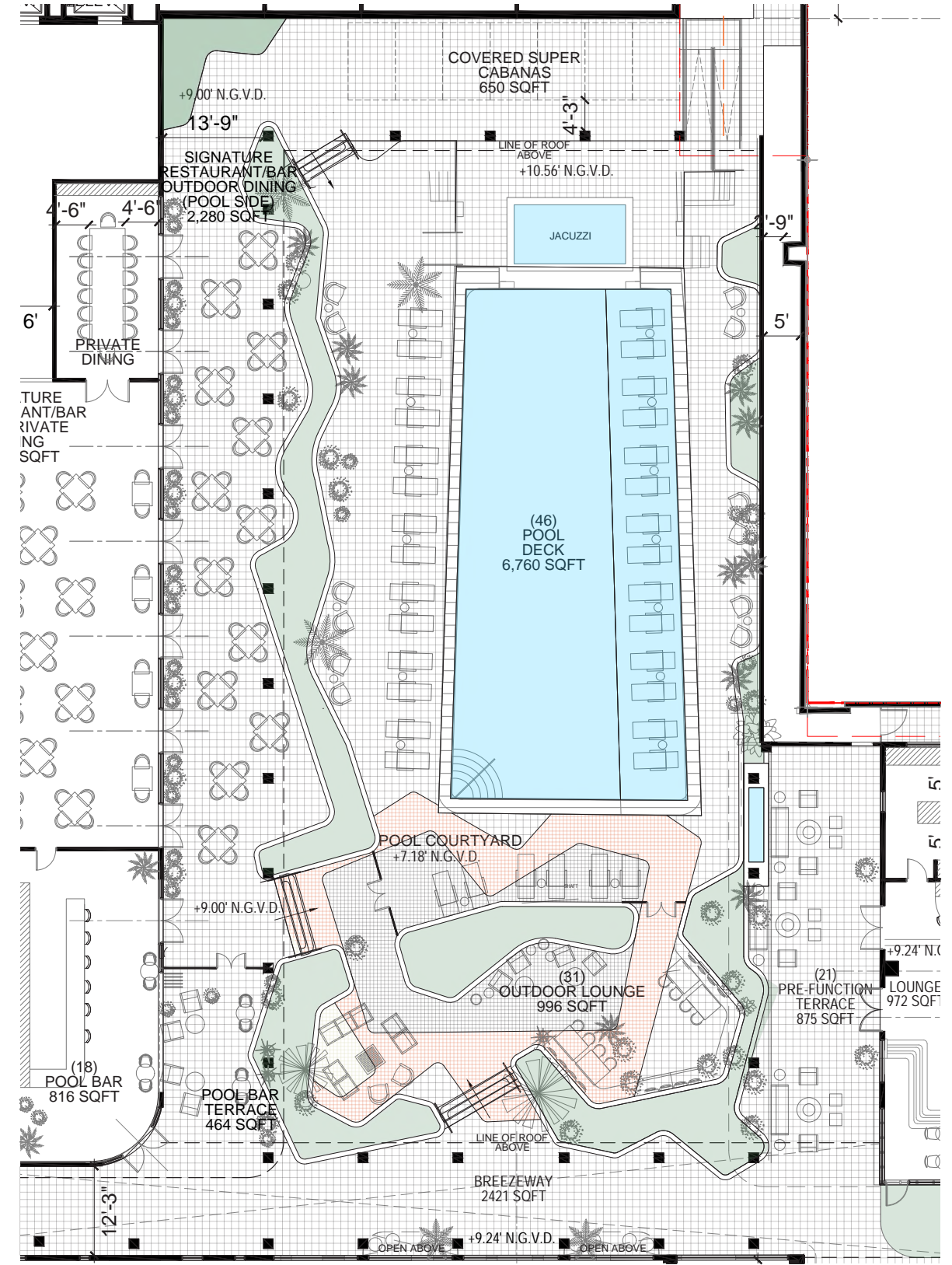
The Spanish Foundation

Rich and layered like the world the Spanish found, this interior courtyard will be full of natural curves with nooks and crannies for guests to get lost within. Native plants drape the garden and building with nature and merge with fragments and layers of Spanish tile and terrazzo.
ROBERTO BURLE MARX



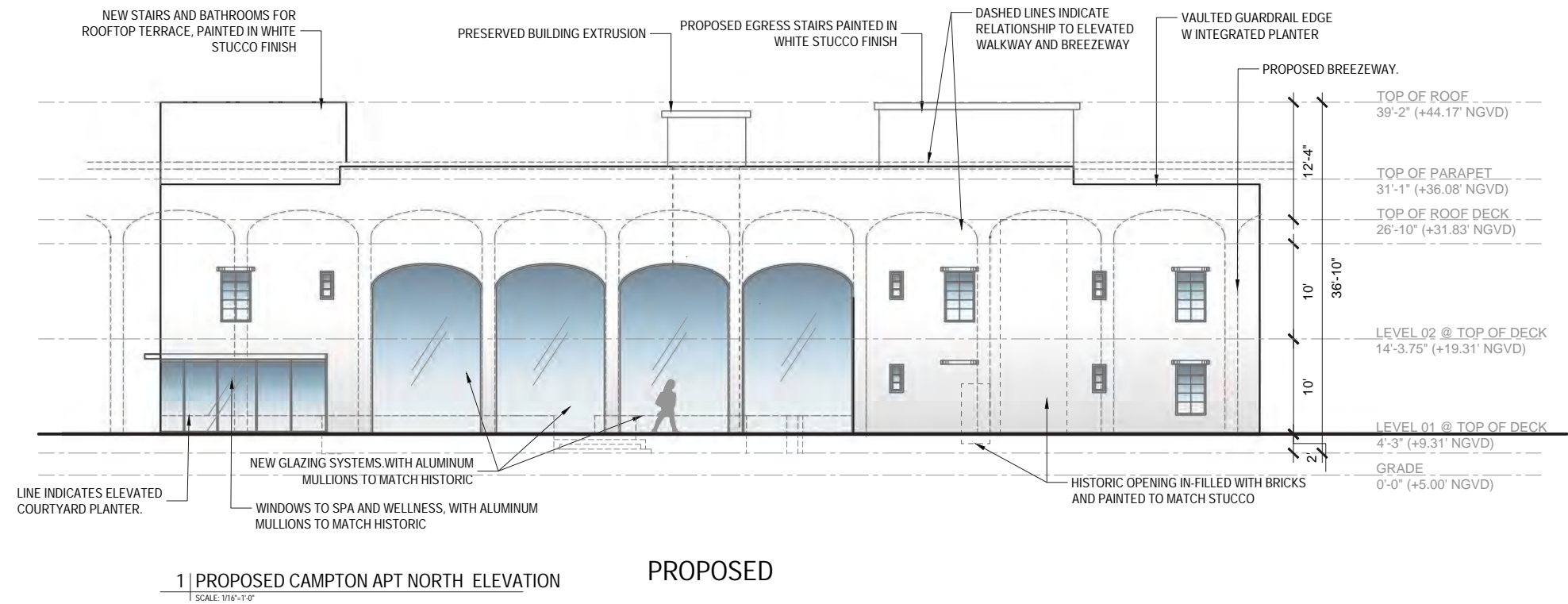


LEVEL 01: ENLARGED POOL DEMOLITION PLAN

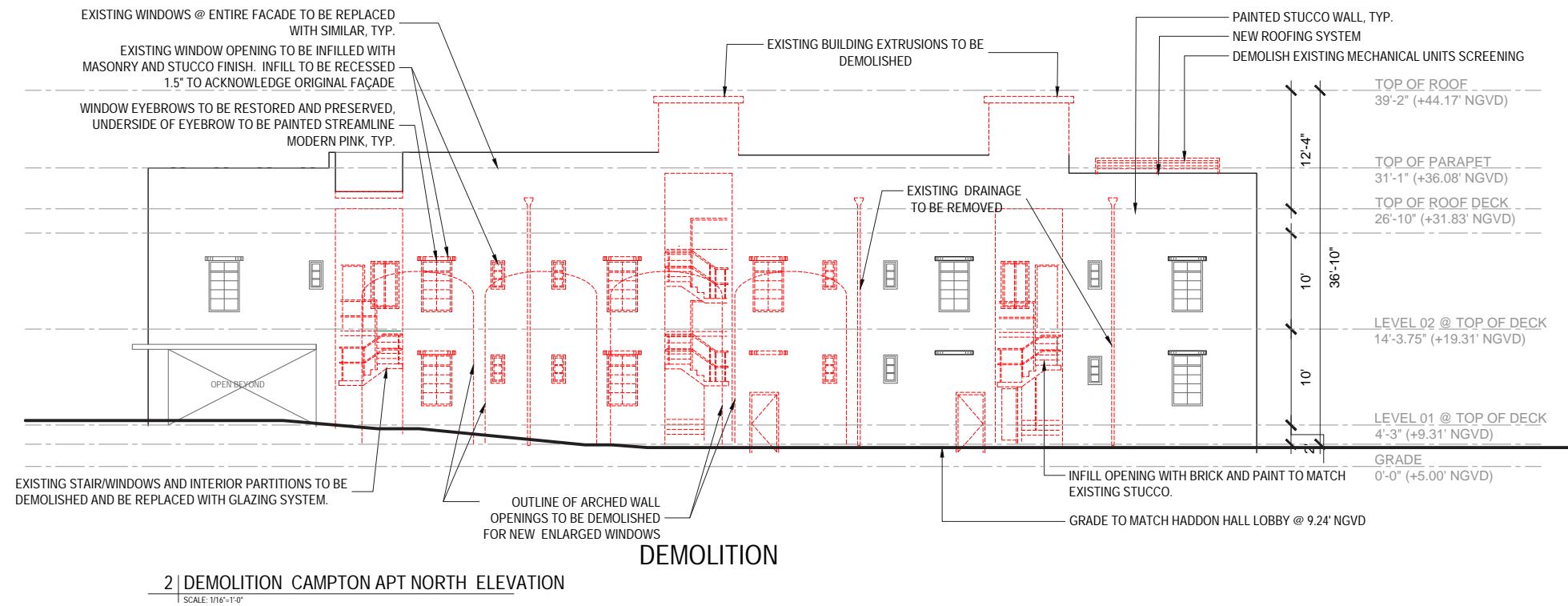


LEVEL 01: ENLARGED POOL PROPOSED PLAN





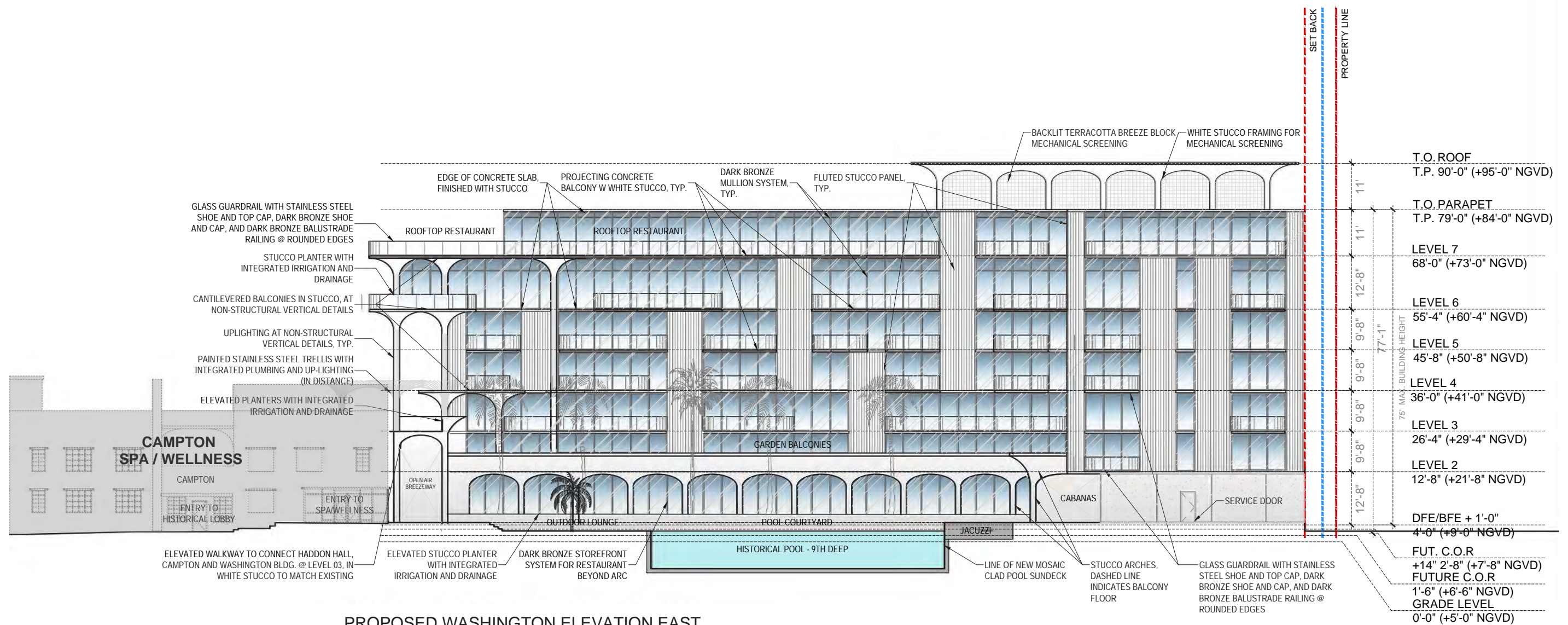
PROPOSED



DEMOLITION

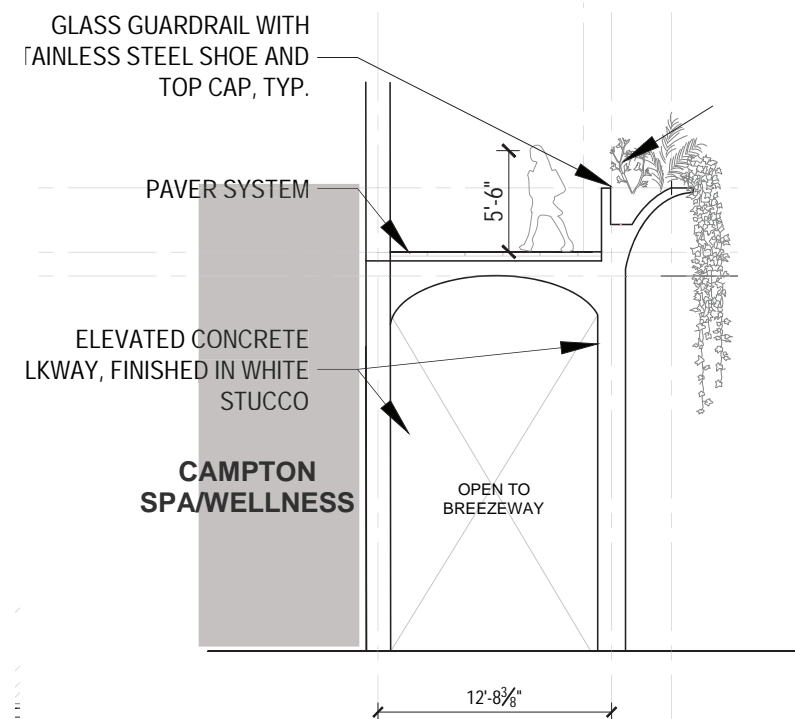
CAMPTON APT. NORTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"

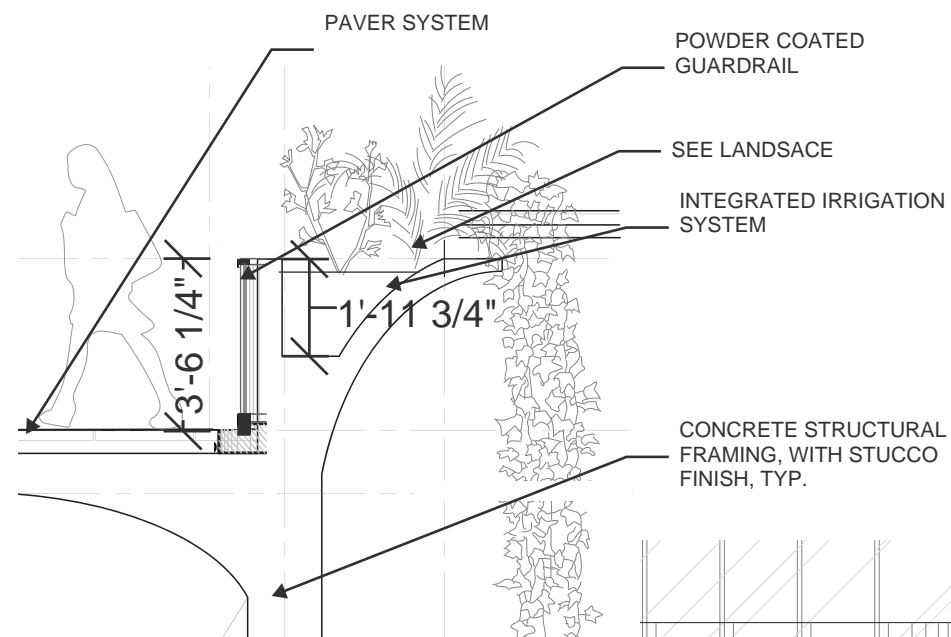


WASHINGTON EAST FACADE ELEVATION

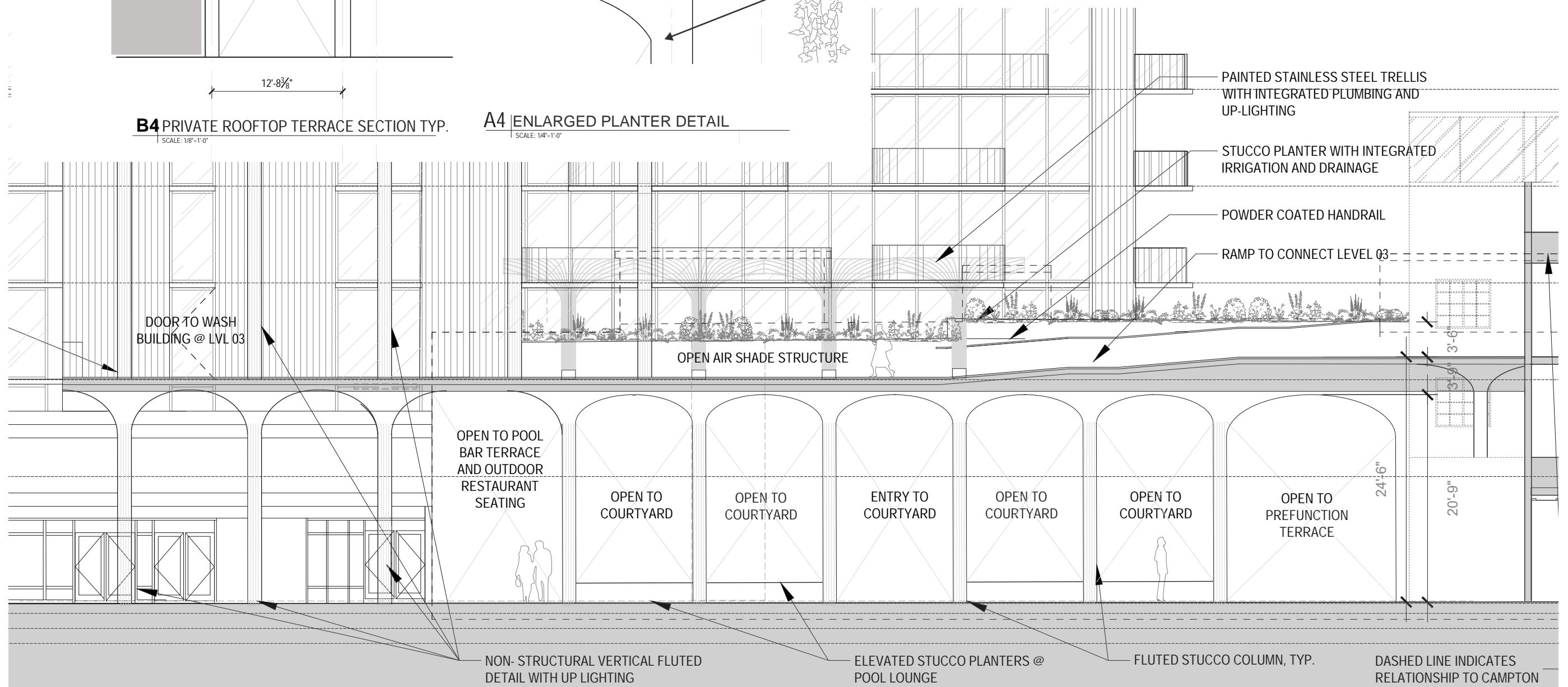
SCALE: 1/16" = 1'-0"



