

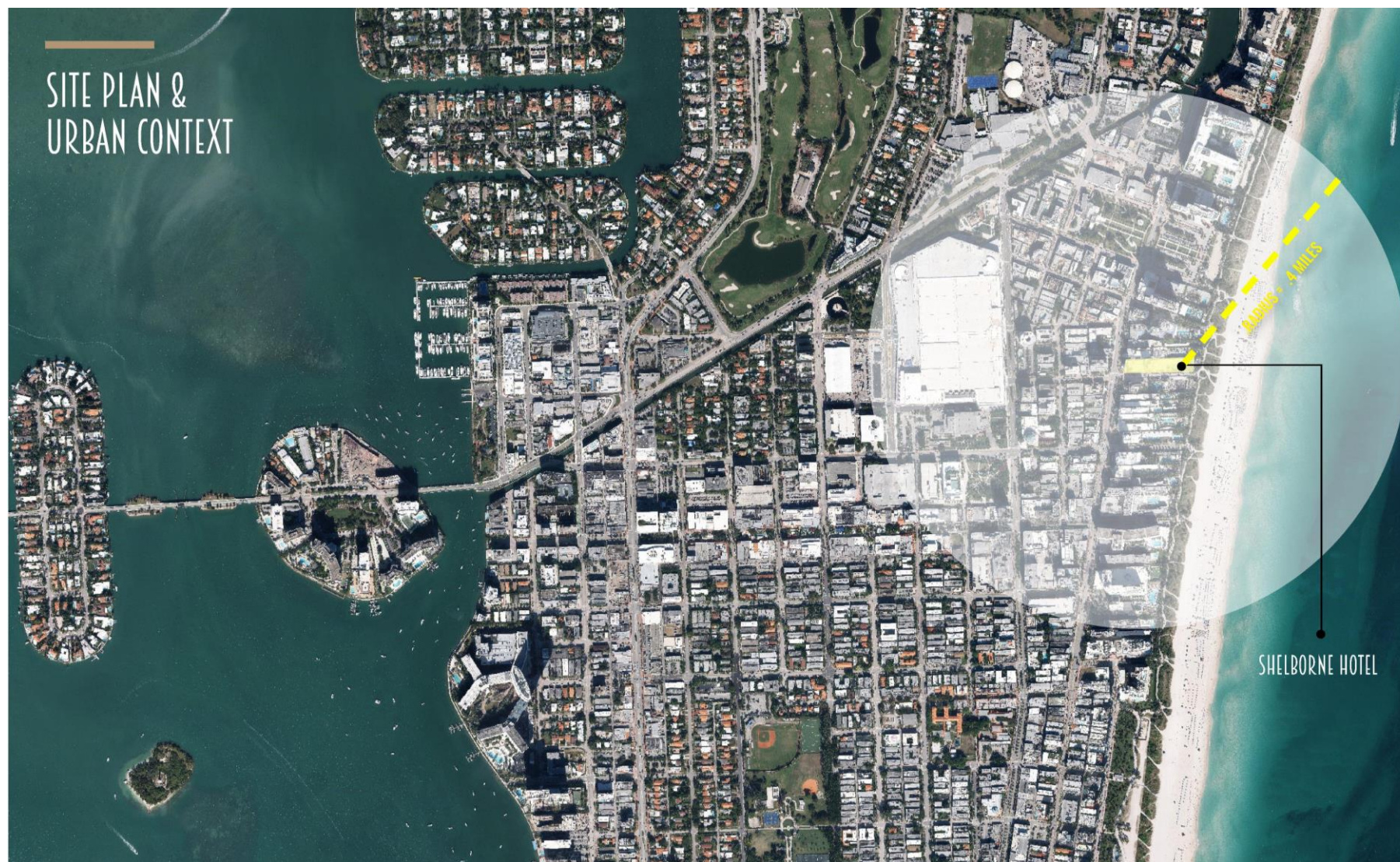


# HPB20-0443: Shelborne South Beach

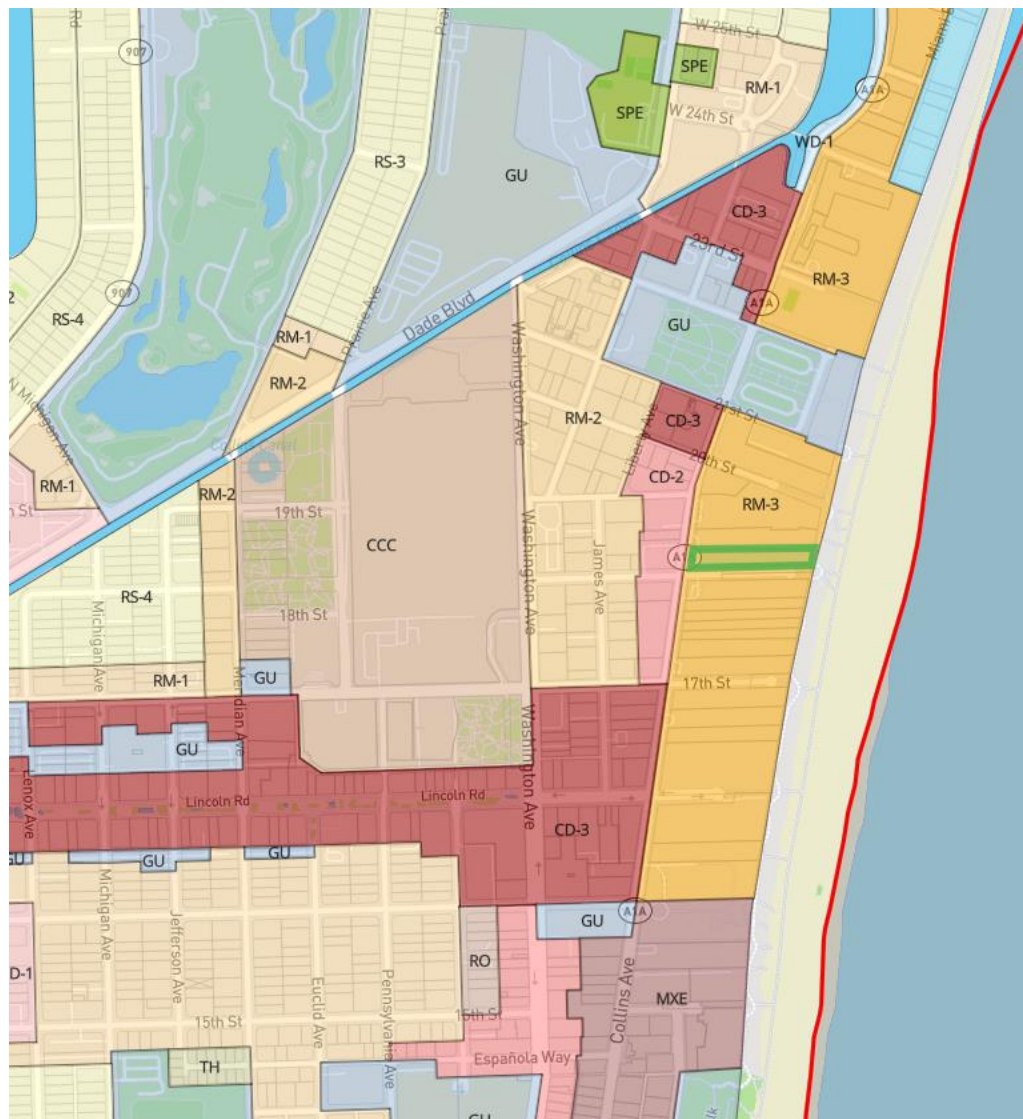
- Historic Preservation Board
- April 13, 2021

