



1420 Collins Avenue, Miami Beach, Florida
Vertical Accessibility -ADA Waiver Application
Project and Facility Type:

The subject site is a narrow fifty (50) foot wide lot located mid-block on the west side of Collins Avenue between 14th Street and Espanola Way, in the City of Miami Beach. The property contains a 2-story, flat-roofed apartment building, originally known as the Sargent Arms Apartments.

Based on the microfilm records on file with the City Building Department, the structure was originally designed in 1923 by architect E. G. Cobelli with twelve (12) apartment units, and then four (4) rooms were added and the façade was modernized in 1937 by architect Albert Anis. In 1941, architect Henry Hohausser designed an addition with eight (8) units and renovation of the existing structure. With contributions from three of Miami Beach's famous architects, the structure is typical of the Art Deco style of architecture. Specifically, the façade contains a symmetrical massing, wrapping horizontal articulations on the corners, and ancient cultural motifs with the stepped parapet element on the roof. At some point, a canopy was added to create a welcoming front porch area.

There is an initial threshold to enter the front porch area, and two additional steps to enter the main double doors to the lobby and units on the first floor. There is currently no ramping or lifts to enter the building. Two, narrow sets of stair cases lead to additional units on the second floor. The area between the steps and height of the thresholds is extremely narrow. Currently, no portion of the structure is handicap accessible.

The Owner's goal is to preserve the historic structure, façade, and exterior design elements; change the use from apartment to a transient hotel consist with the neighborhood; and ensure ADA accessibility and enjoyment. The renovation includes a ramp within the north side setback into the lobby and the first floor, and converting a portion of the existing lobby area to an new ADA hotel room. The reconfiguration of the first floor does the most possible to provide a functional and accessible hotel that

preserves many of its original characteristics of the apartment building. The Owner has submitted building permit plans to the City of Miami Beach's Building Department for the renovations.