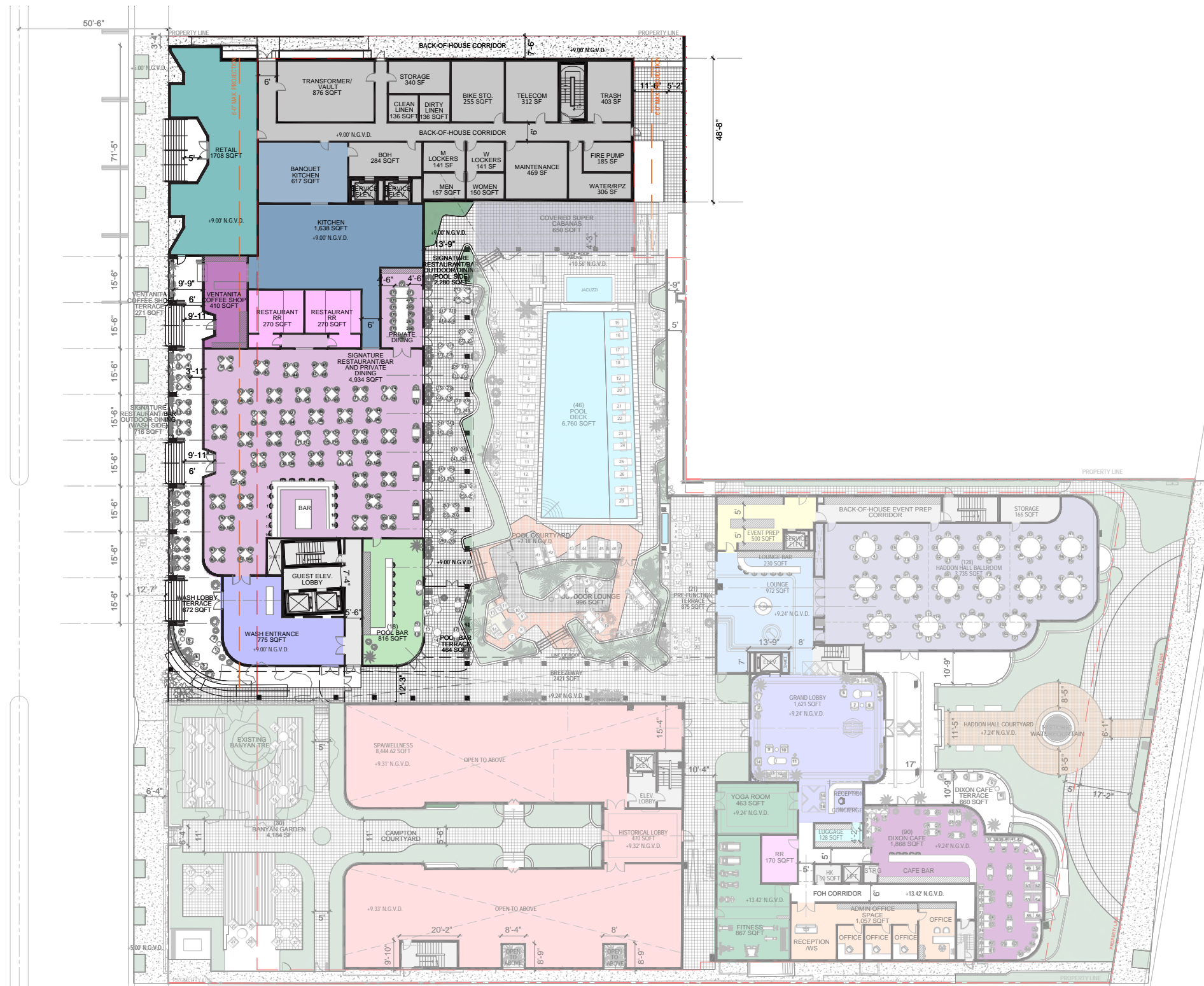
B4 PRIVATE ROOFTOP TERRACE SECTION TYP.
SCALE: 1/8" = 1'-0"



A4 ENLARGED PLANTER DETAIL
SCALE: 1/4" = 1'-0"



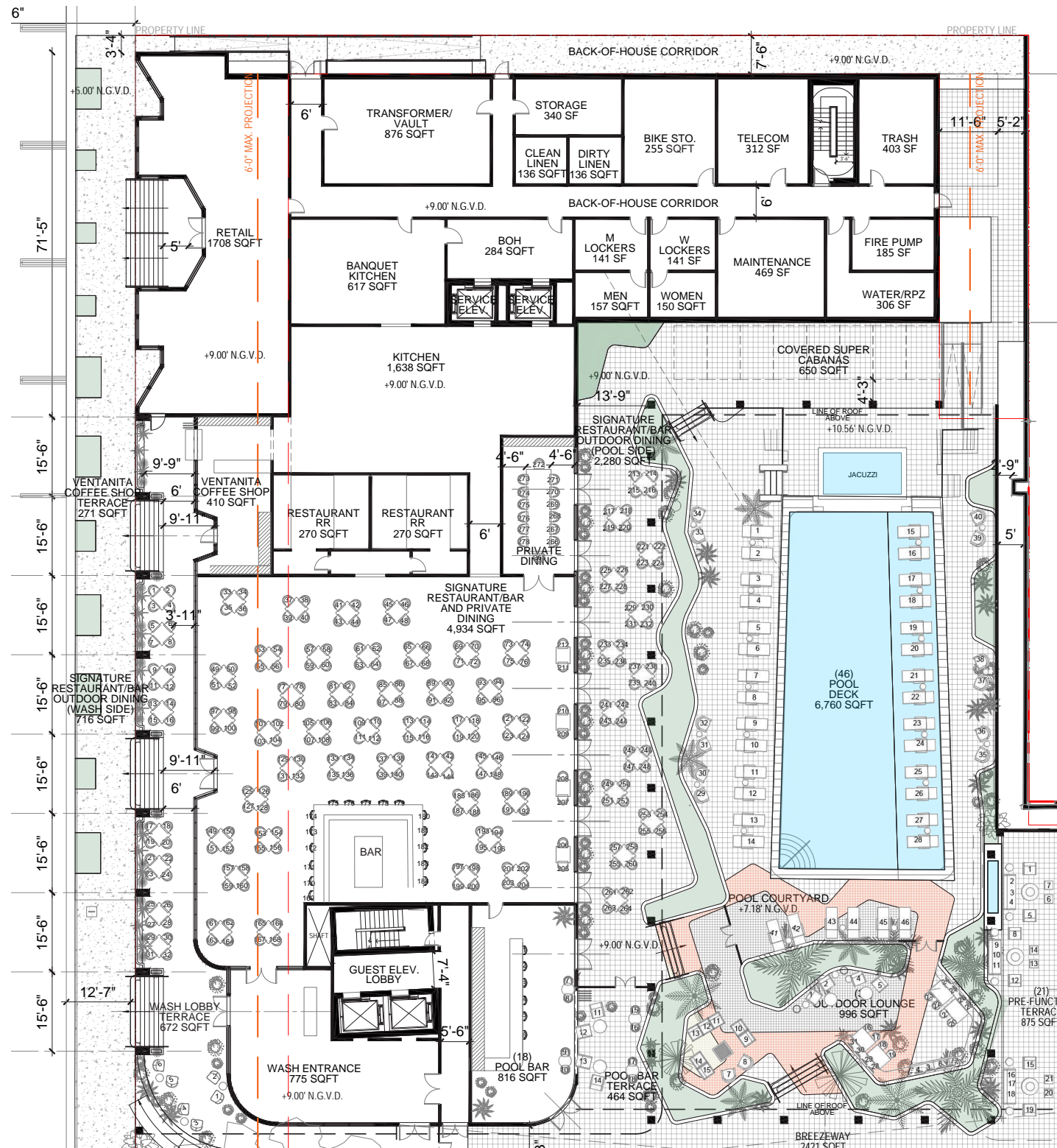
A3 PRIVATE ROOFTOP TERRACE SECTION TYP. SCALE: 1/8" = 1'-0"



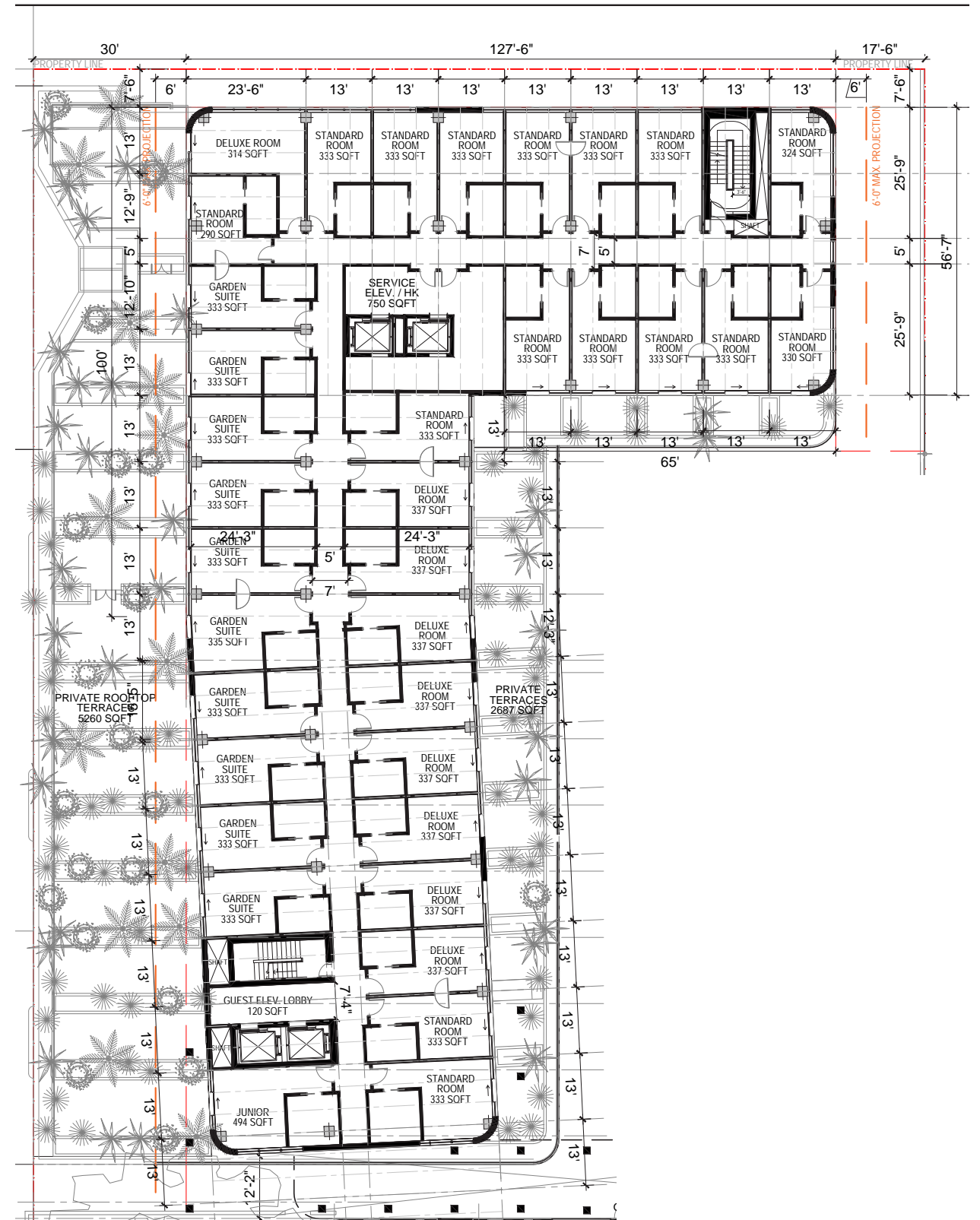
Preserving the Design Intent of the Washington Frontage