# Property

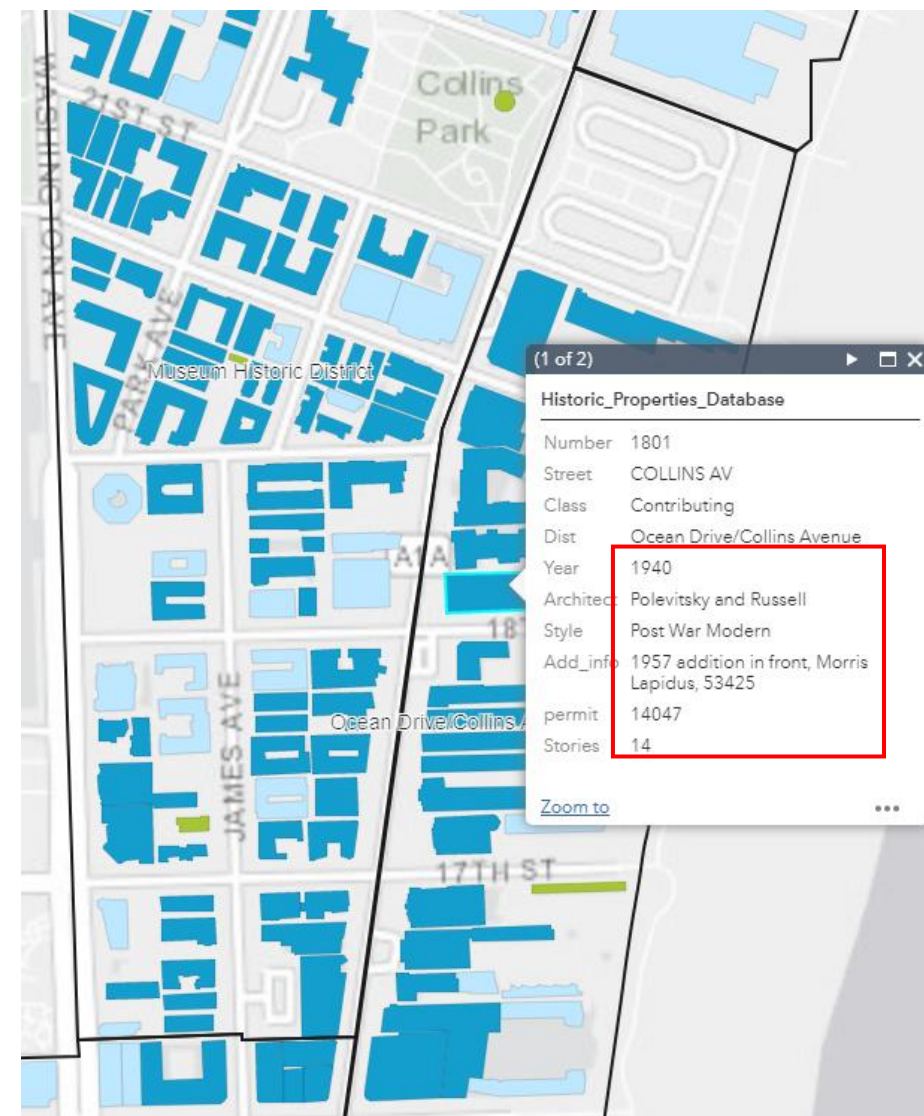
1801 Collins Ave



# Zoning and Historic Status

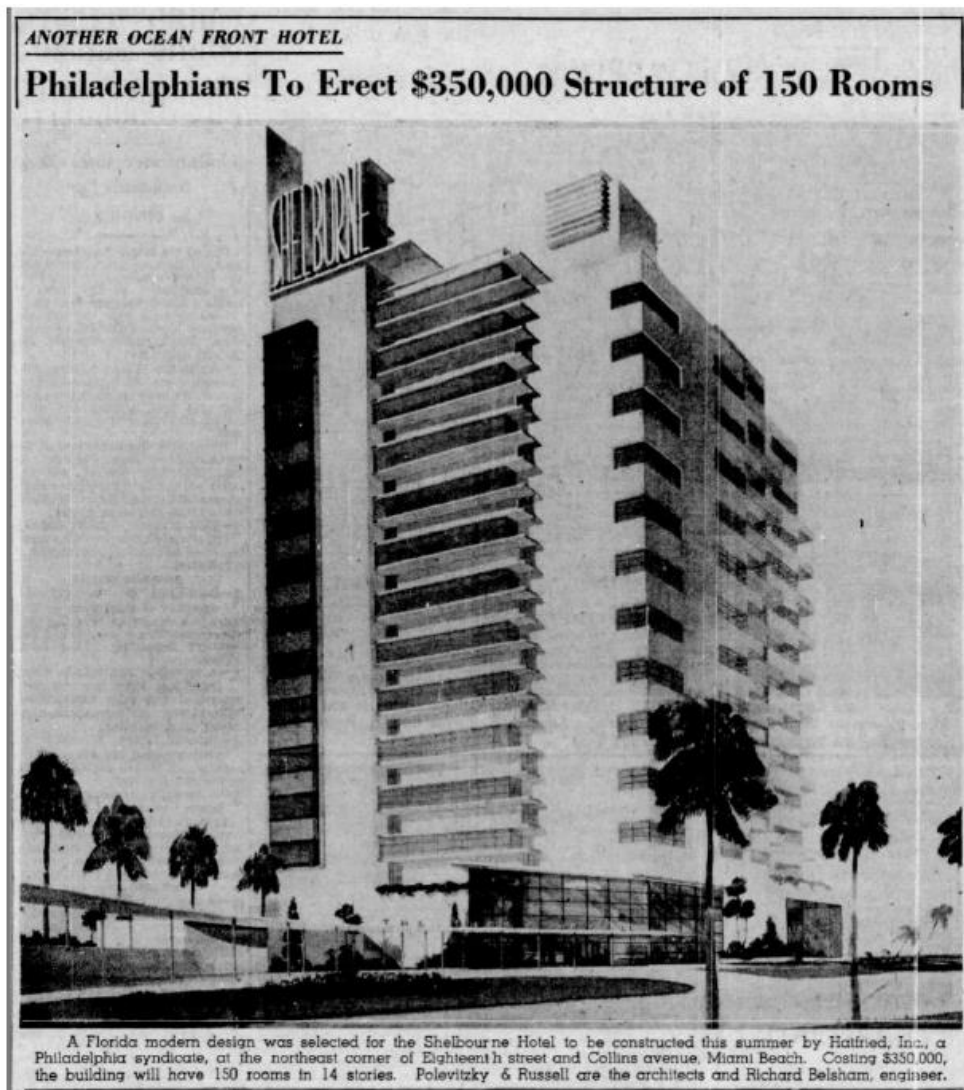


Zoning Map Excerpt



Historic Property Viewer Excerpt

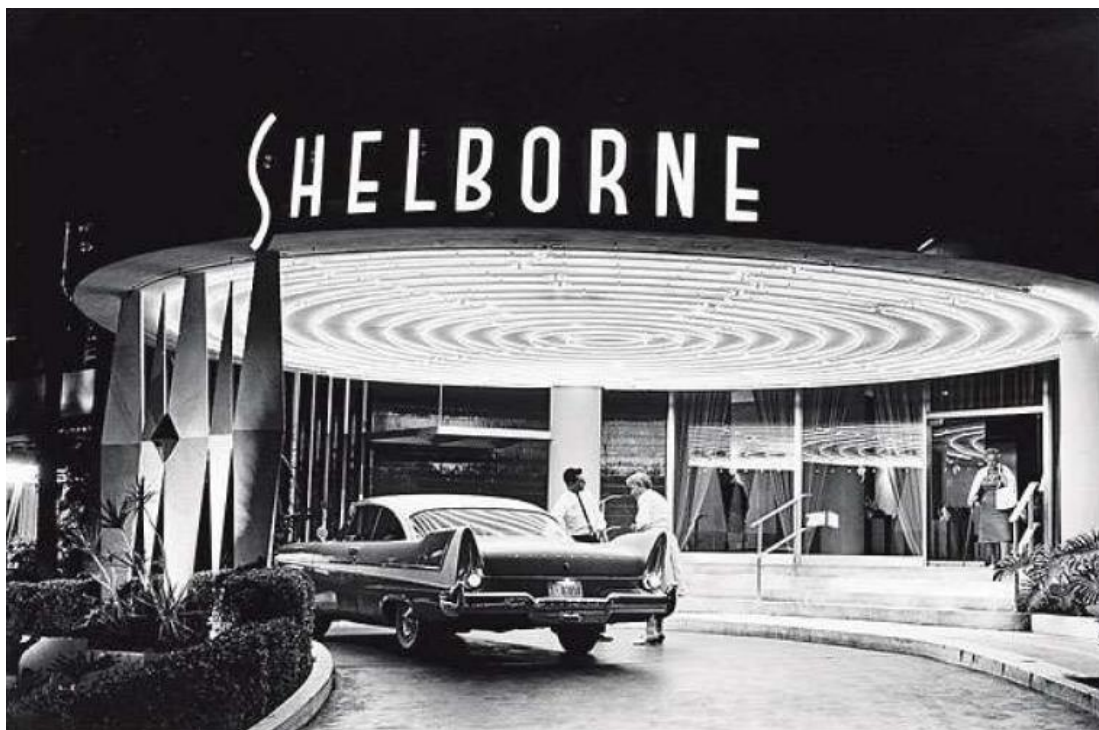
# History



1940 March 17 – The Miami Herald



1957 July 14 – The Miami News



The **NEW** Showplace of Miami Beach

AIR CONDITIONED  
**THE SHELBORNE HOTEL**  
 LUXURIOUS *New* BEACHFRONT  