1515-1509 WASHINGTON AVENUE, MIAMI BEACH





LEVEL 01: PROPOSED PLAN



LEVEL 02: PROPOSED PLAN





LEVEL 03: PROPOSED PLAN



LEVEL 04: PROPOSED PLAN



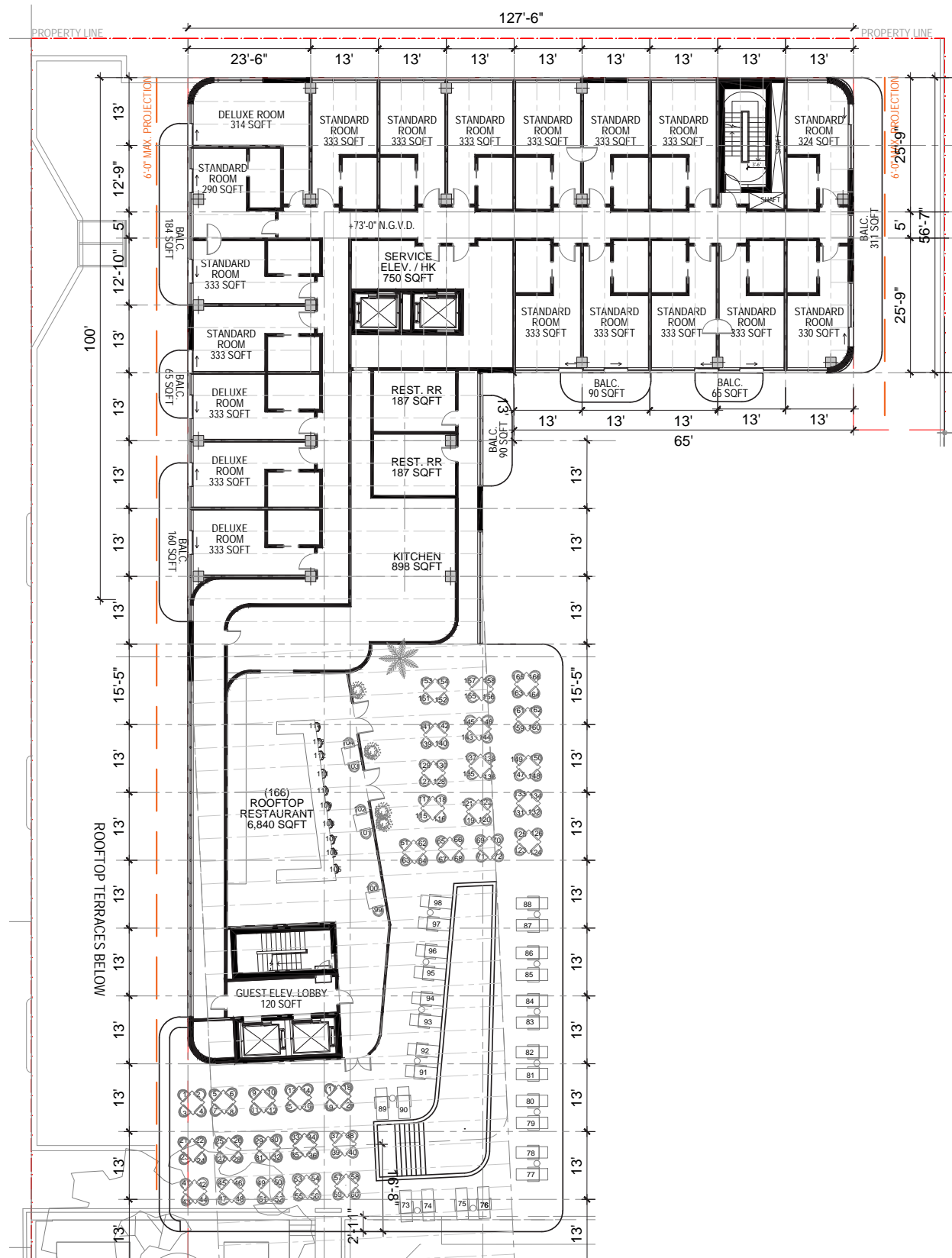


LEVEL 05: PROPOSED PLAN

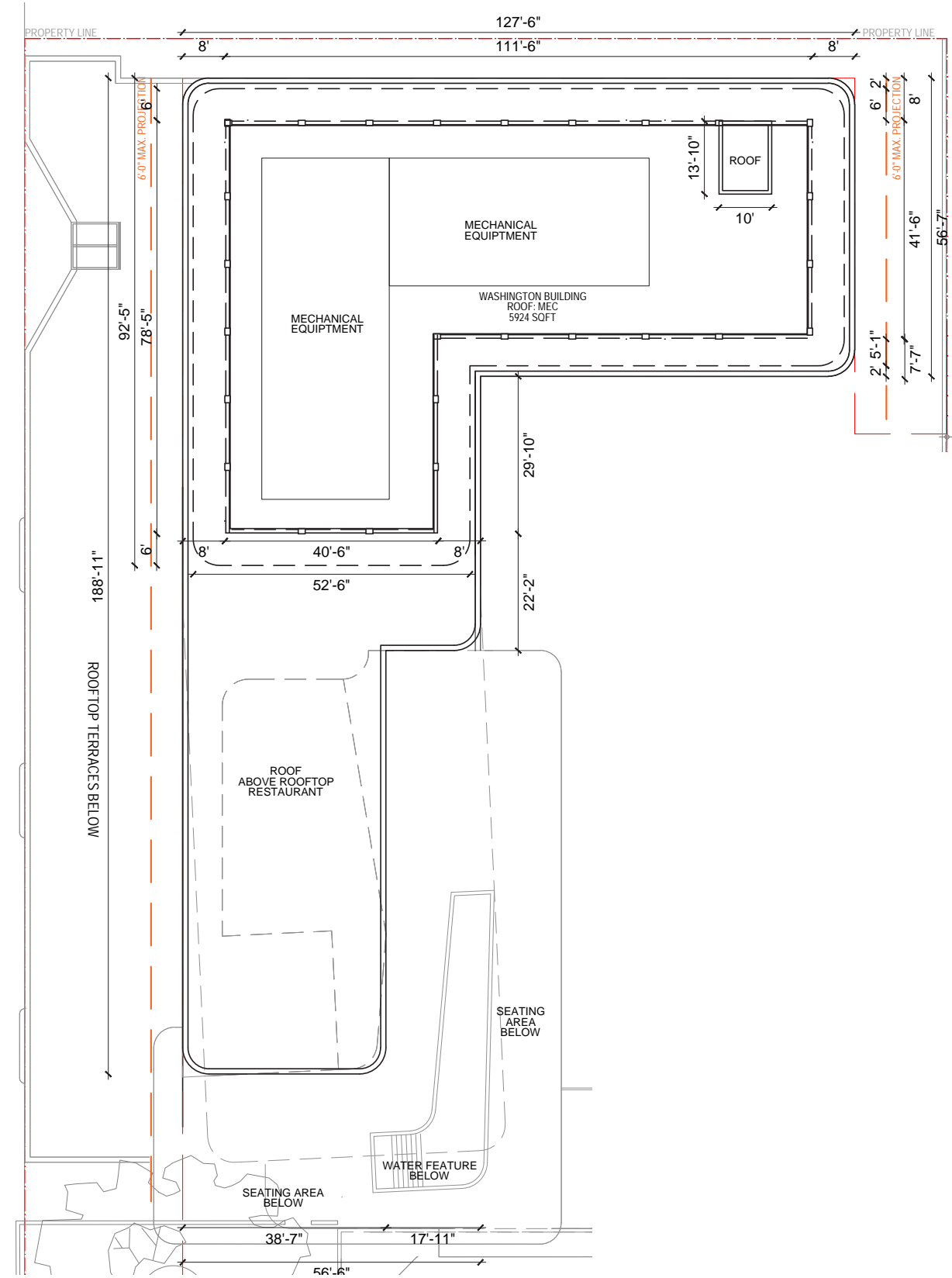


LEVEL 06: PROPOSED PLAN



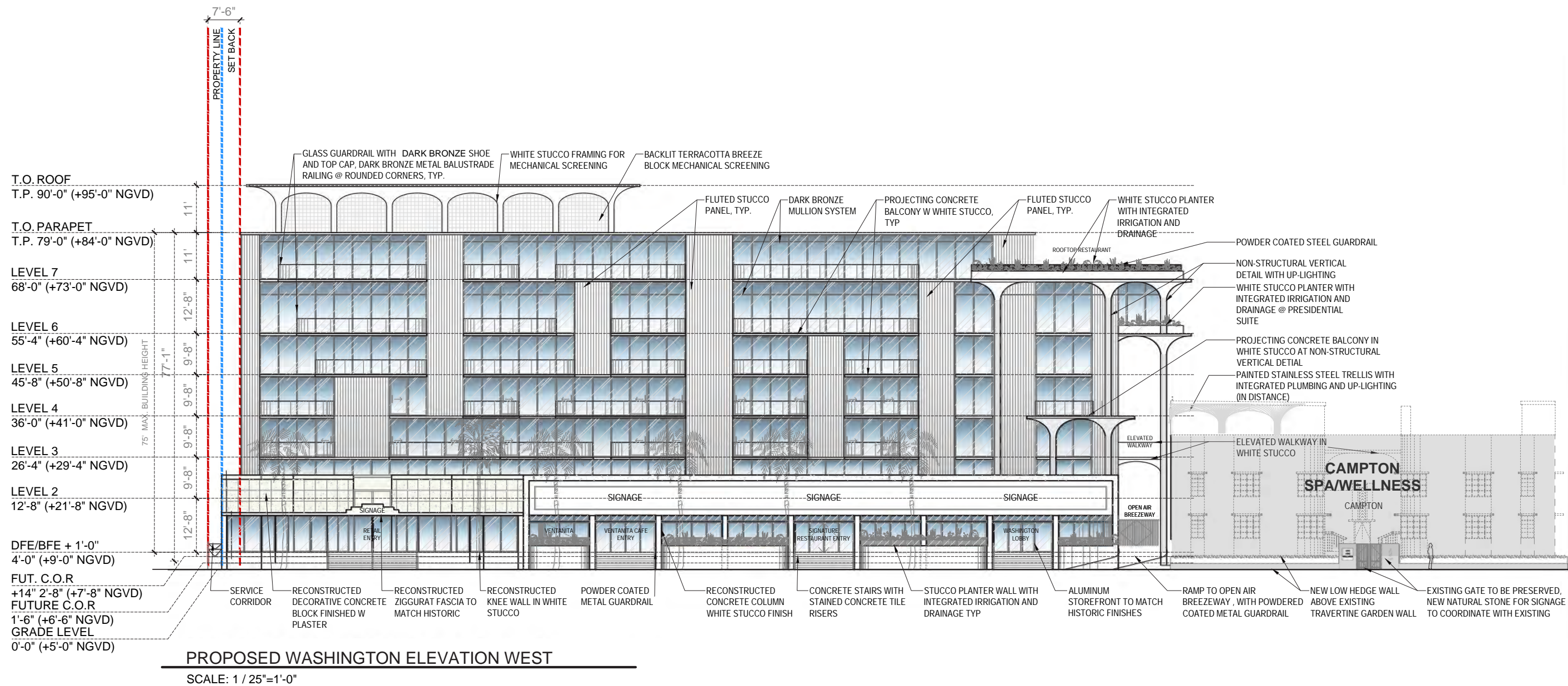


LEVEL 07: PROPOSED PLAN



LEVEL 08: PROPOSED PLAN





WASHINGTON WEST FACADE ELEVATION (CURRENT COR)

SCALE: 1/16" = 1'-0"



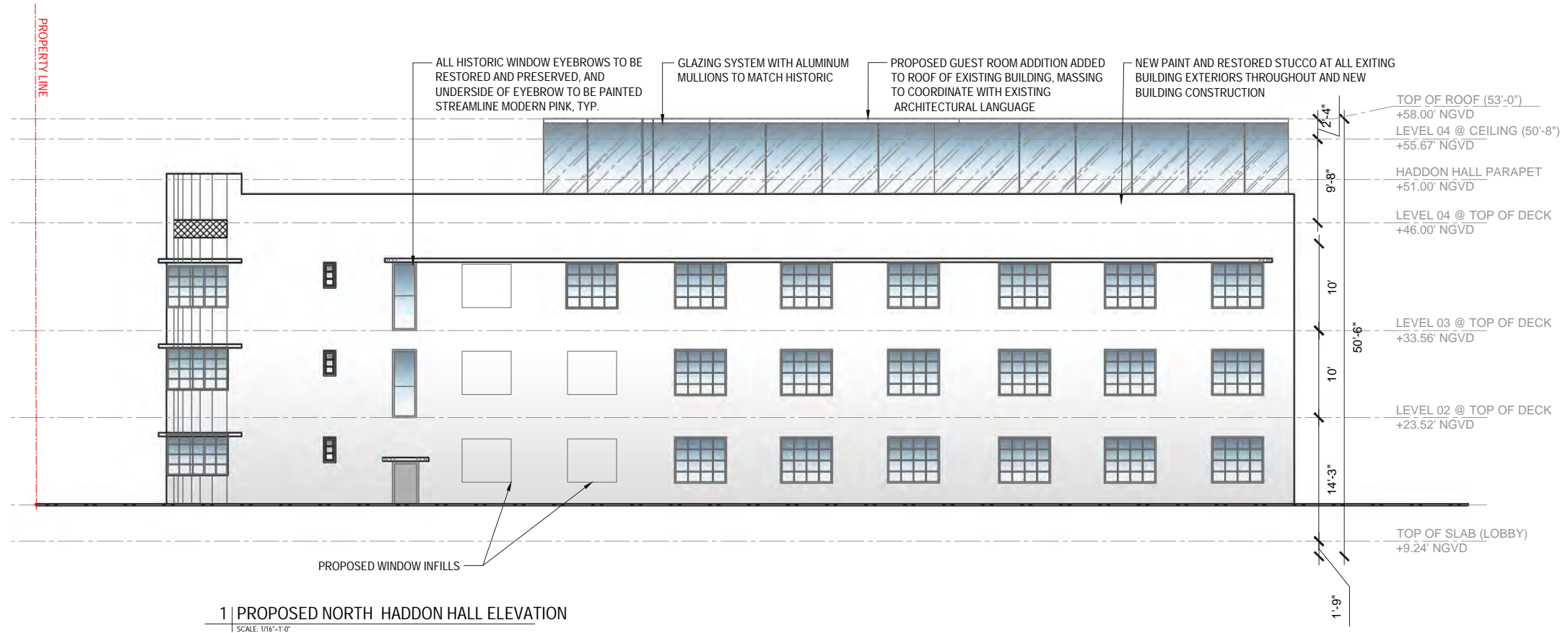
FUTURE C.O.R. CONDITIONS



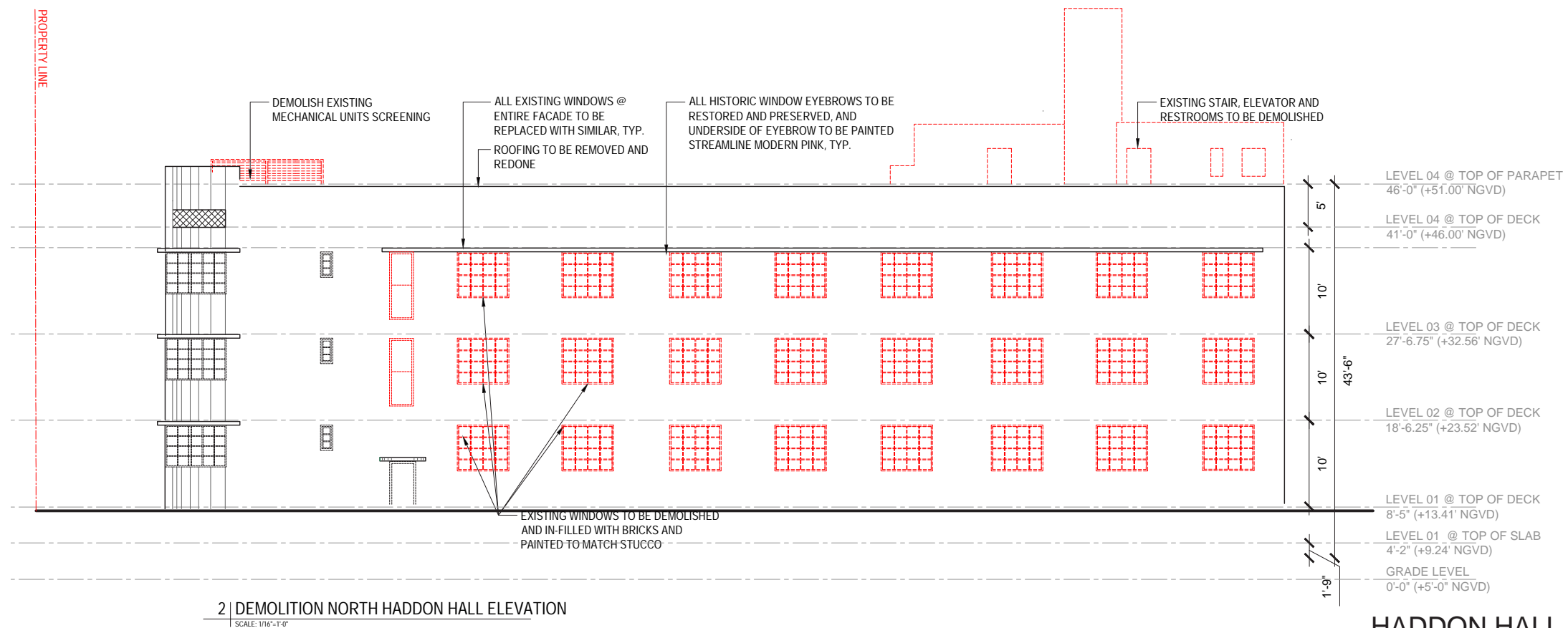
CURRENT C.O.R. CONDITIONS



ADDENDUM



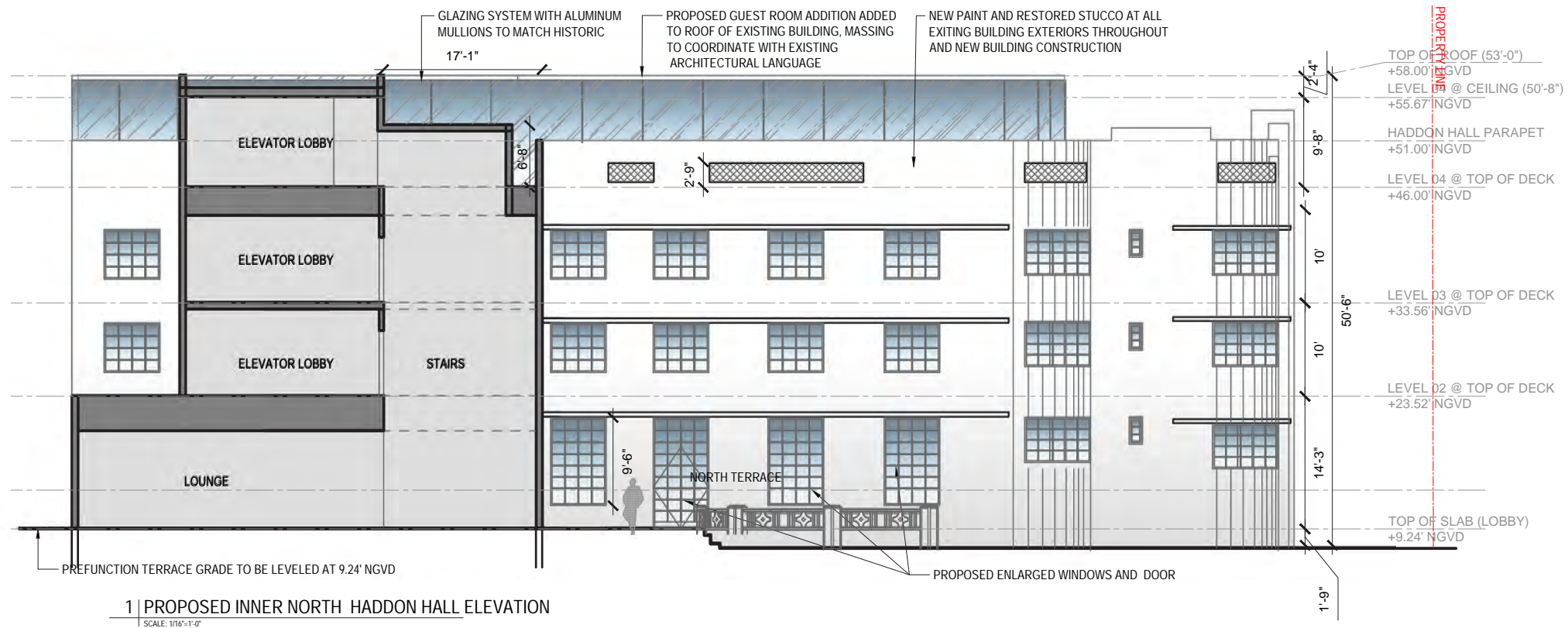
PROPOSED



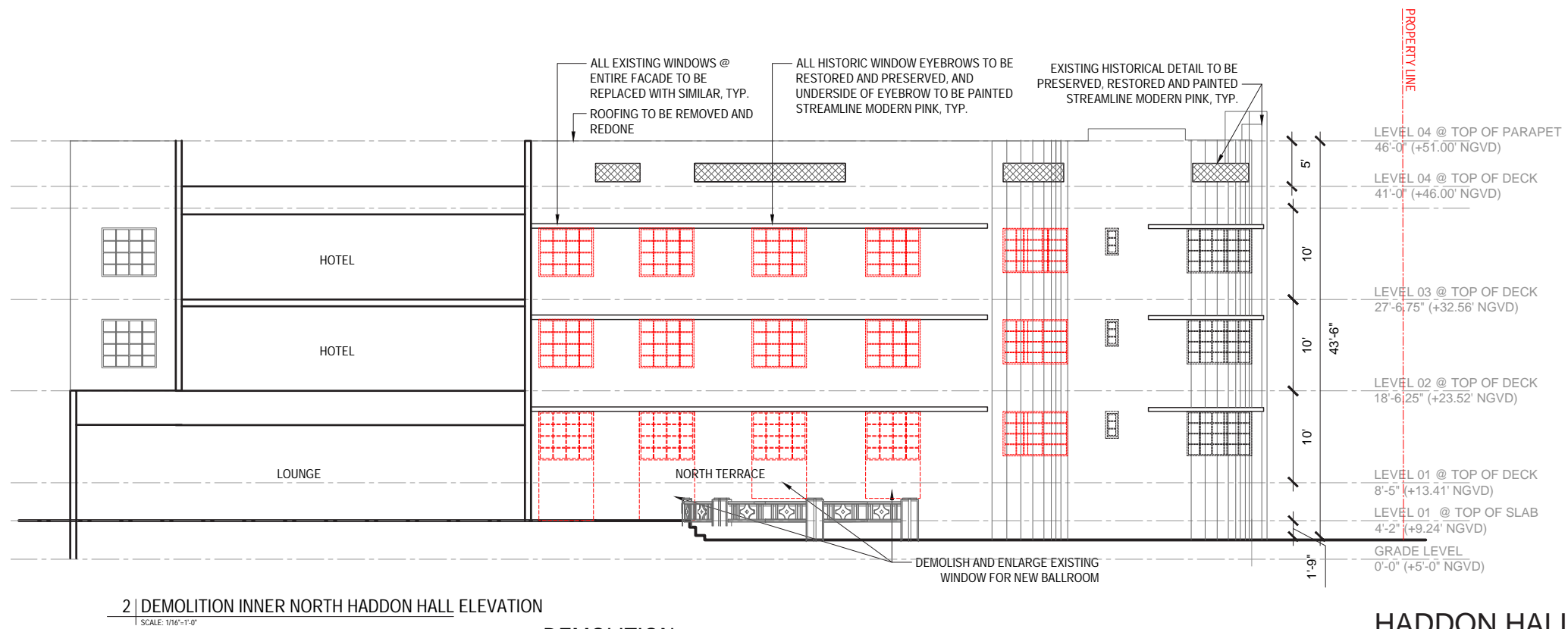
DEMOLITION

HADDON HALL NORTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"



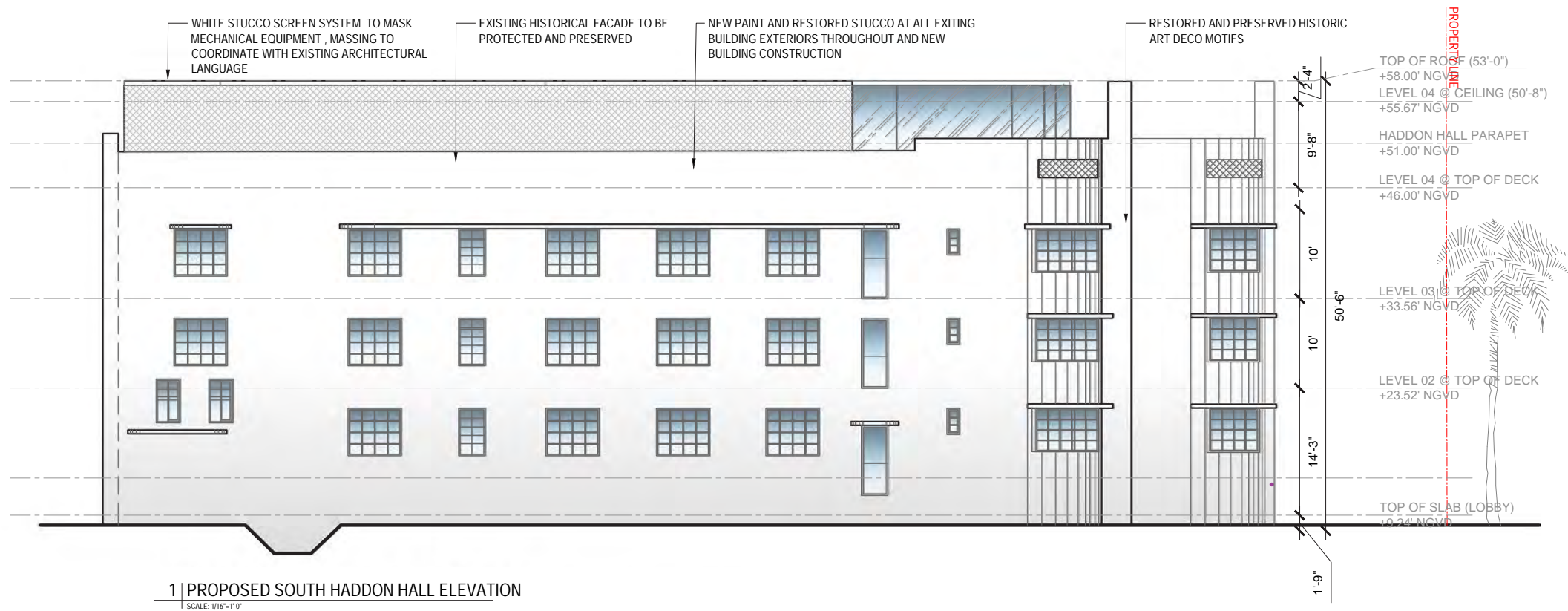
PROPOSED



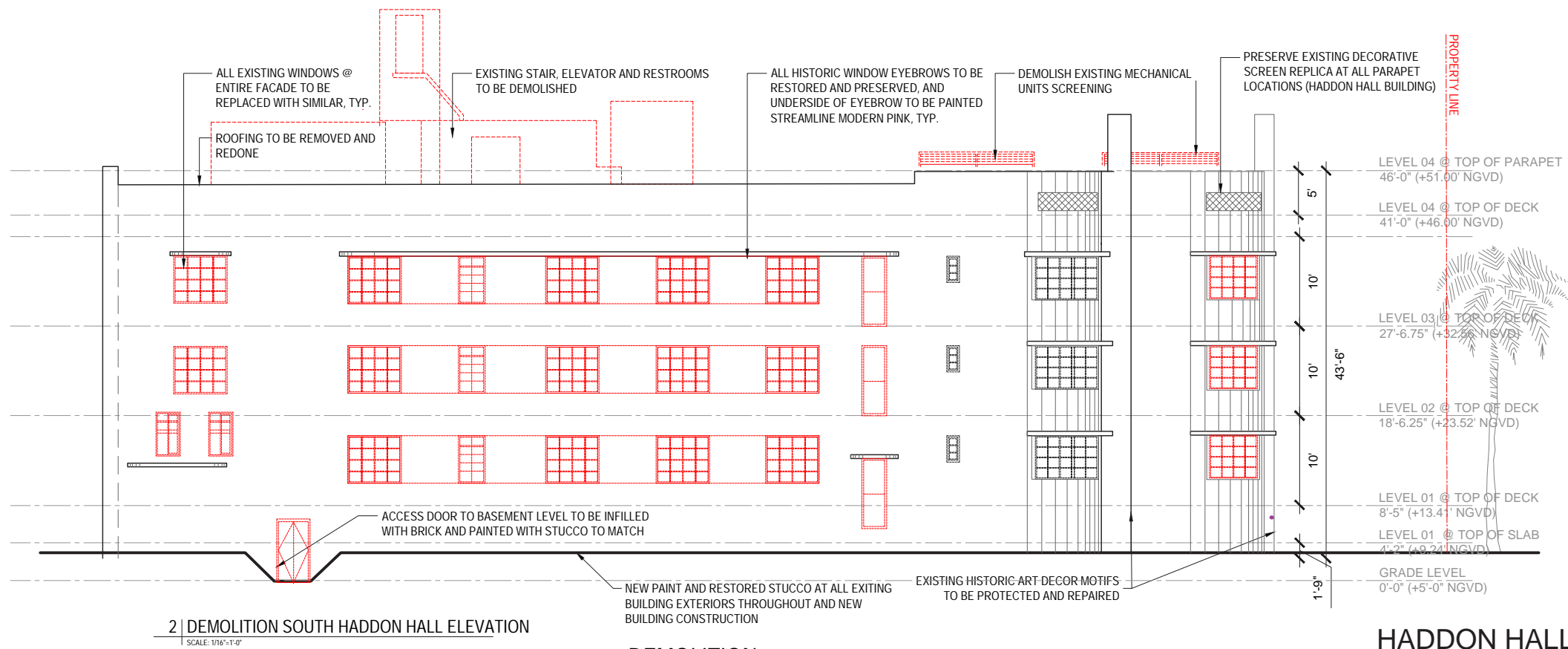
DEMOLITION

HADDON HALL NORTH TERRACE ELEVATION

SCALE: 1/16" = 1'-0"



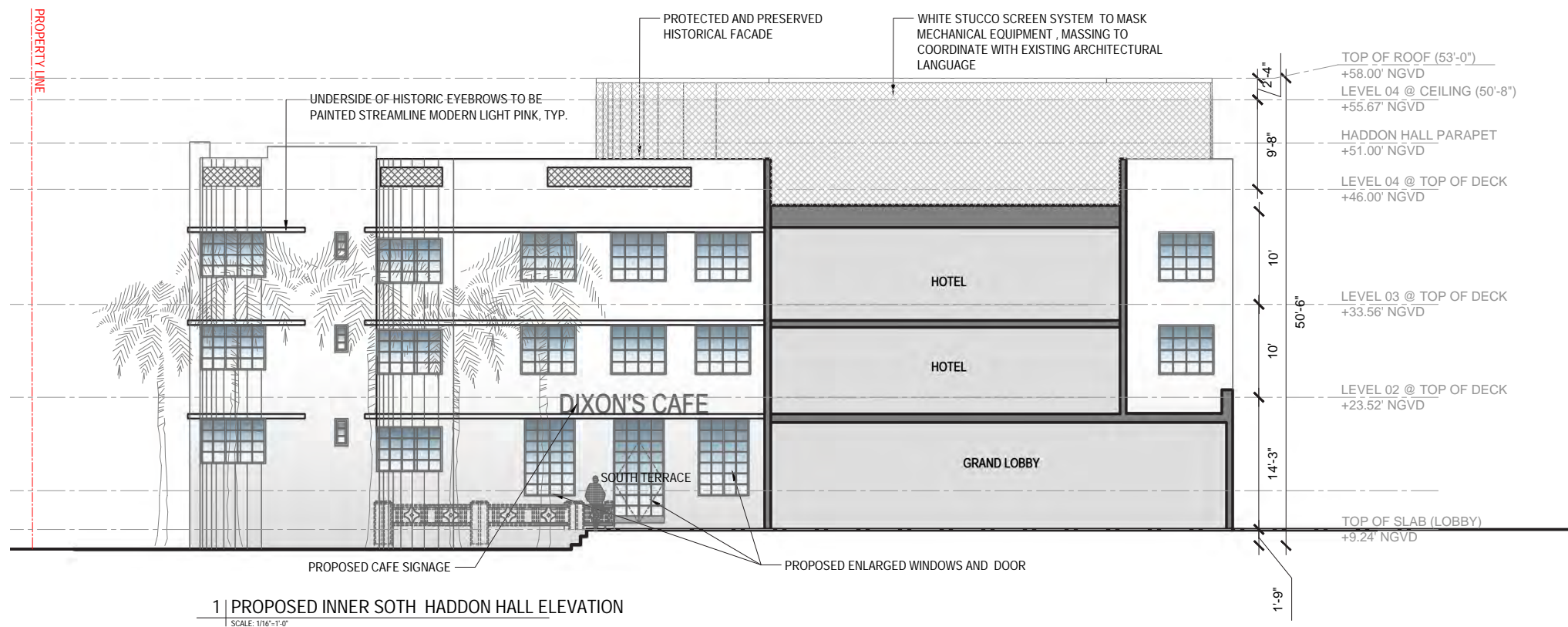
PROPOSED



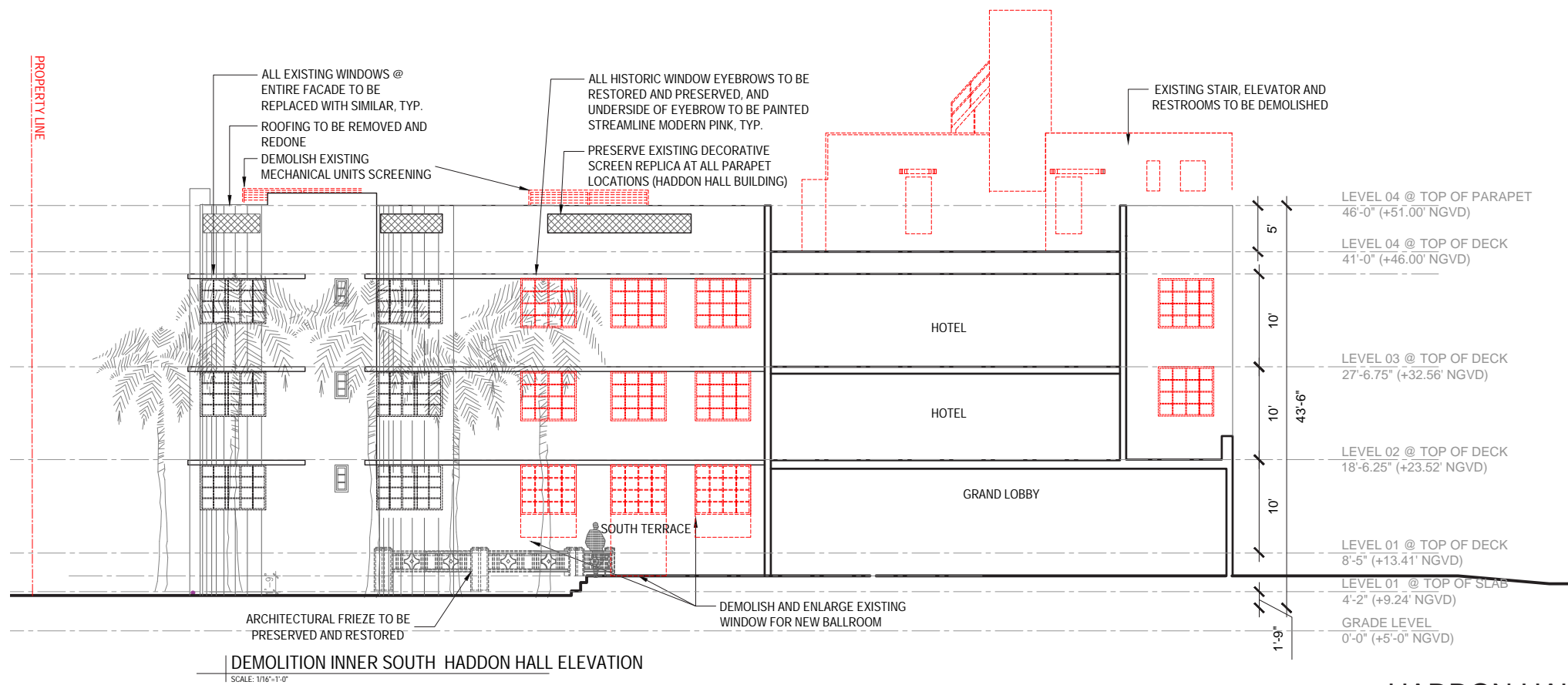
DEMOLITION

HADDON HALL SOUTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"



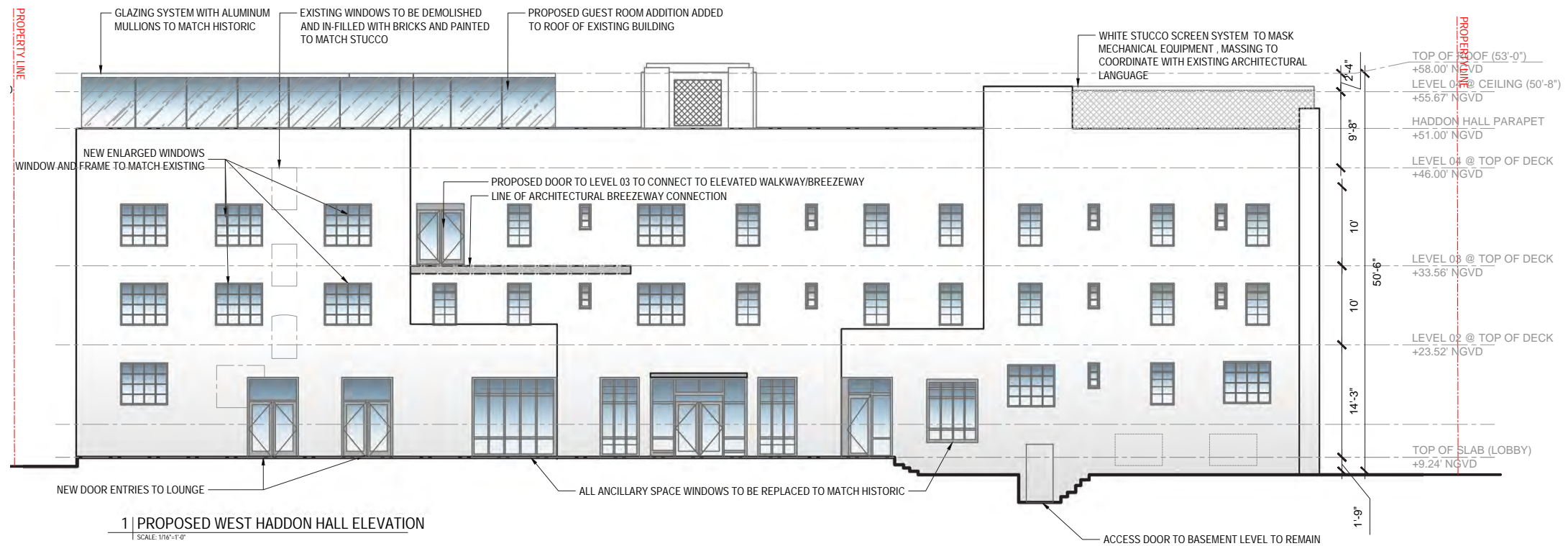
PROPOSED



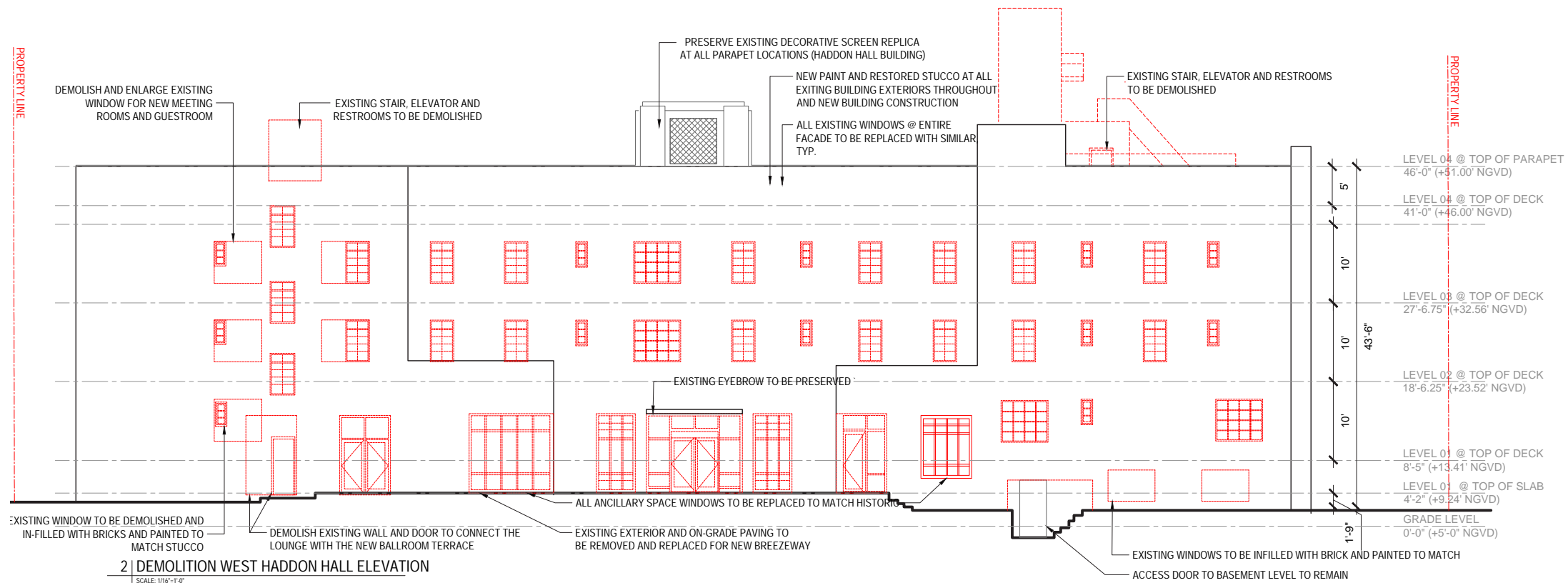
DEMOLITION

HADDON HALL SOUTH TERRACE ELEVATION

SCALE: 1/16" = 1'-0"



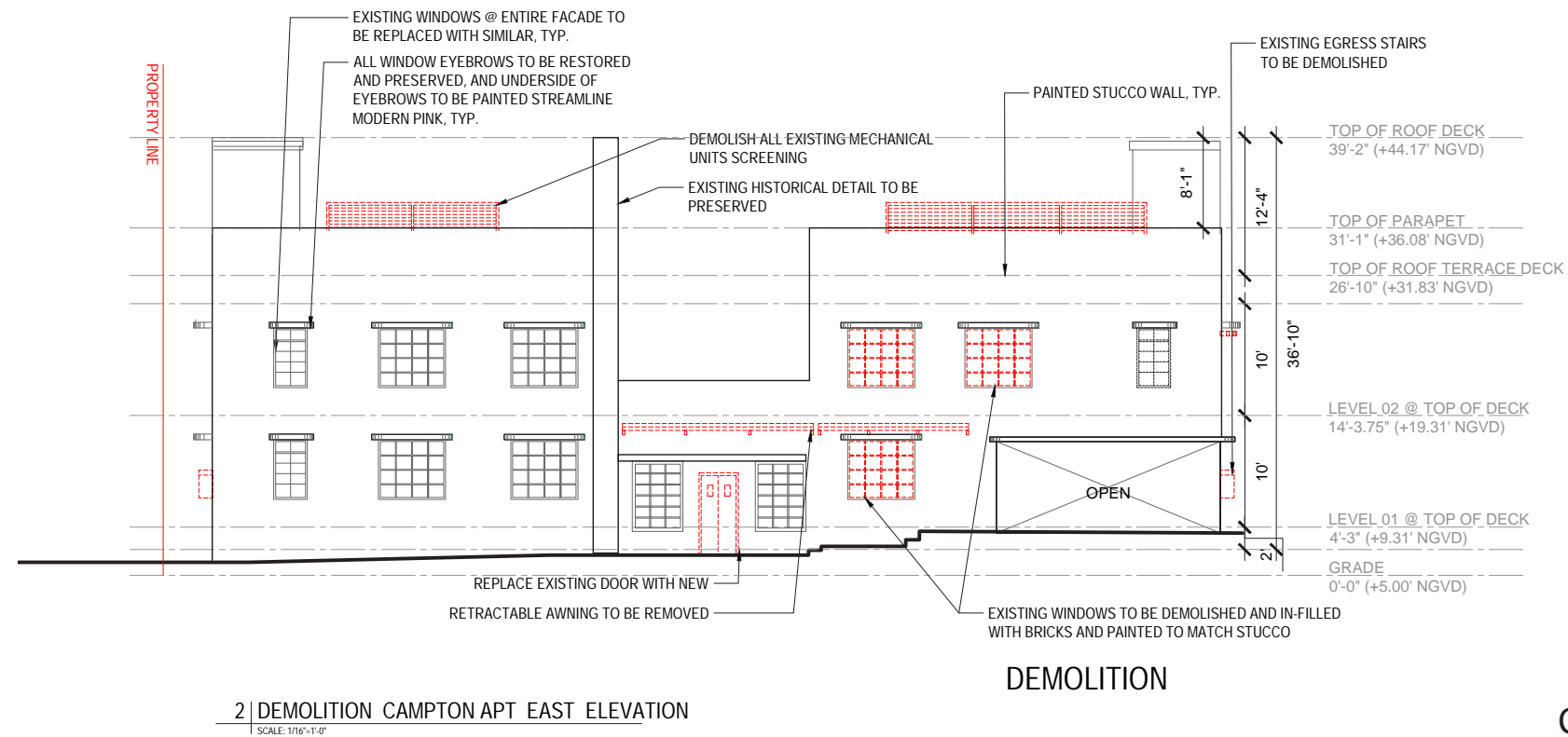
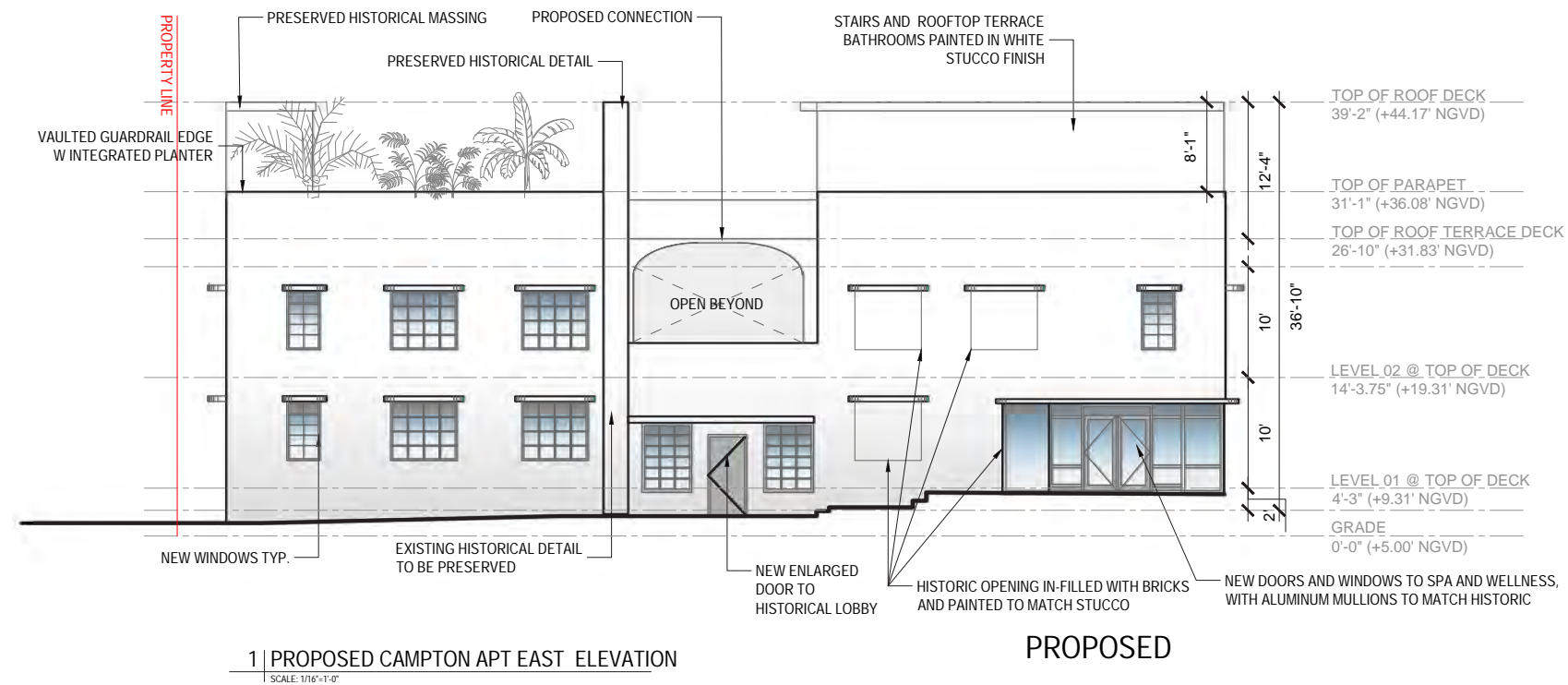
PROPOSED