 POOL and CABANA COLONY  
 A MOST DISTINGUISHED ADDRESS FOR  
**CABANAS**

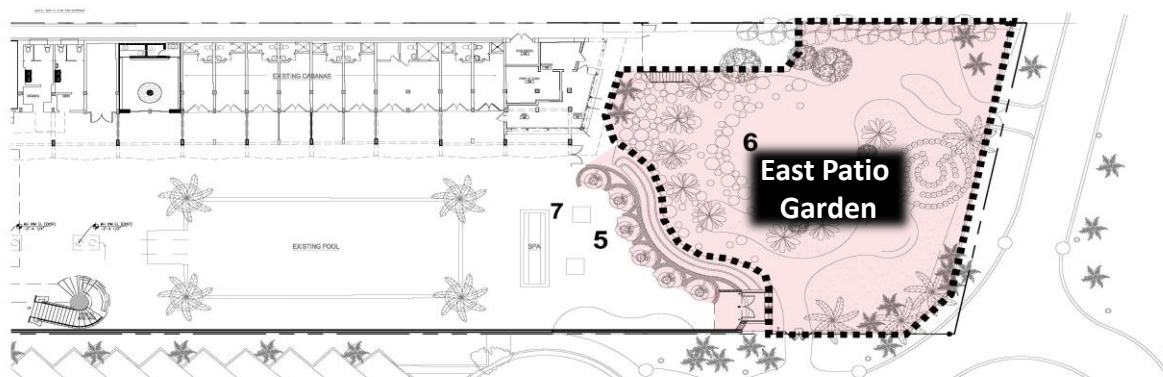
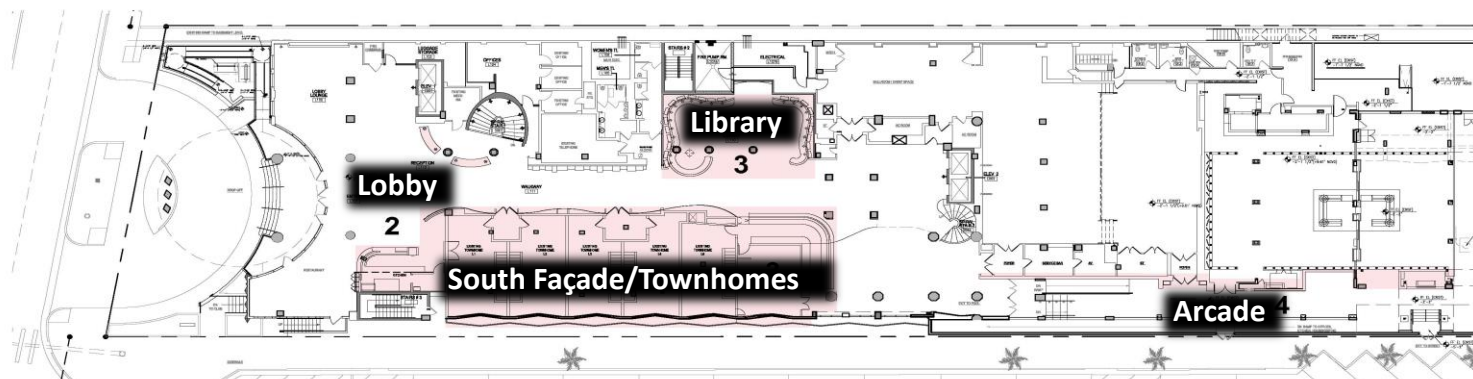
**GRAND OPENING**  
**SUNDAY DECEMBER 19th**  
 EVERYONE INVITED 2 P. M. TO 5 P. M.



# Request No. 1

- Request No.1:** COA for demolition and design for renovation of southern façade, lobby, mezzanine, arcade, event terrace, and east patio.

## EXISTING PLANS



### SCOPE OF WORK:

1. LOBBY TOWNHOUSES
2. LOBBY CAFE
3. BAR AND PRIVATE SITTING AREA
4. EXTERIOR ARCADE
5. UNDULATING SCALLOP SITTING AREA
6. EXISTING PAVERS AND LANDSCAPE
7. SPA TO BE REMOVED

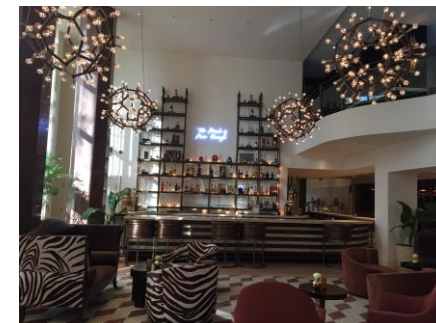
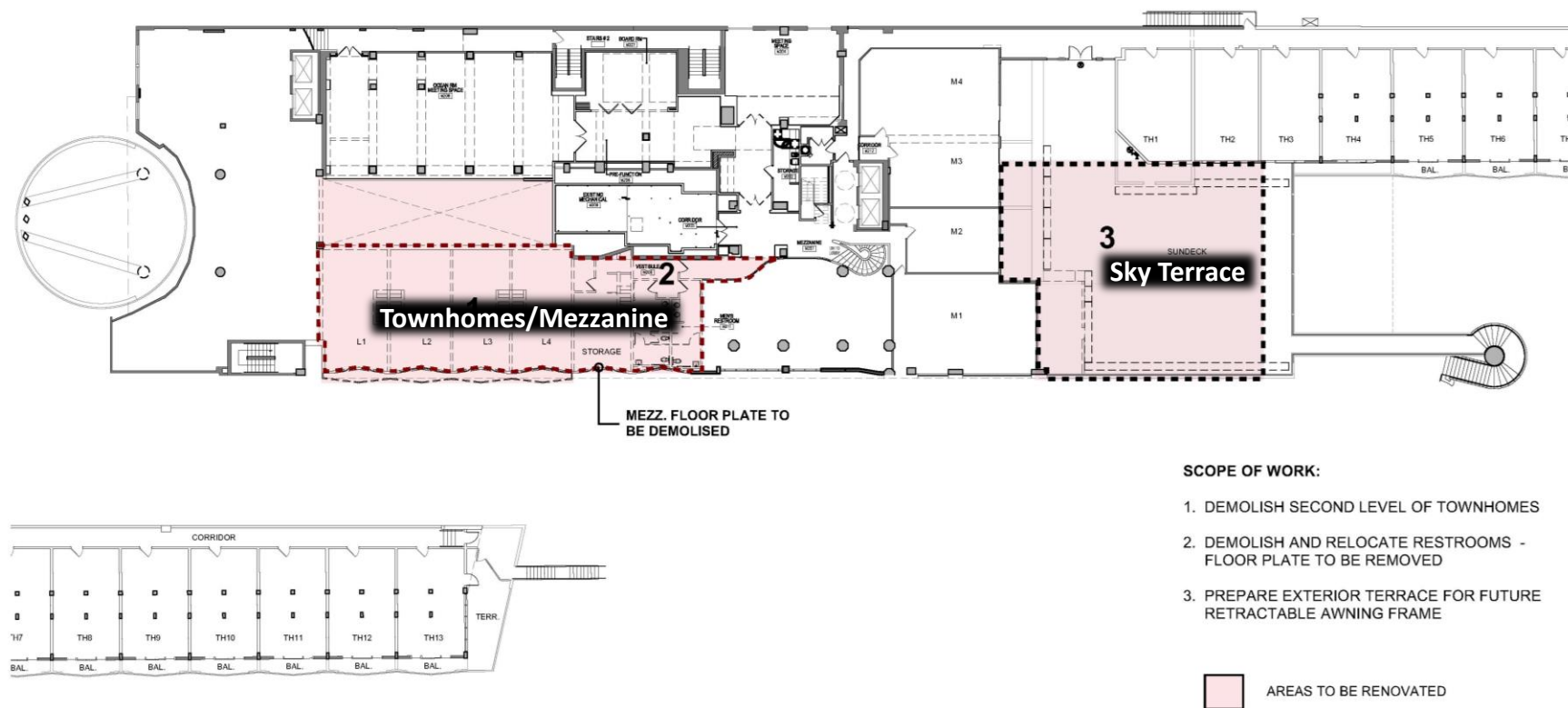
AREAS TO BE RENOVATED