DEMOLITION

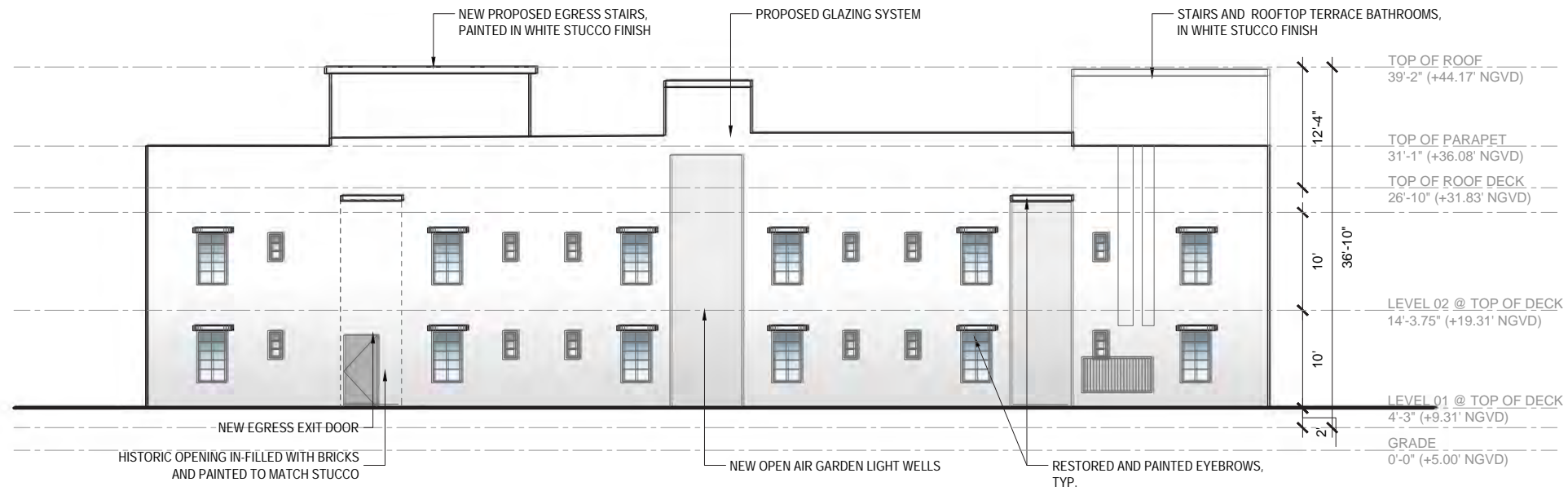
HADDON HALL WEST FACADE ELEVATION

SCALE: 1/16" = 1'-0"



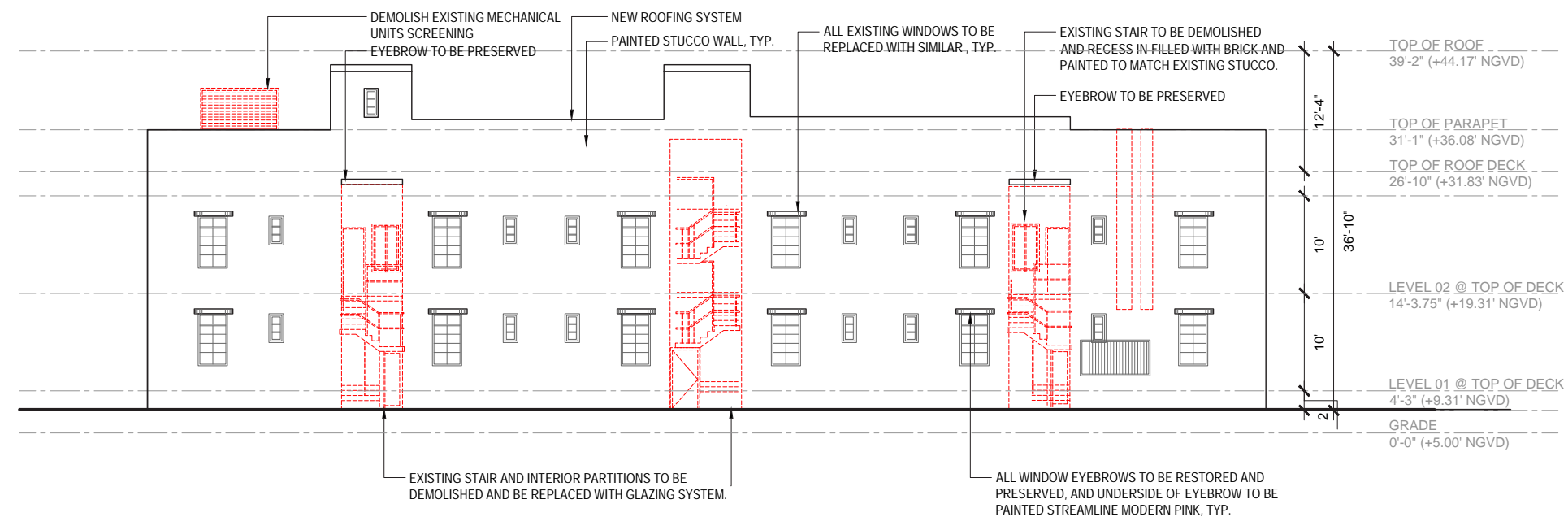
CAMPTON APT. EAST FACADE ELEVATION

SCALE: 1/16" = 1'-0"



1 | PROPOSED CAMPTON APT SOUTH ELEVATION
SCALE: 1/16"=1'-0"

PROPOSED

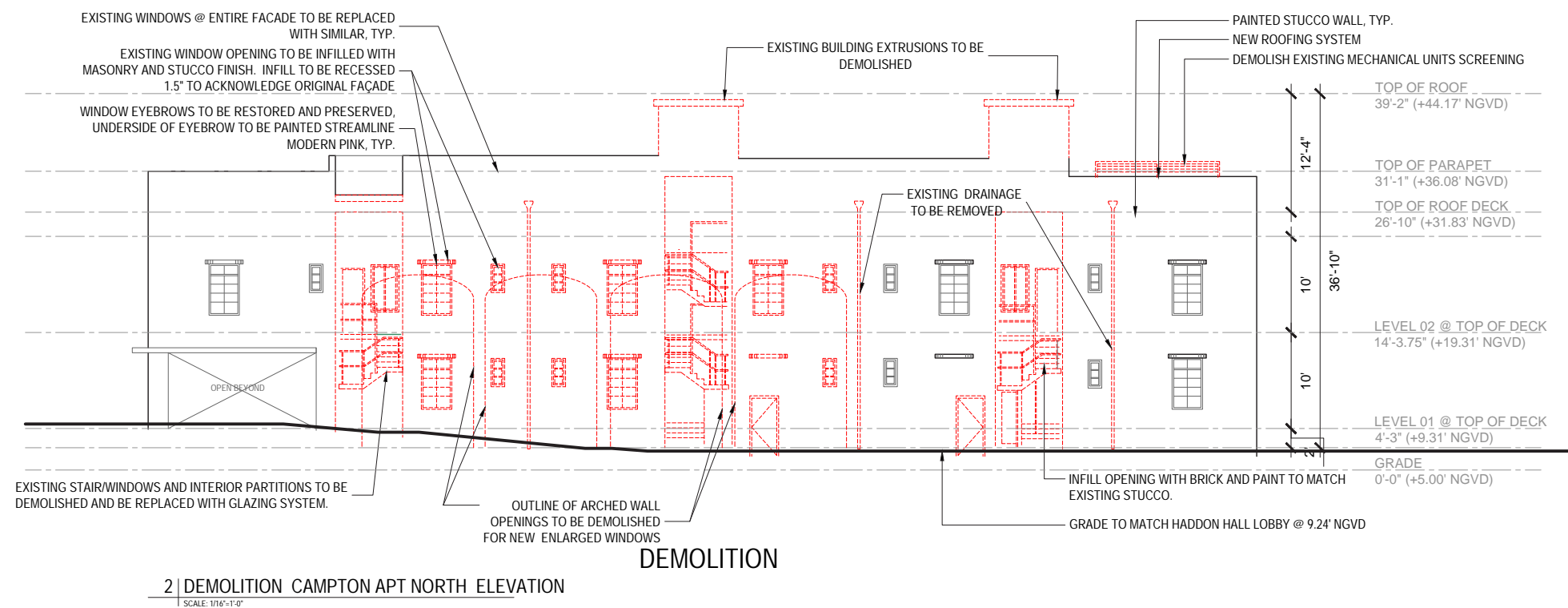
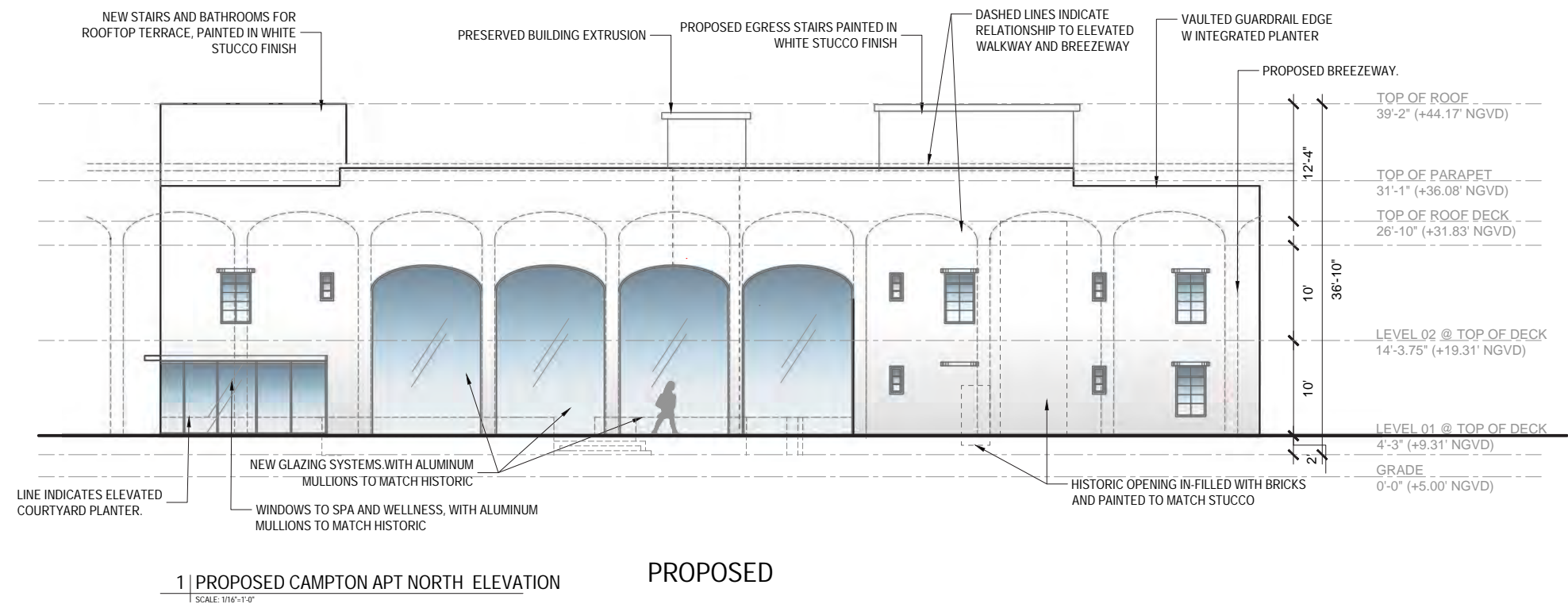


2 | DEMOLITION CAMPTON APT SOUTH ELEVATION
SCALE: 1/16"=1'-0"

DEMOLITION

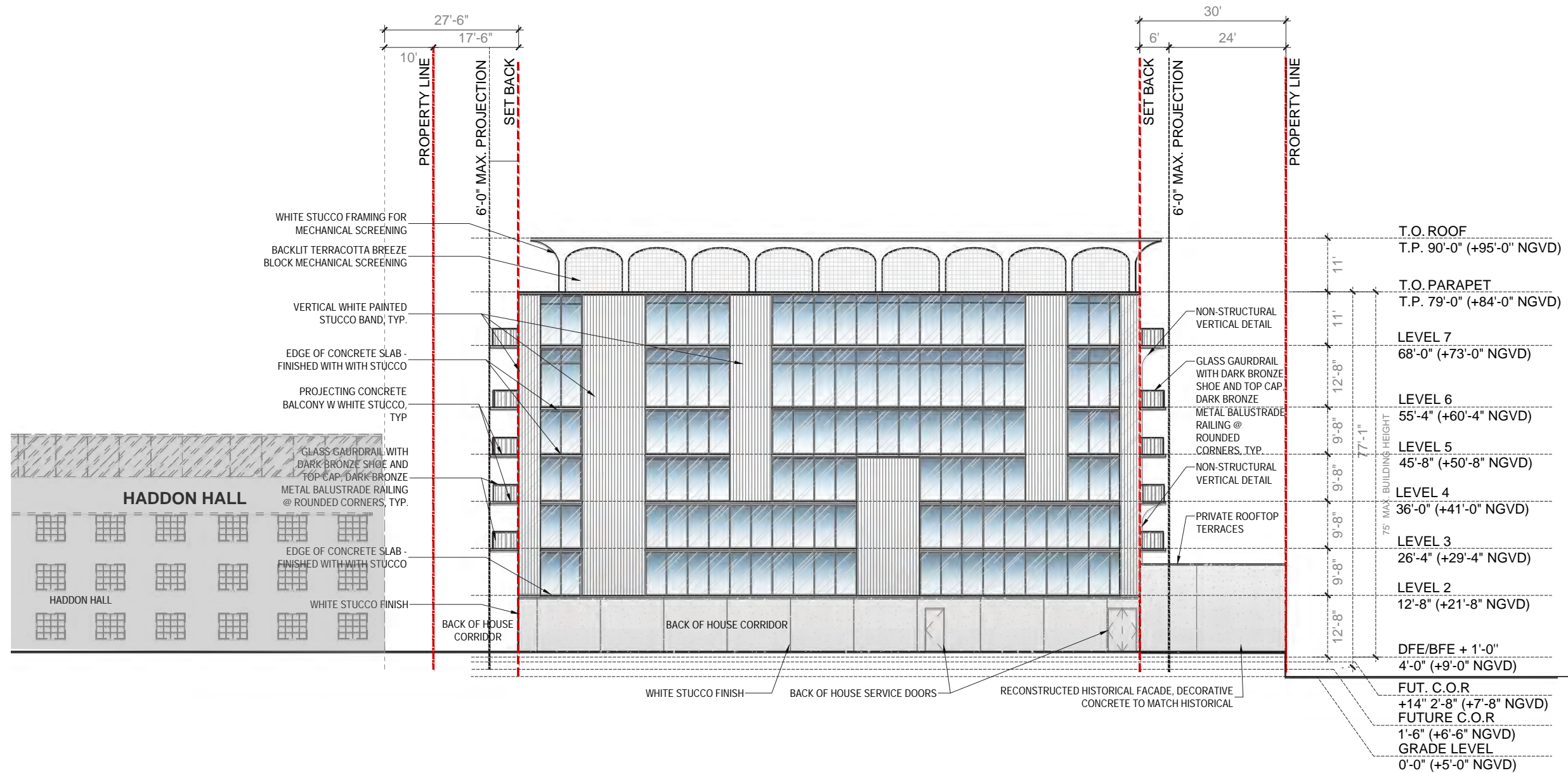
CAMPTON APT. SOUTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"



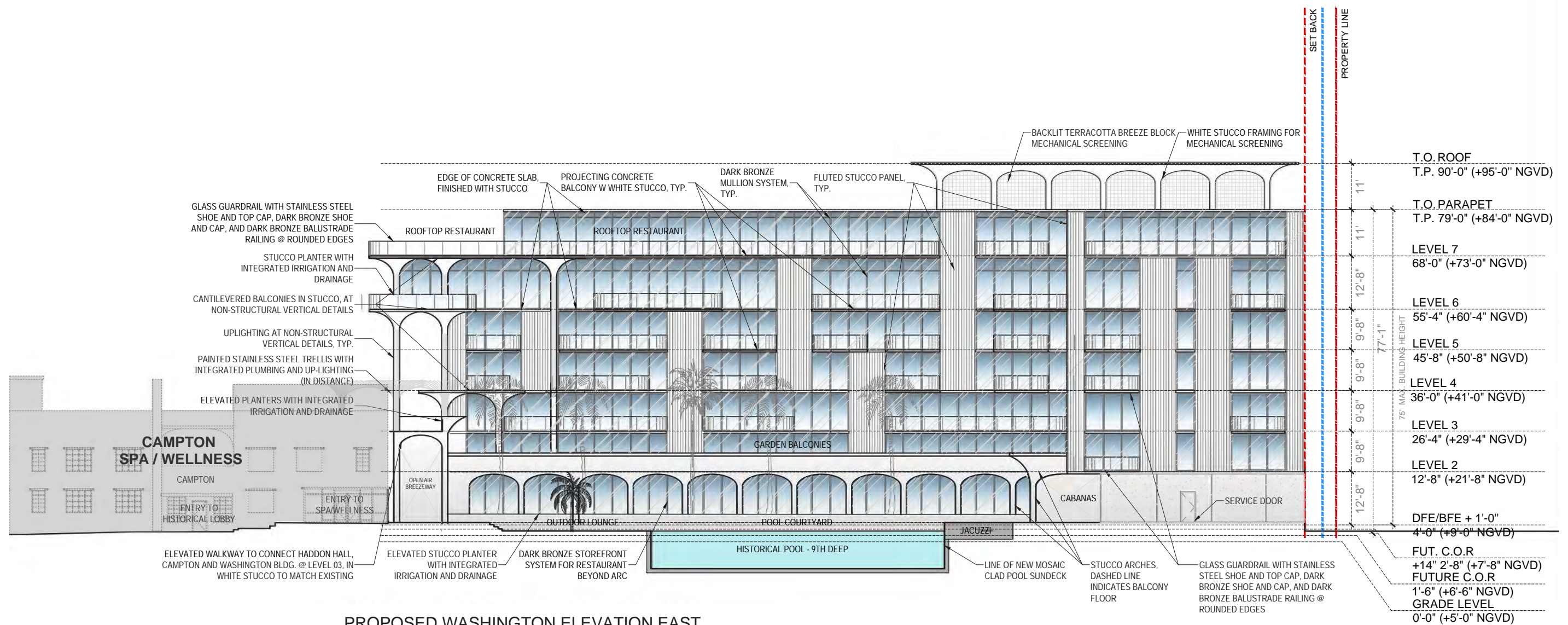
CAMPTON APT. NORTH FACADE ELEVATION
SCALE: 1/16" = 1'-0"





WASHINGTON NORTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"

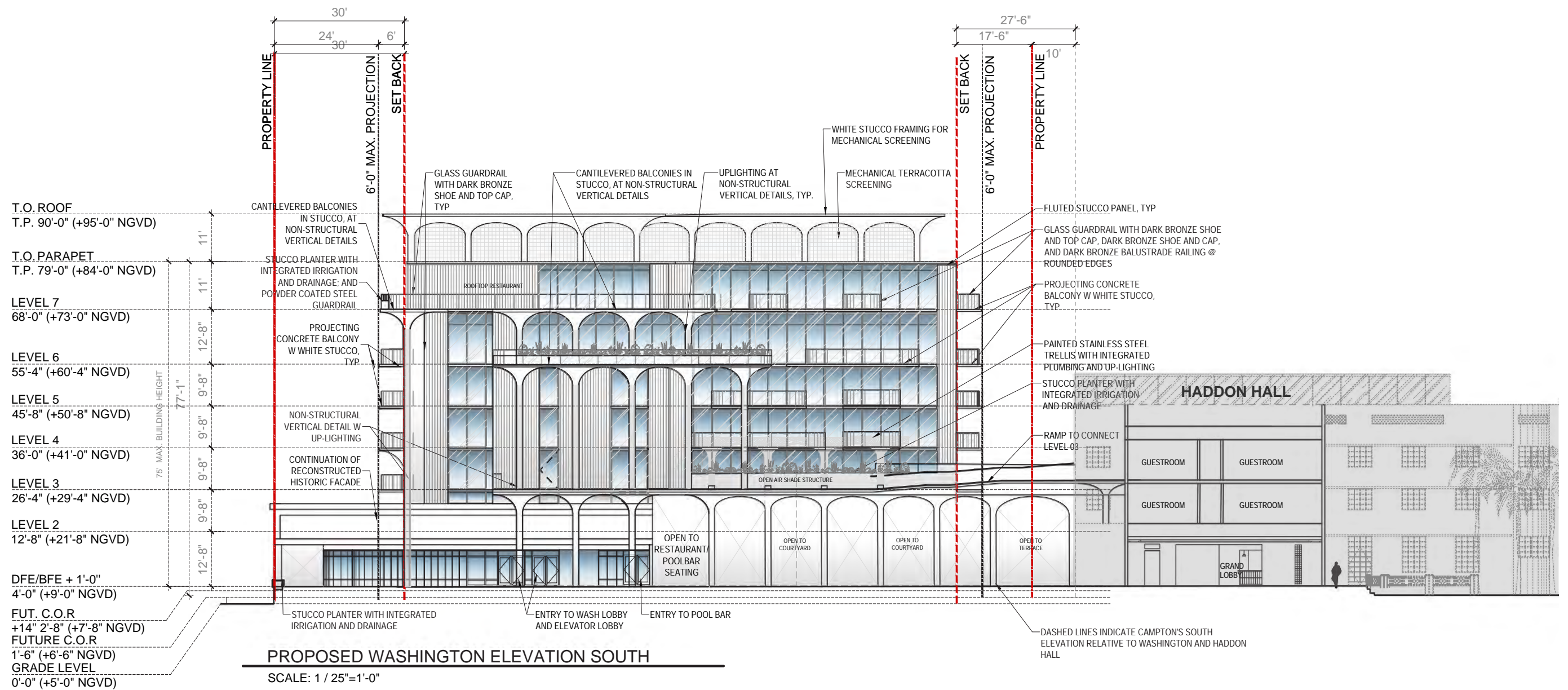


PROPOSED WASHINGTON ELEVATION EAST

SCALE: 1 / 25" = 1'-0"

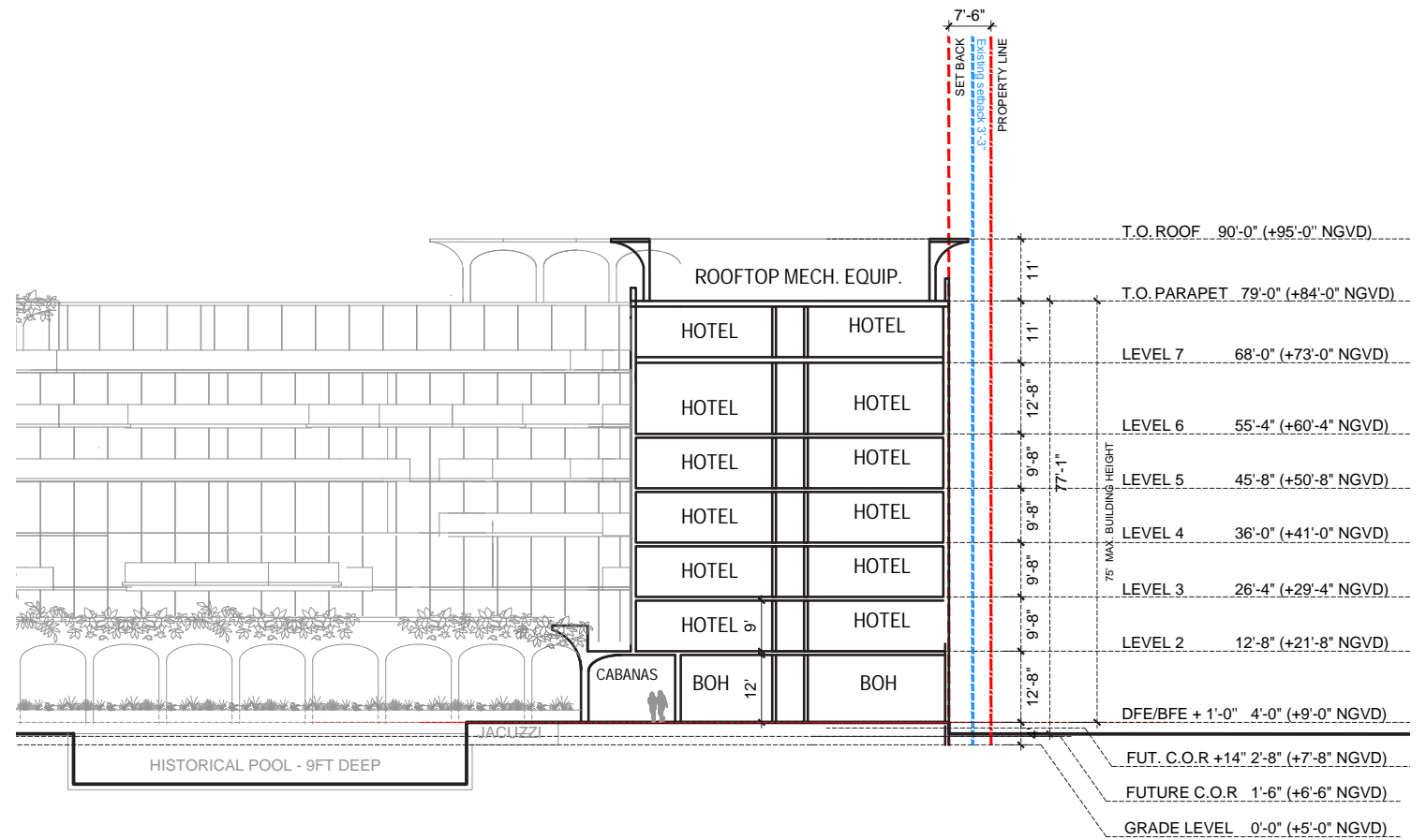
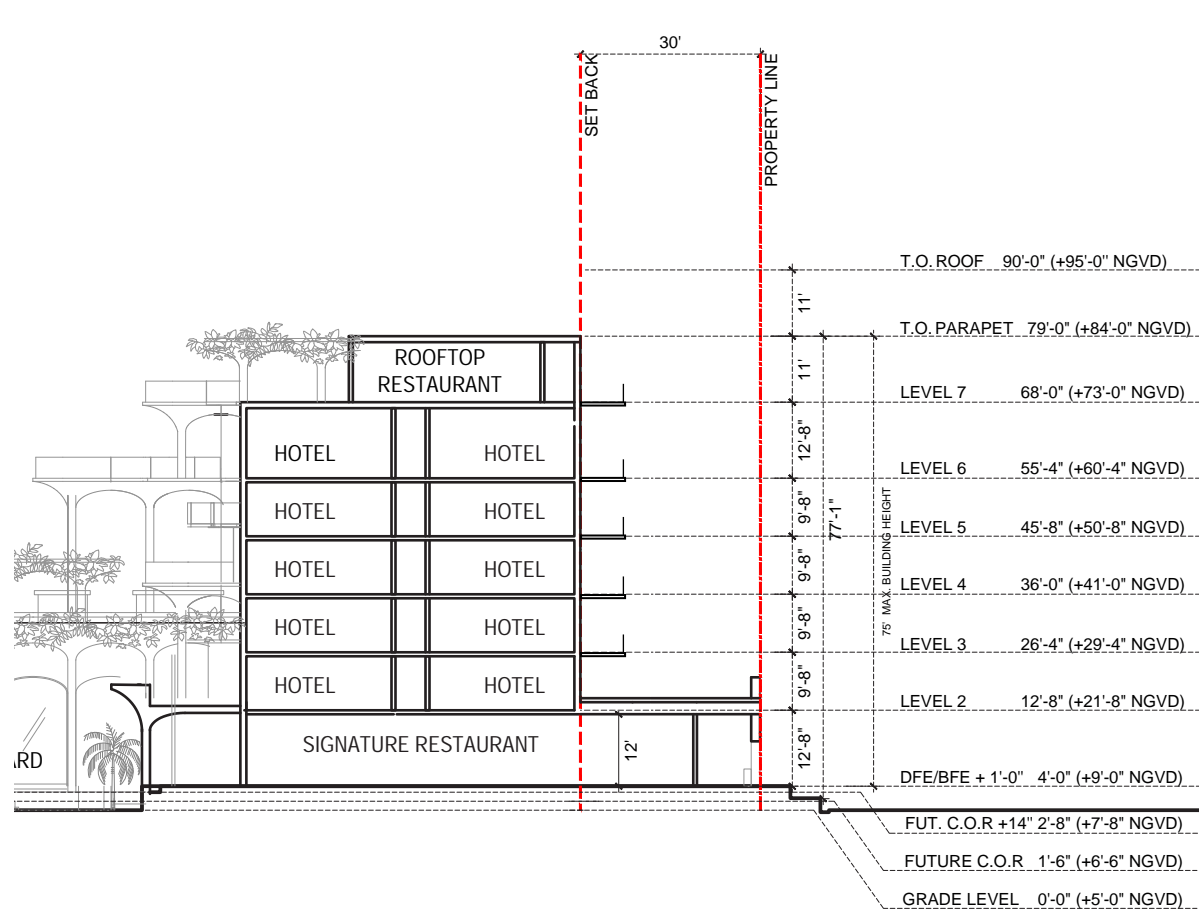
WASHINGTON EAST FACADE ELEVATION

SCALE: 1/16" = 1'-0"

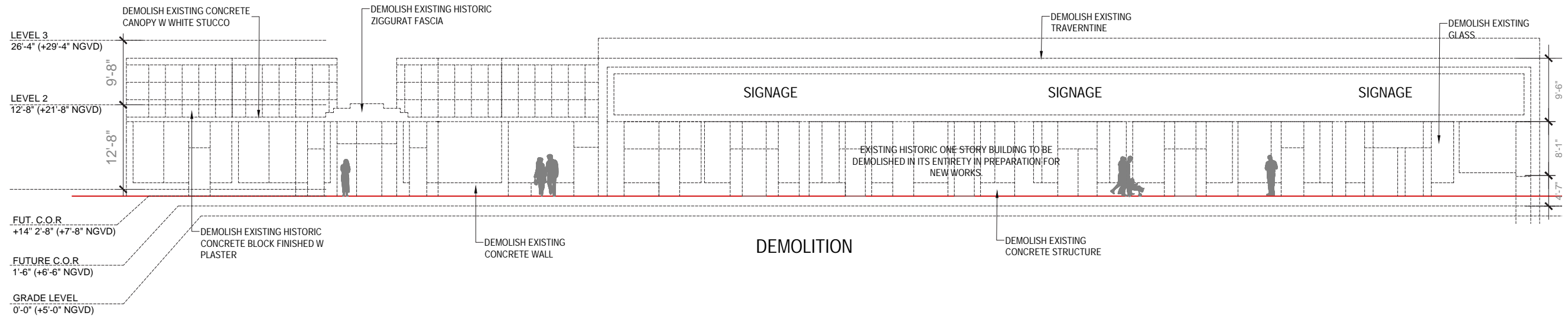
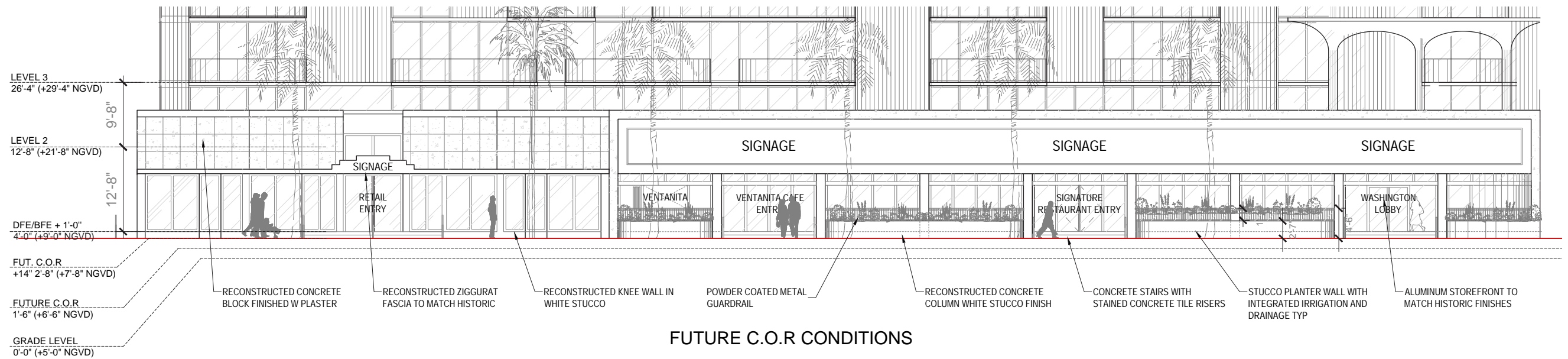
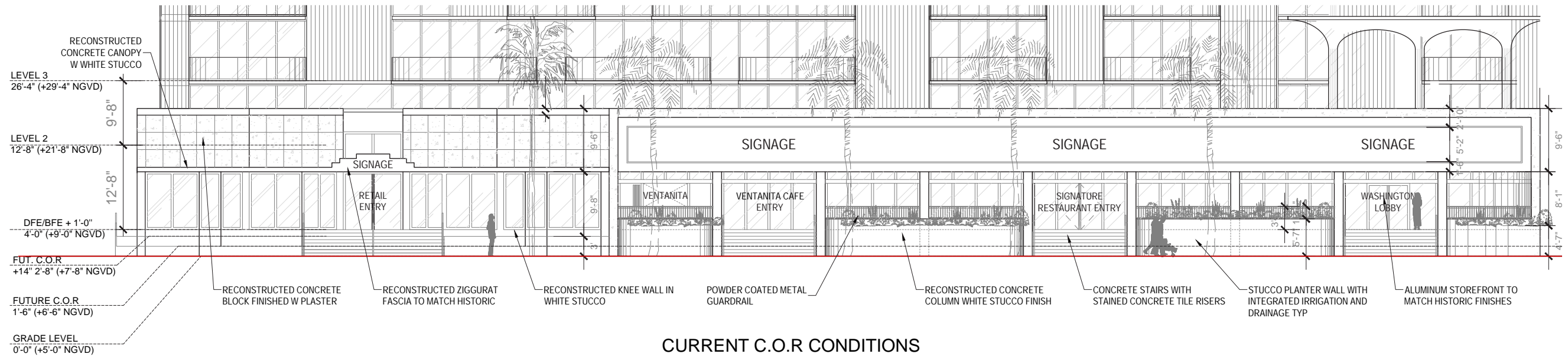


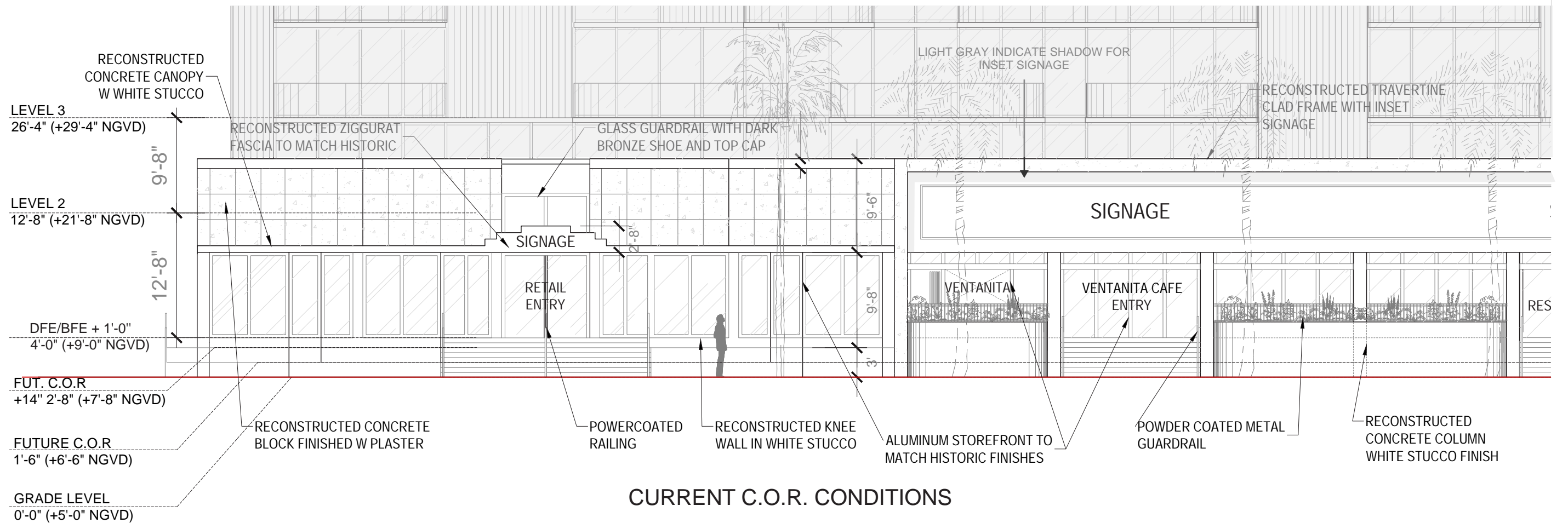
WASHINGTON SOUTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"