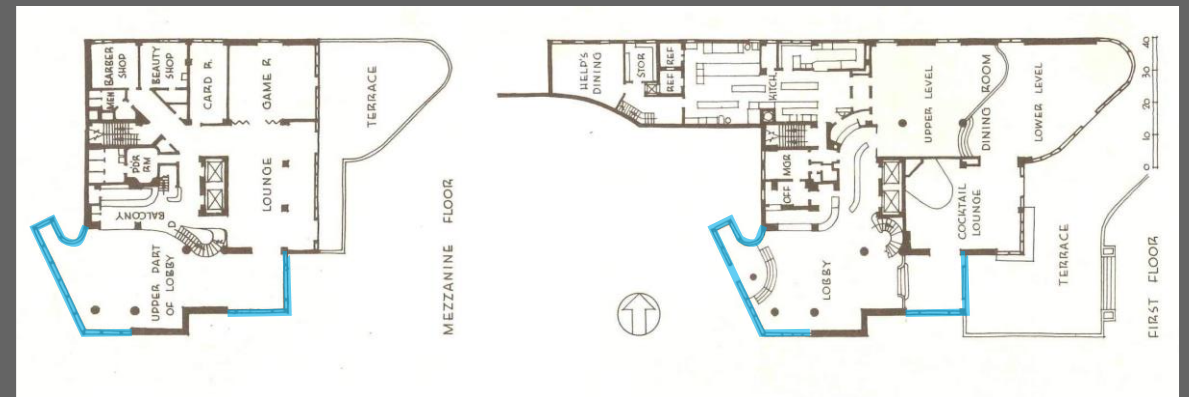
1/32" = 1'-0"  
SCALE  
FEET



# Request No. 1, cont'd.



# Original Polevitzky & Russell South Façade & Lobby -1940



# Morris Lapidus Addition South Façade - 1958



1940 POLEVITZKY  
& RUSSELL  
ORIGINAL DESIGN

1958 MORRIS LAPIDUS  
ADDITION



POST CARD RENDERINGS

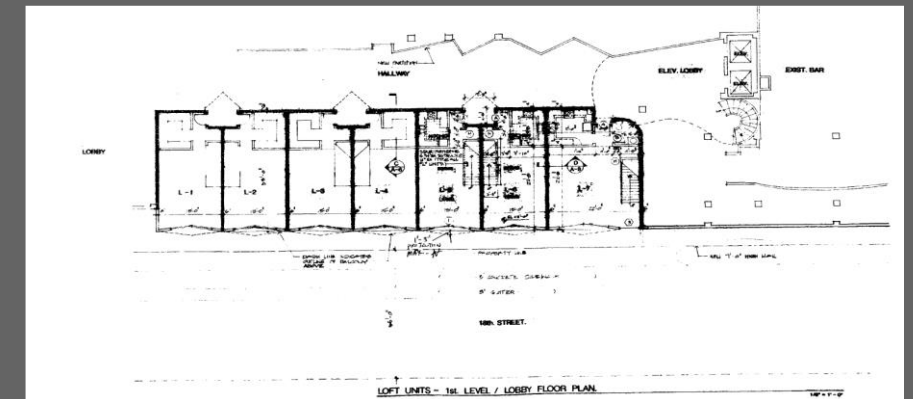
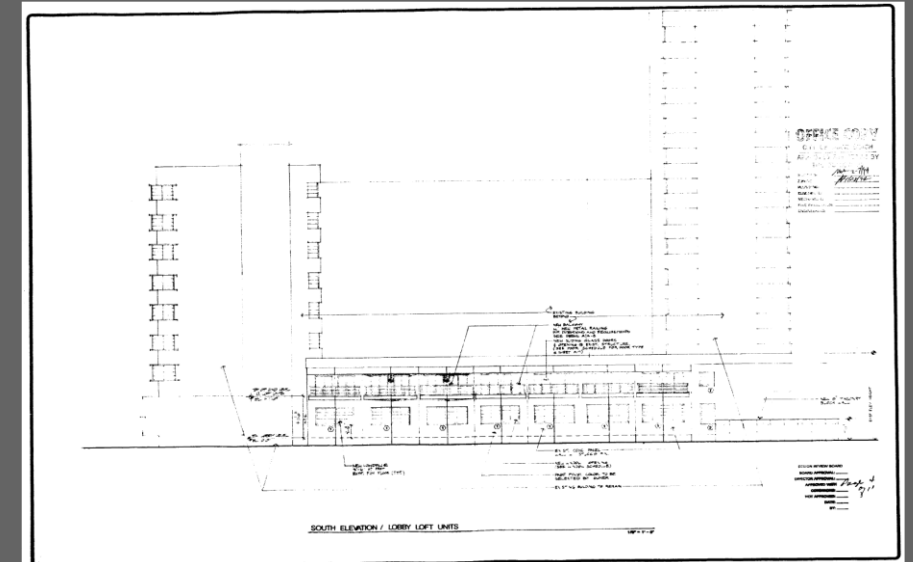


ACTUAL PHOTO (1970-1980s)

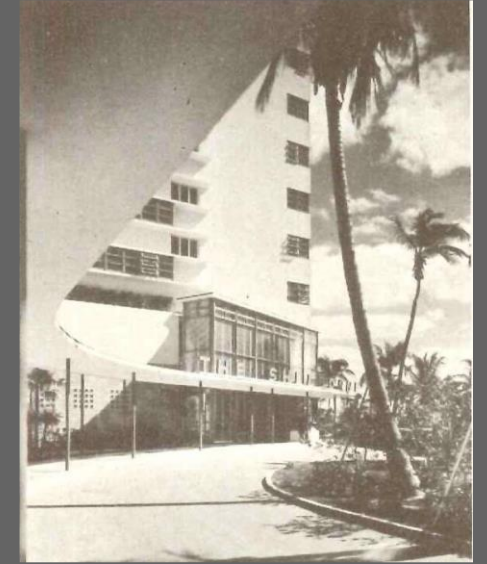
# Morris Lapidus South Façade – 1960's-1990's



# Conversion of Lobby to Townhomes -1993



# Reintegration of Polevitzky Lobby Windows - 2014



The architectural drawings include:

- Elevation 1:** The main facade of the hotel tower, showing multiple stories with numerous windows. A dashed box labeled "1" outlines the original 1940 design.
- Elevation 2:** A side elevation of the tower, also outlined by a dashed box labeled "2".
- Elevation 3:** A detailed view of the lobby townhouses, showing two levels with large windows and balconies. A dashed box labeled "3" indicates the areas to be renovated.
- Elevation 4:** A view of the pool cabanas and rear townhouses, showing a single-story building with a flat roof and large windows. A dashed box labeled "4" indicates the areas to be renovated.

A legend indicates that pink shaded areas represent "AREAS TO BE RENOVATED".

**HISTORICAL SCOPES OF WORK:**

1. 1940 - ORIGINAL TOWER DESIGN BY IGOR POLEVITSKY & THOMAS RUSSELL
2. 1958 - DESIGN BY MORIS LAPIDUS
3. 1993 - LOBBY TOWNHOUSES ADDED. ALTERING THE 1958 LAPIDUS LOBBY FACADE. POOL CABANAS AND REAR TOWNHOUSES ADDED
4. 2014 - LOBBY WINDOW ADDITION

Additional notes include "REFER TO ENLARGED PLANS FOR DIMENSIONS" and "MATCH LINE" labels indicating where the drawings connect to other sheets.

A scale bar at the bottom right shows a scale of 1/32" = 1'-0".

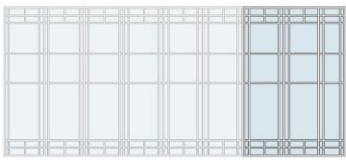
# Proposed Restoration of Design Intent of South Façade



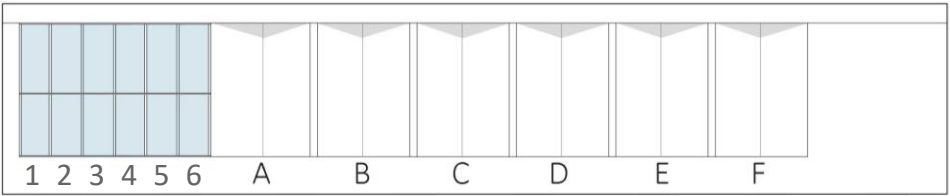
# Proposed Restoration of Design Intent



# South Façade Design Intent



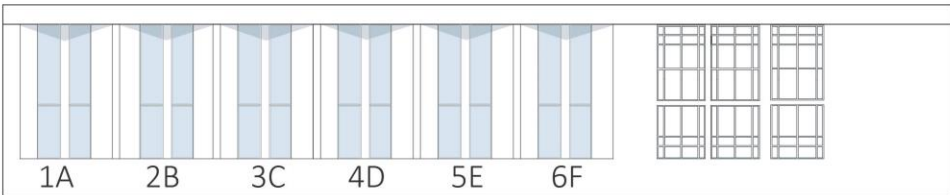
ORIGINAL POLEVITZKY & RUSSELL SOUTH FAÇADE -1940



MORRIS LAPIDUS DESIGN 1958

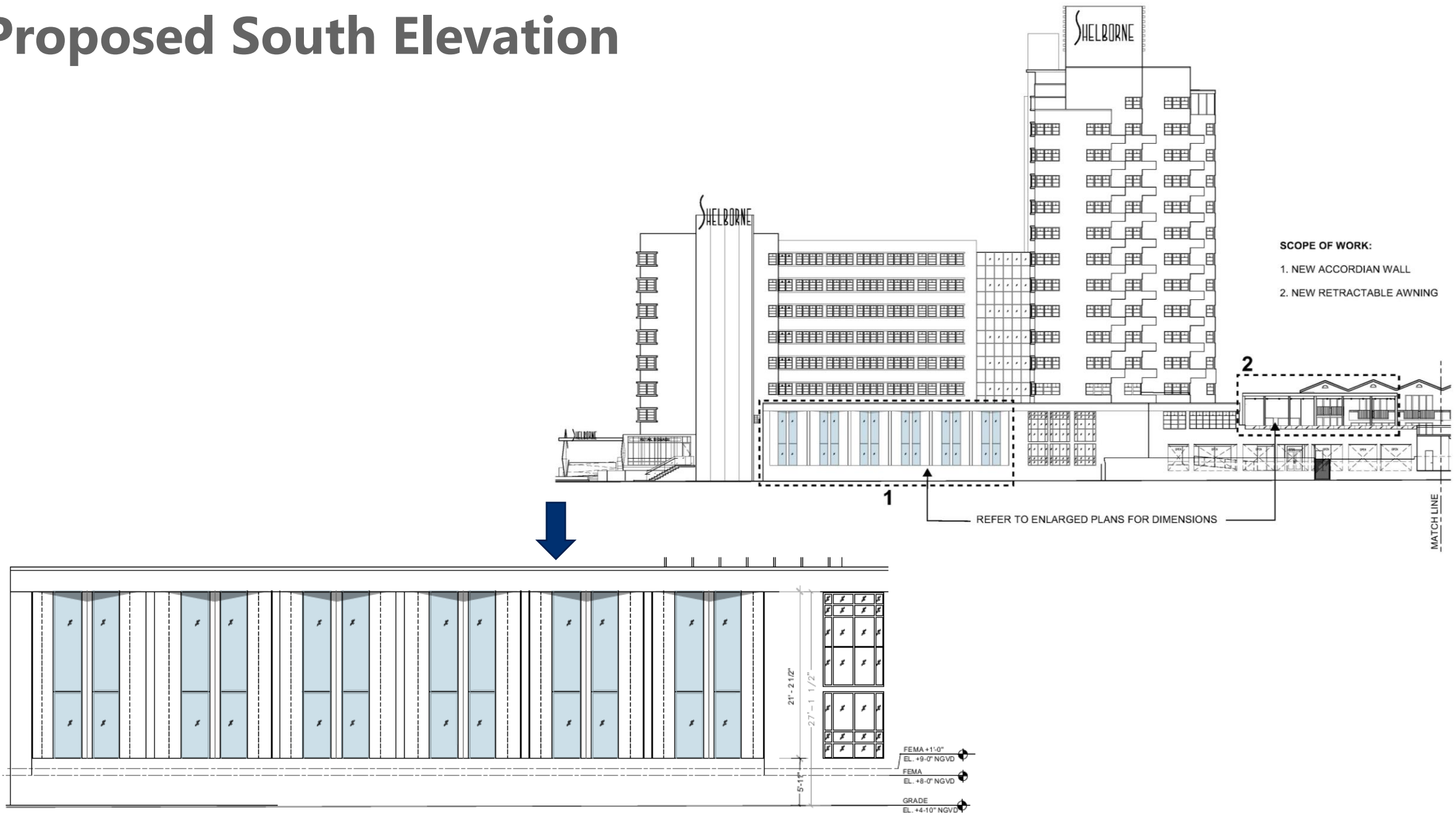


CURRENT DESIGN



PROPOSED DESIGN INTEGRATION OF GLAZING WITH "V" SHAPE PANEL

# Proposed South Elevation



# Existing vs Proposed South Façade



**Existing Non-Conforming Facade**



**Proposed Design**

# South Façade Evolution



1940 Polevitsky & Russell Design



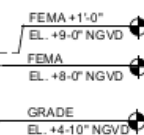
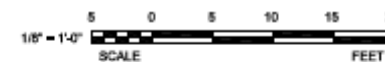
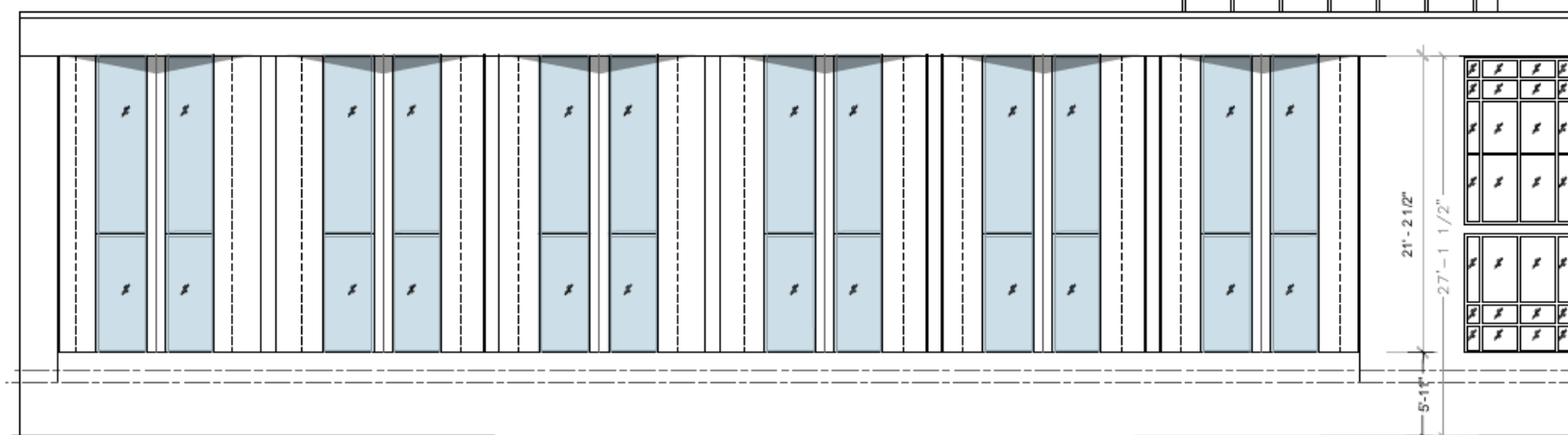
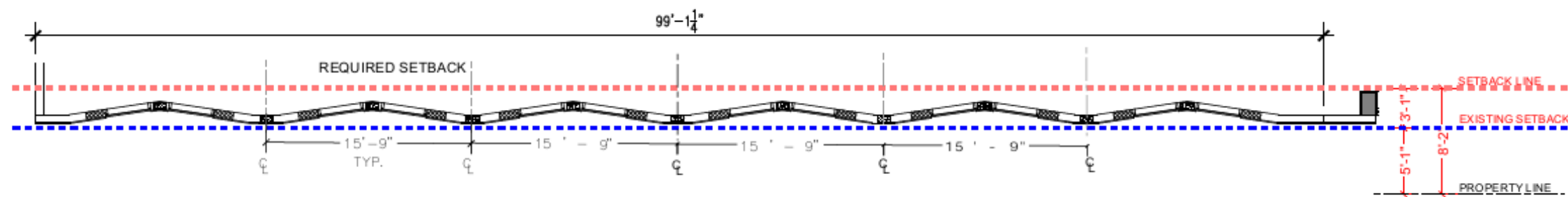
1958 Lapidus Design



2021 Restorative Design Intent

# Request No. 2a: South Lobby Façade

- Request No. 2a:** Variance from required side street setback to permit reconstructed southern façade to follow existing legal nonconforming setback of 5'1" where 8'2" is required



# Preservation of Existing Setback

## Section 118-395(b)(1)(c):

(b) Nonconforming buildings.