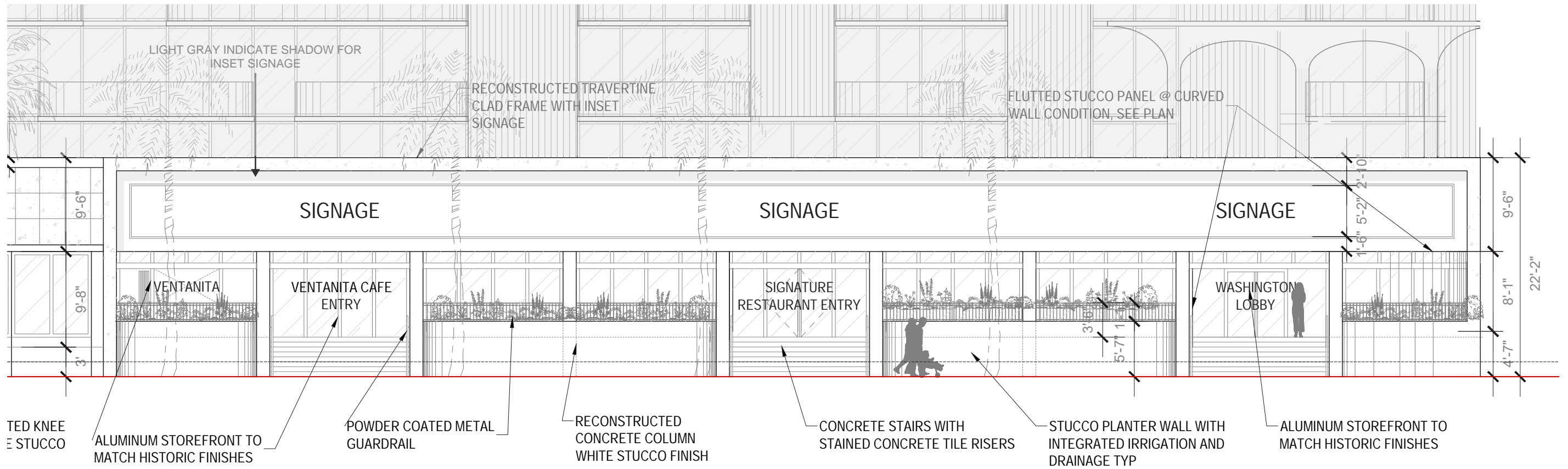
WASHINGTON SECTION CUTS
SCALE: 1/32" = 1'-0"





WASHINGTON WEST FACADE ELEVATION

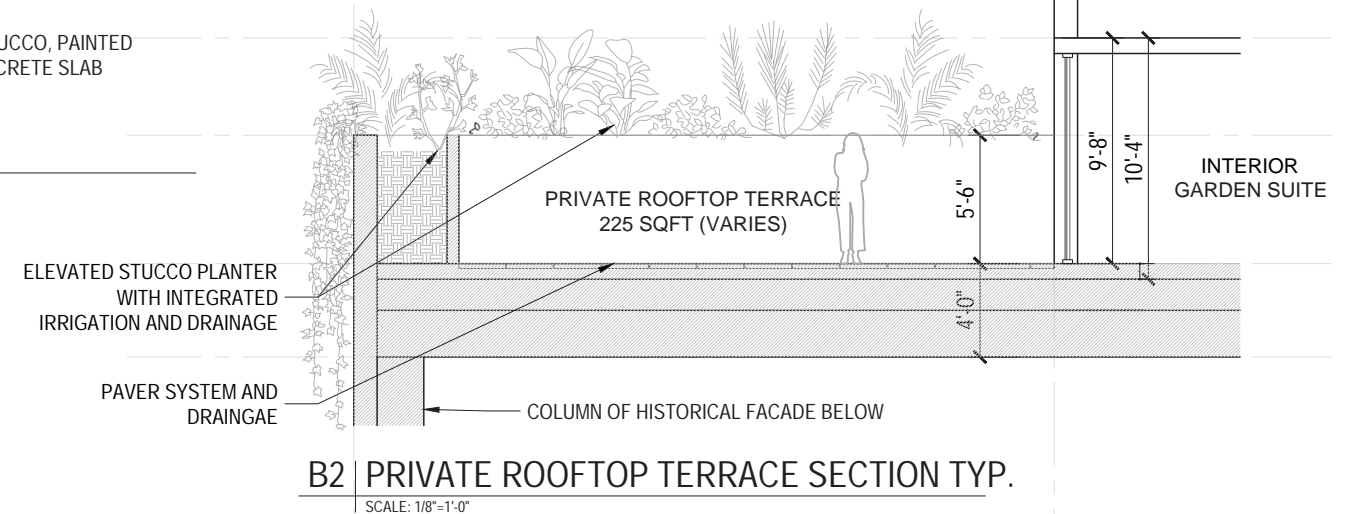
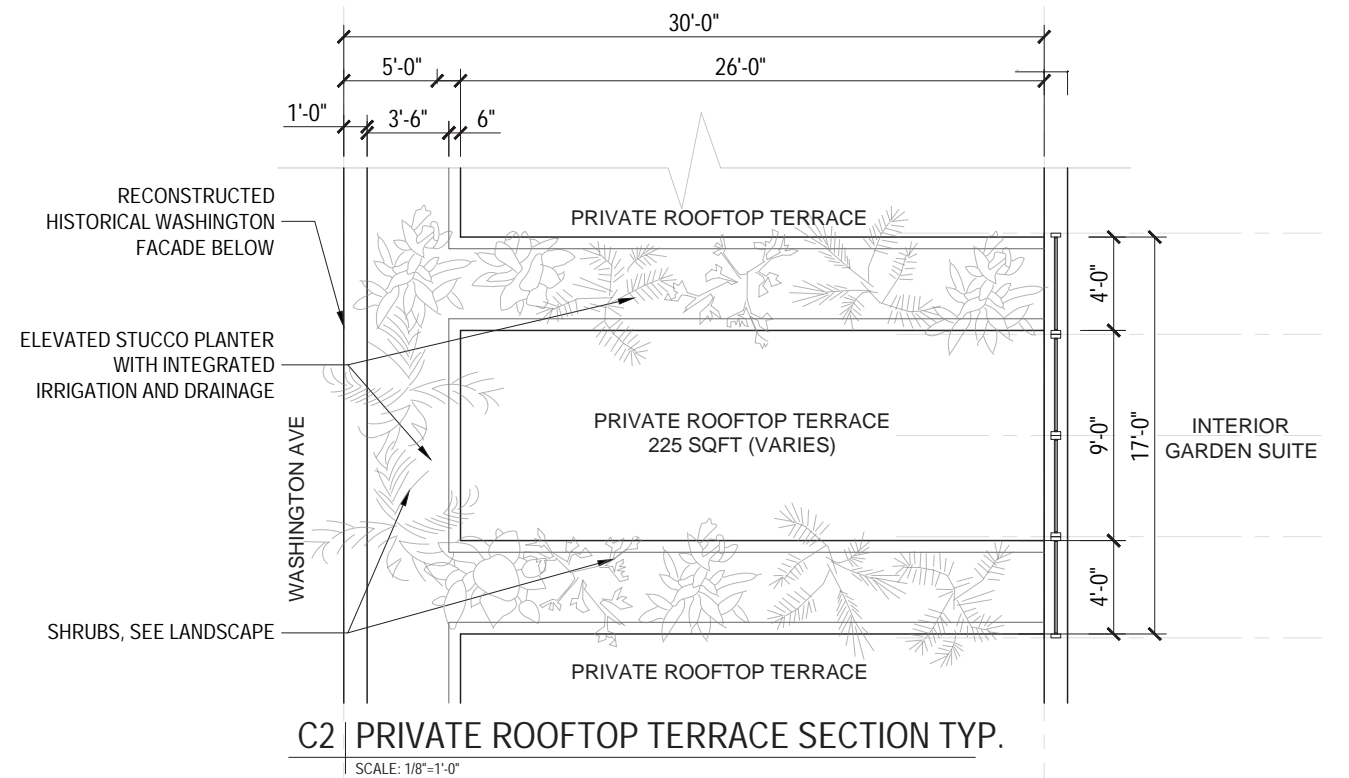
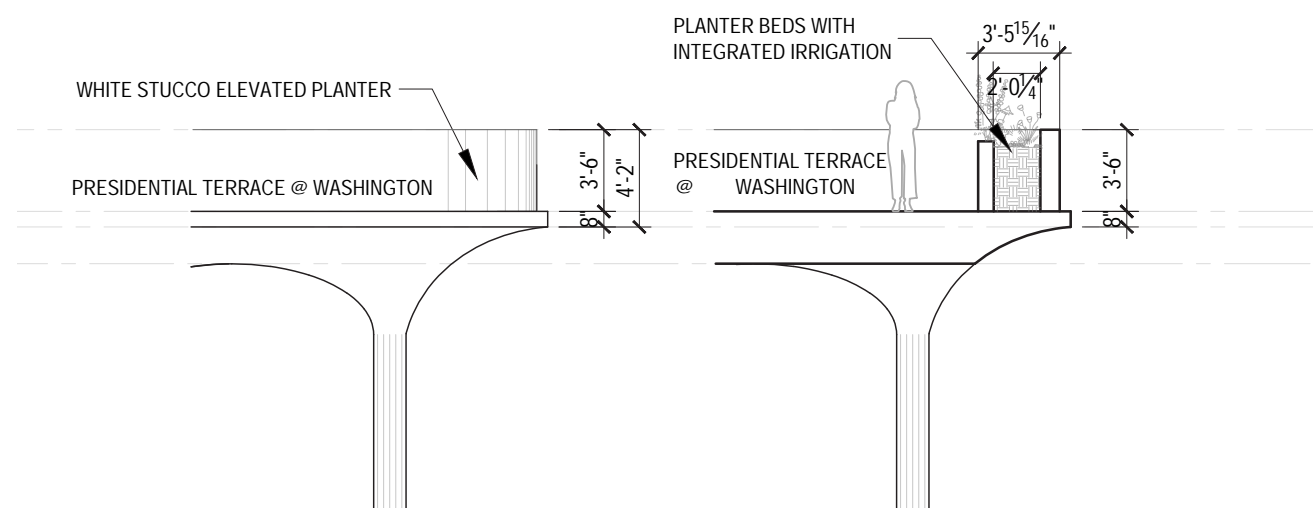
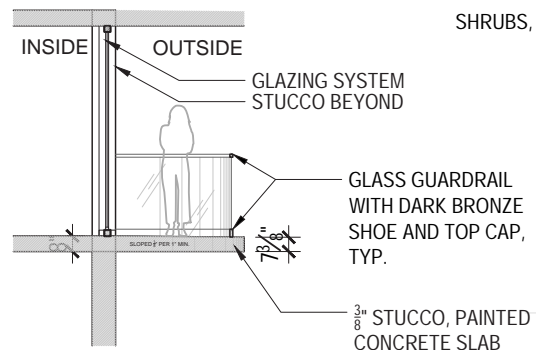
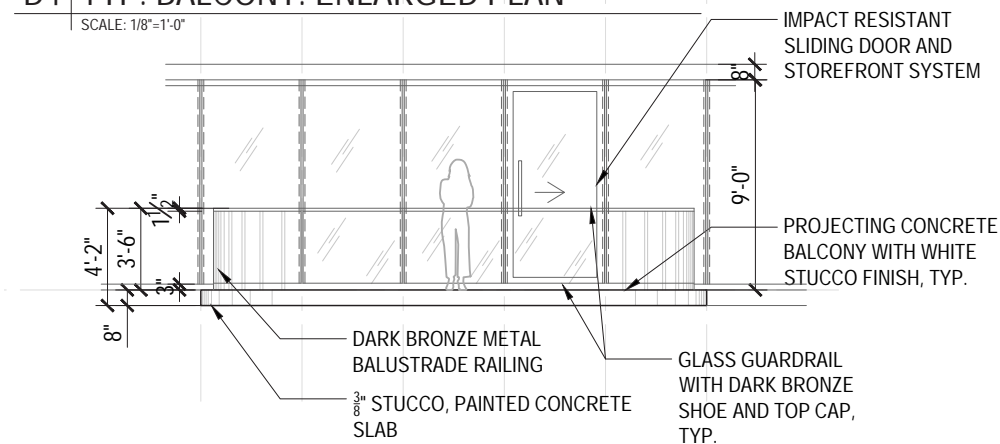
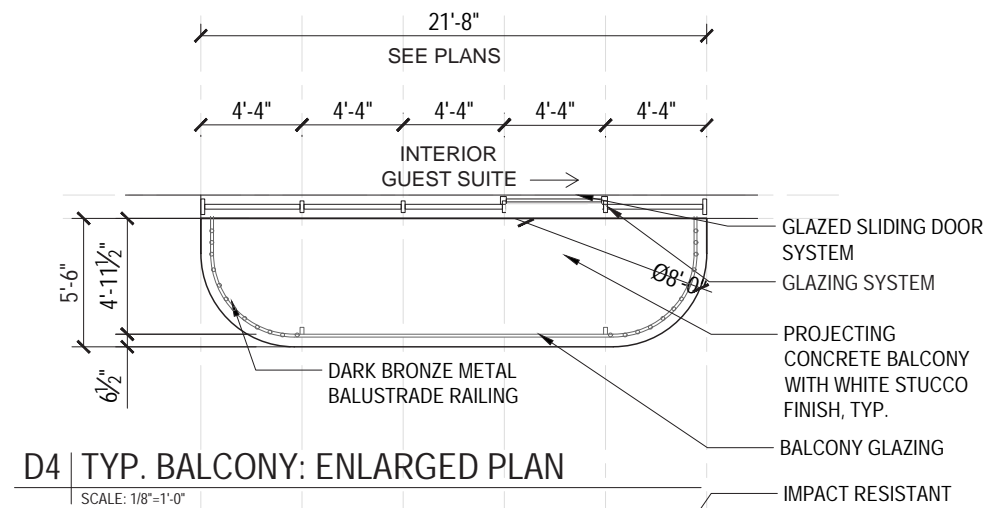
SCALE: 3/32" = 1'-0"

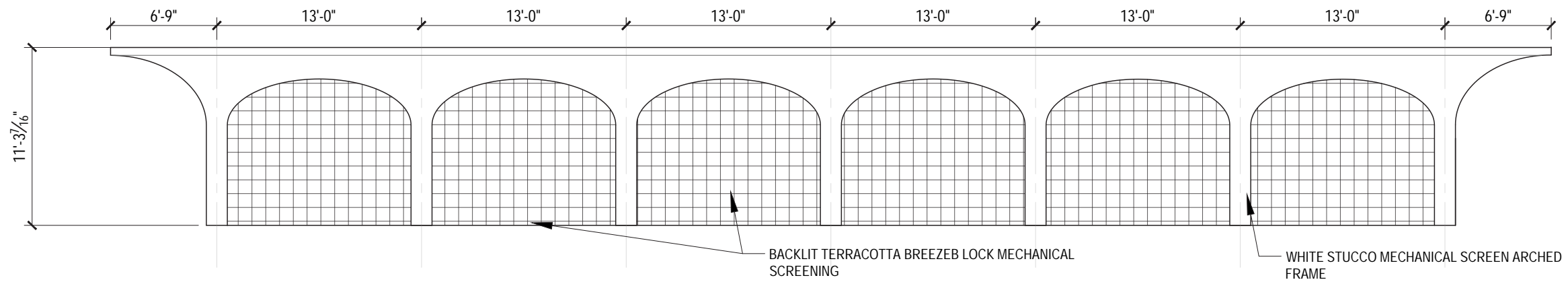


CURRENT C.O.R. CONDITIONS

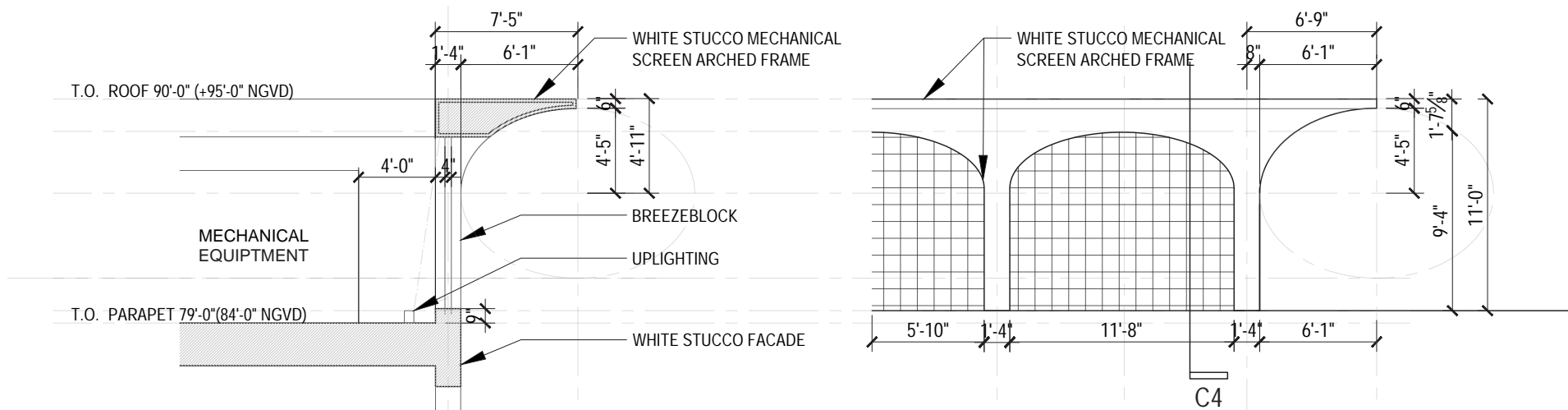
WASHINGTON WEST FACADE ELEVATION

SCALE: 3/32" = 1'-0"

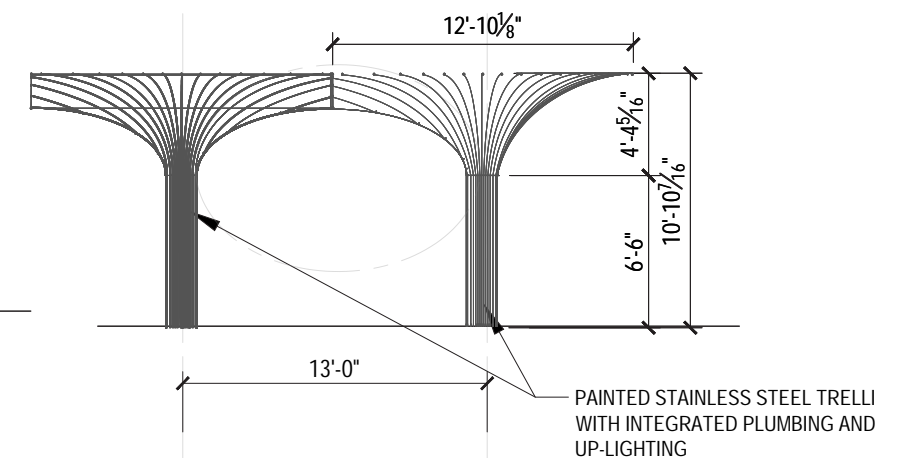




D4 | WASHINGTON MECHANICAL SCREENING: WEST ELEVATION
SCALE: 1/8"=1'-0"