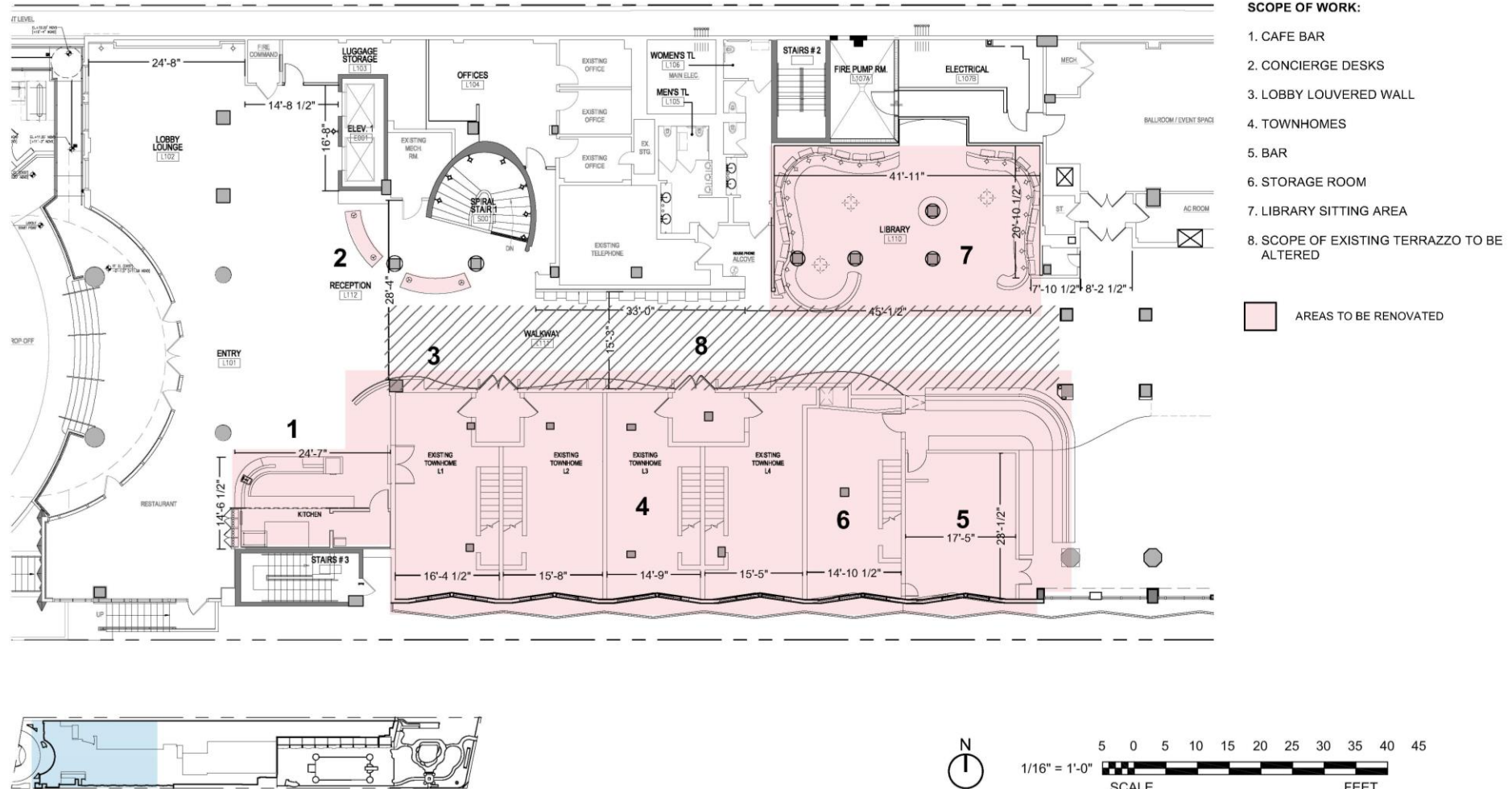
(1) Nonconforming buildings which are repaired or rehabilitated by less than 50 percent of the value of the building as determined by the building official shall be subject to the following conditions:

- a. The building shall have previously been issued a certificate of use, certificate of completion, certificate of occupancy or occupational license by the city to reflect its current use.
- b. Such repairs or rehabilitation shall meet the requirements of the city property maintenance standards, the applicable Florida Building Code, and the Fire Safety Code.
- c. If located within a designated historic district, or an historic site, the repairs or rehabilitations shall comply substantially with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures, as amended, as well as the certificate of appropriateness criteria in article X of these land development regulations. If the repair or rehabilitation of a contributing structure conflicts with any of these regulations, the property owner shall seek relief from the applicable building or fire safety code.

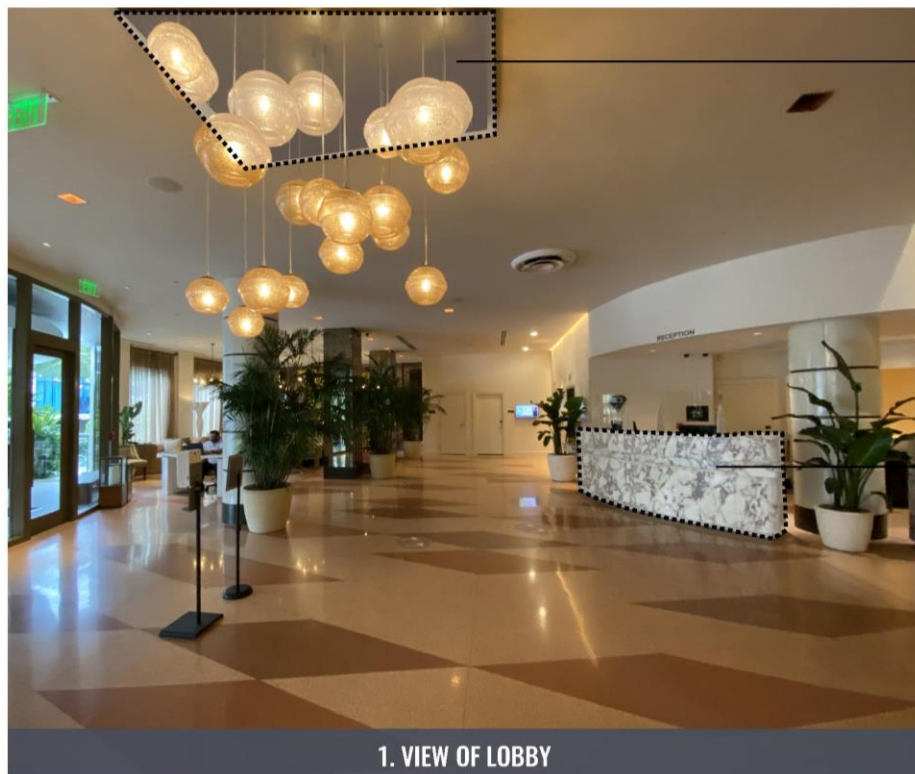
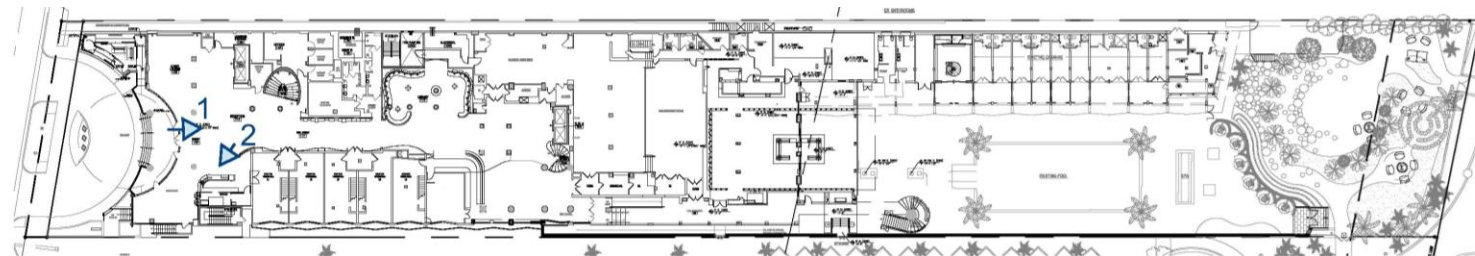
# Existing Lobby