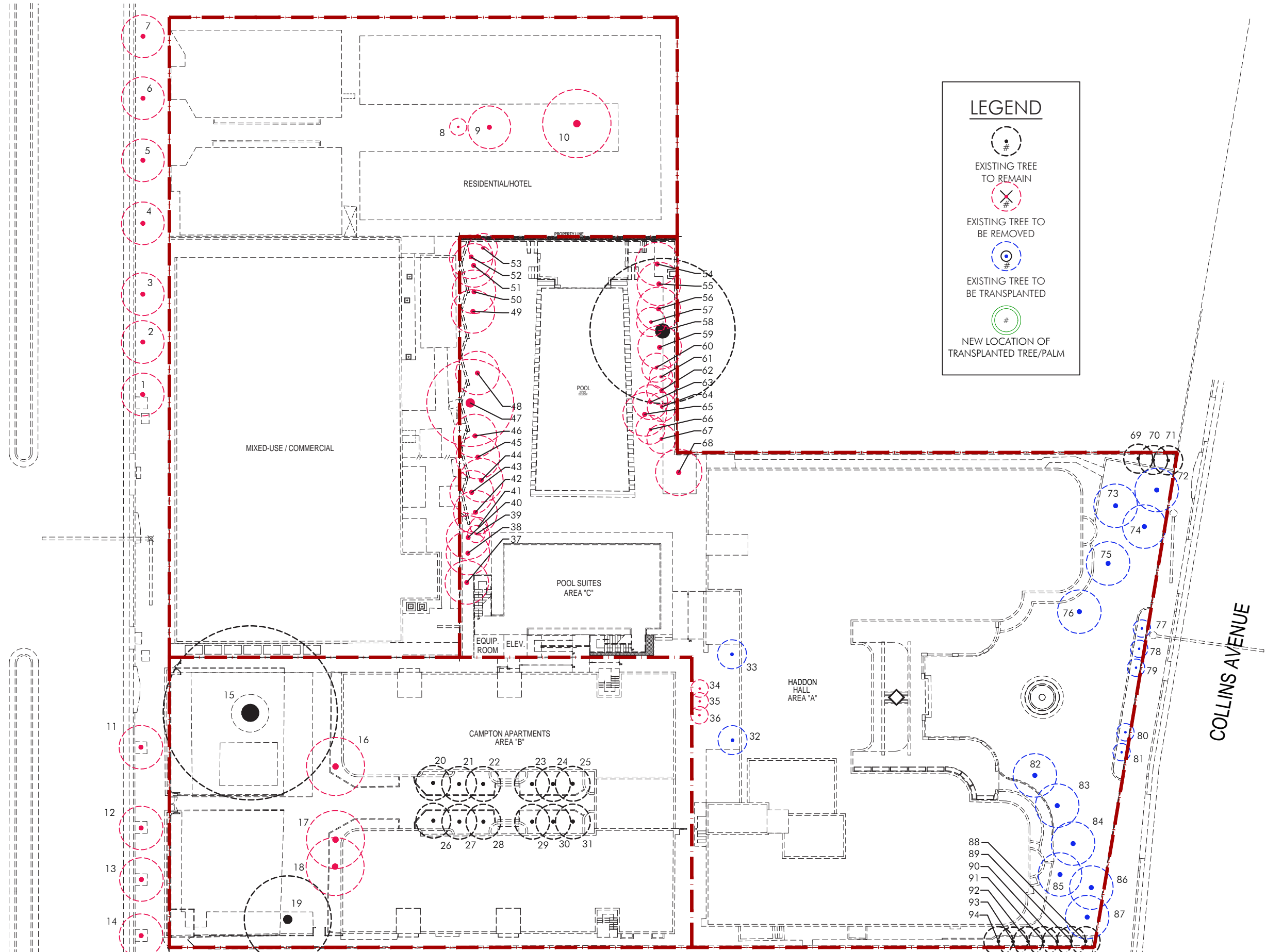


C4 | WASHINGTON MECHANICAL SCREENING SECTION AND ELEVATION
SCALE: 1/8"=1'-0"



C2 | TRELLIS DETAIL: ELEVATION
SCALE: 1/8"=1'-0"

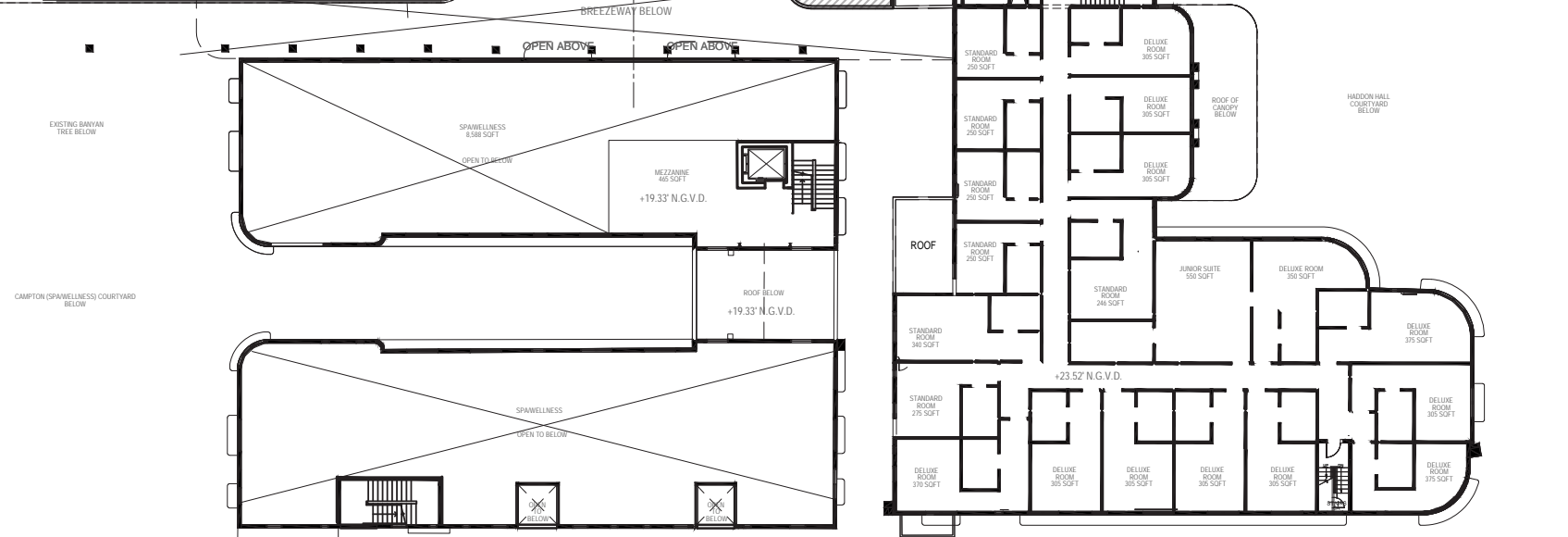
WASHINGTON AVENUE







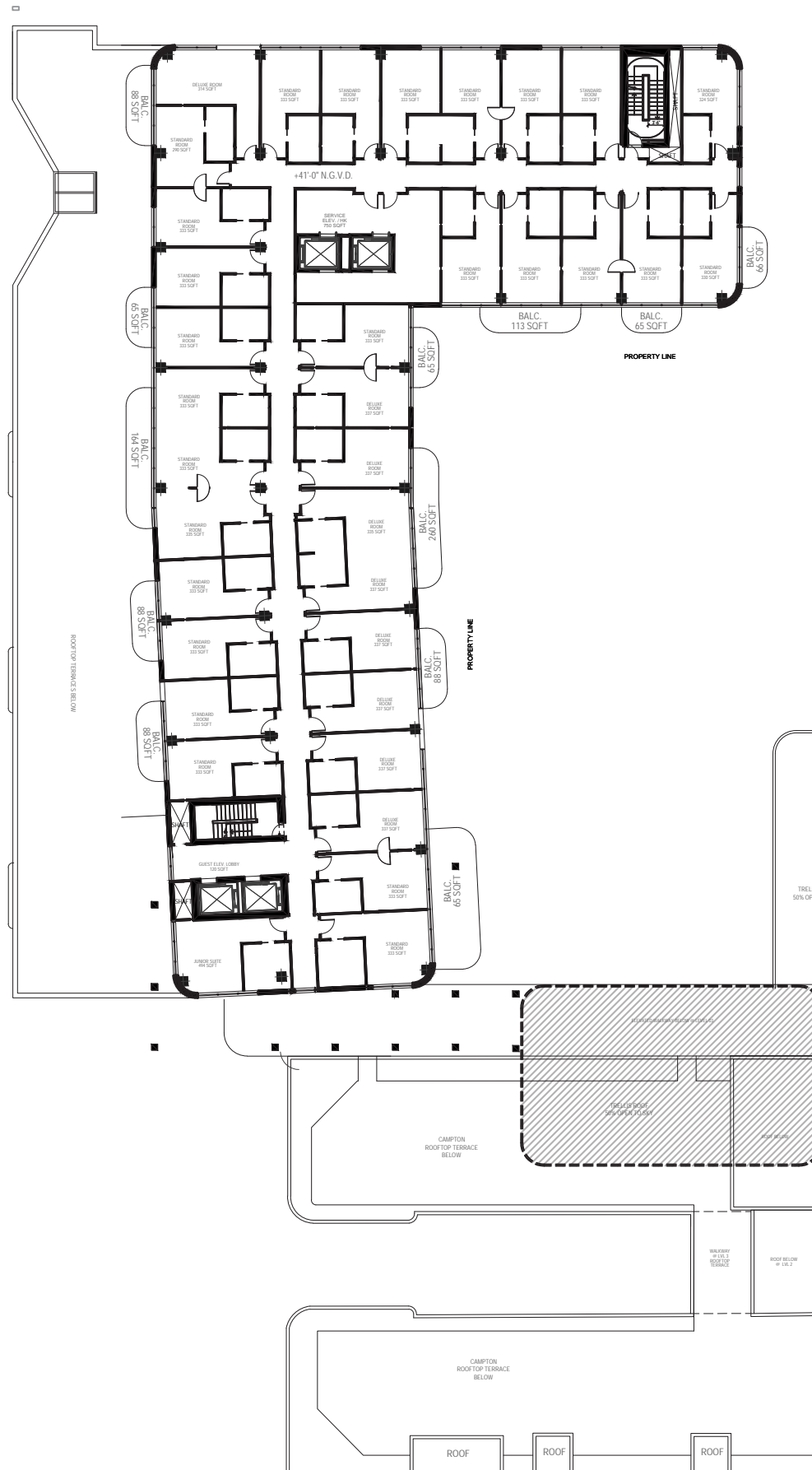
THERE WILL BE HARDSCAPE
ON THIS SHEET



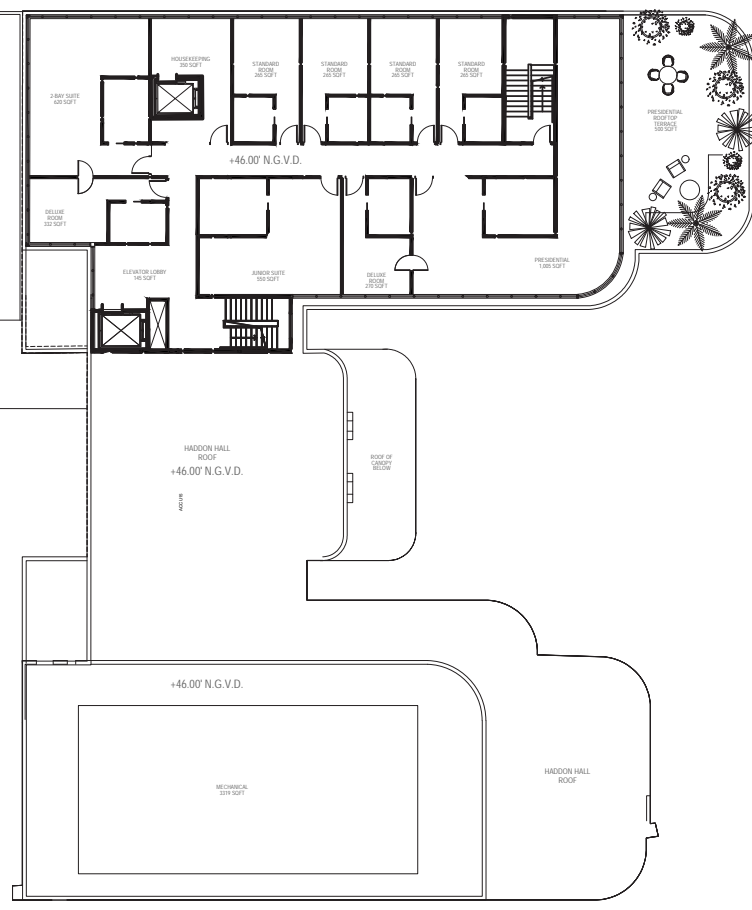


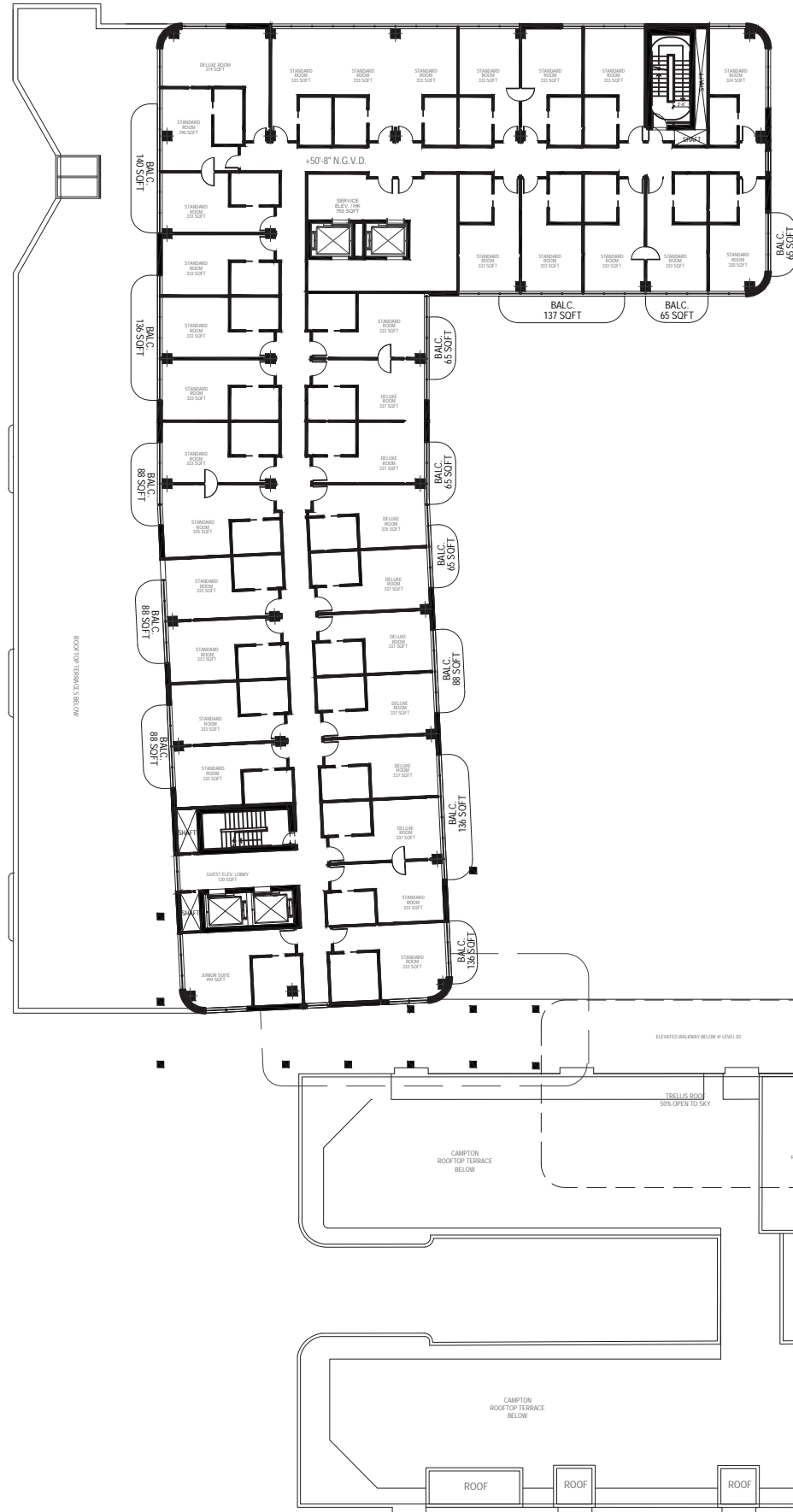
THERE WILL BE HARDSCAPE
ON THIS SHEET



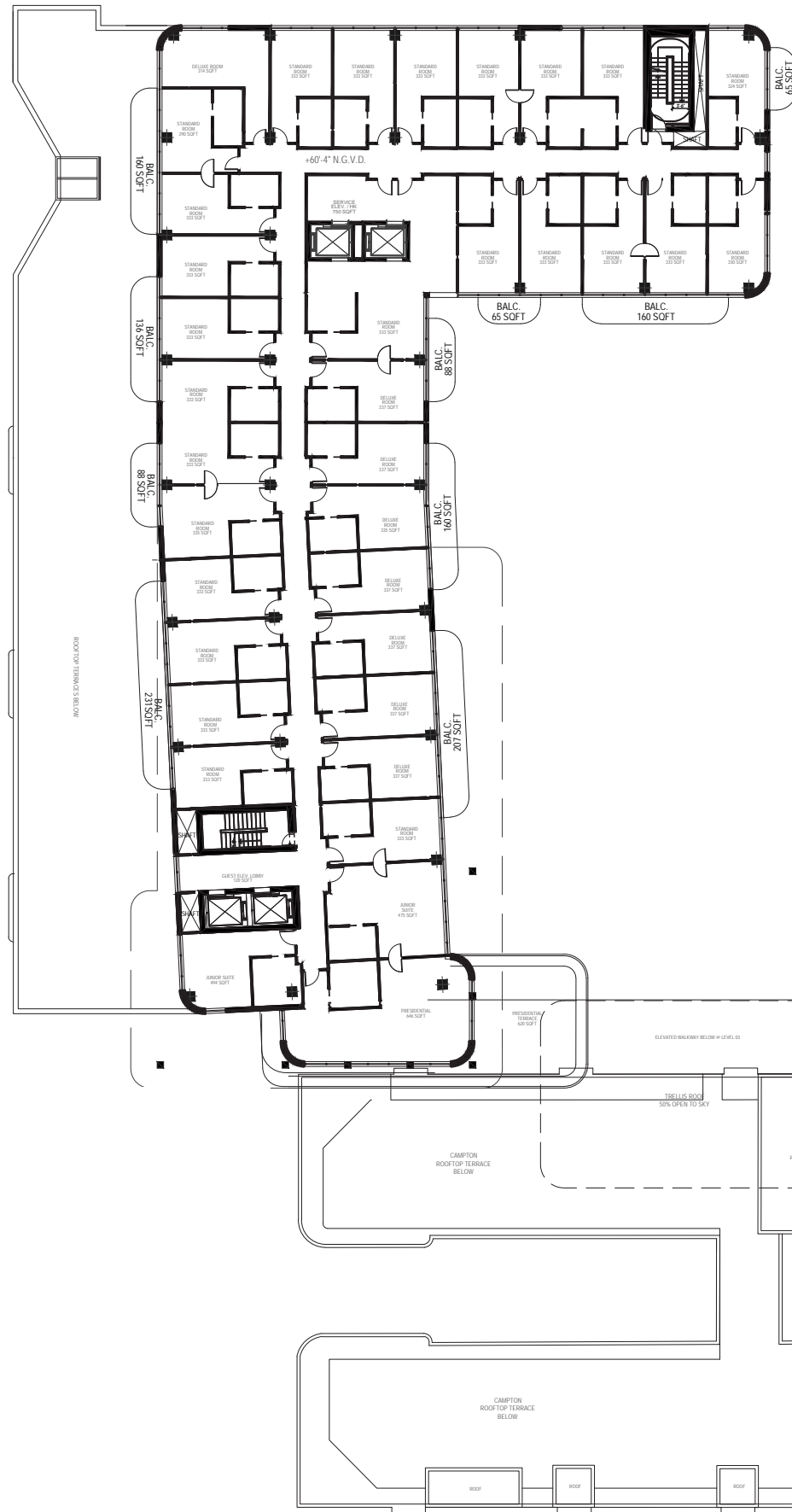


THERE WILL BE HARDSCAPE
ON THIS SHEET





THERE WILL BE HARDSCAPE
ON THIS SHEET



THERE WILL BE HARDSCAPE
ON THIS SHEET



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