## EXISTING PLANS

## ENLARGED GROUND FLOOR PLAN SHOWING AREAS TO BE RENOVATED



# Existing Lobby

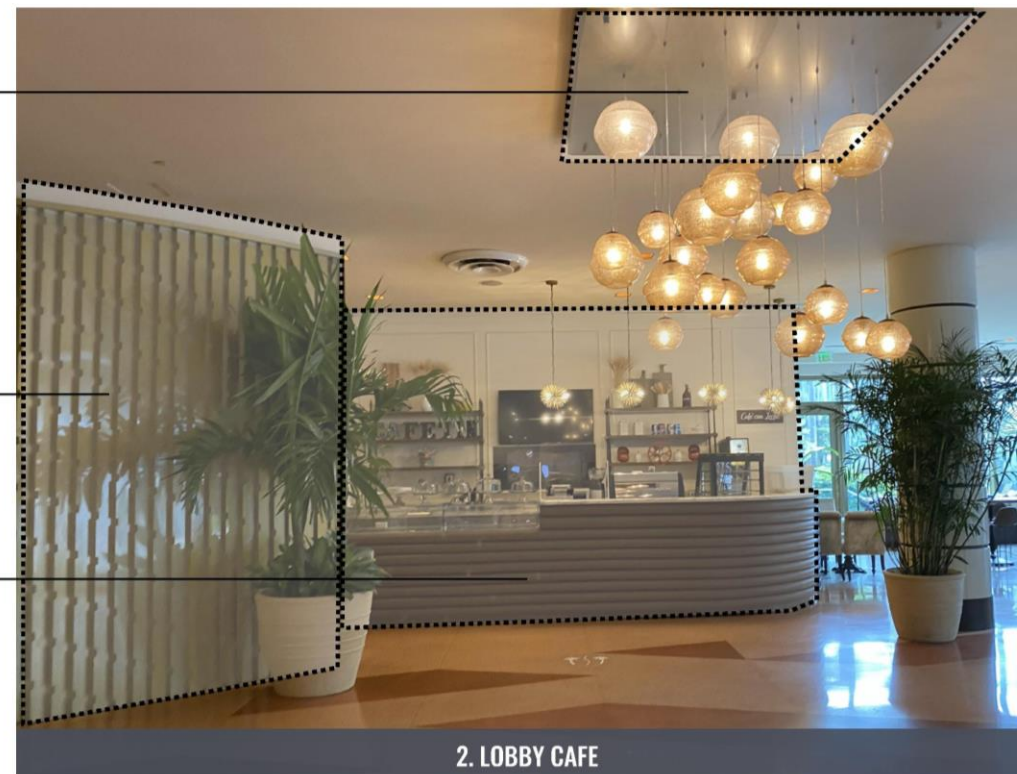


LIGHTING FIXTURES TO  
BE REMOVED

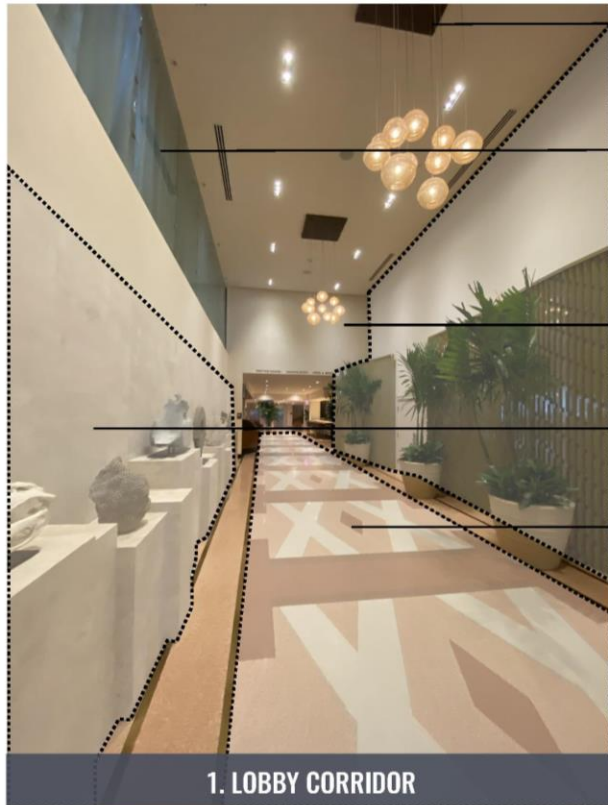
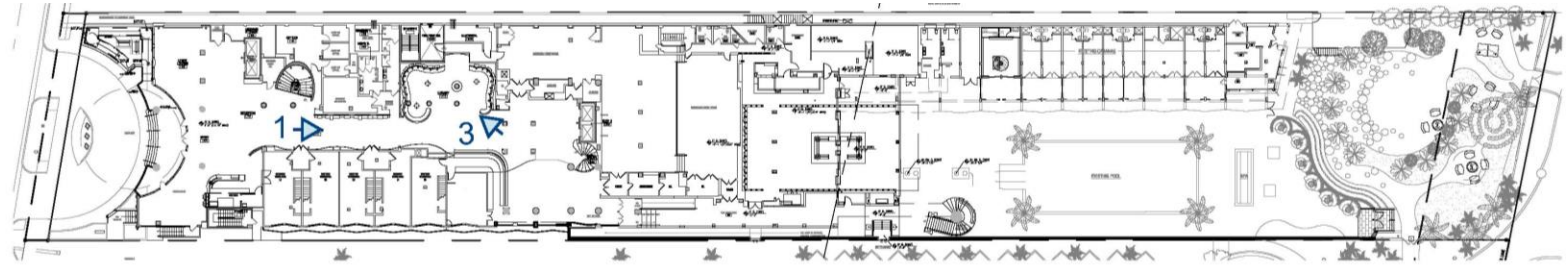
EXISTING TOWNHOMES  
TO BE REMOVED

CHECK IN DESKS TO BE  
REPLACED

LOBBY CAFE TO BE  
FULLY EXPANDED



# Existing Lobby



1. LOBBY CORRIDOR

LIGHTING FIXTURES  
TO BE REMOVED

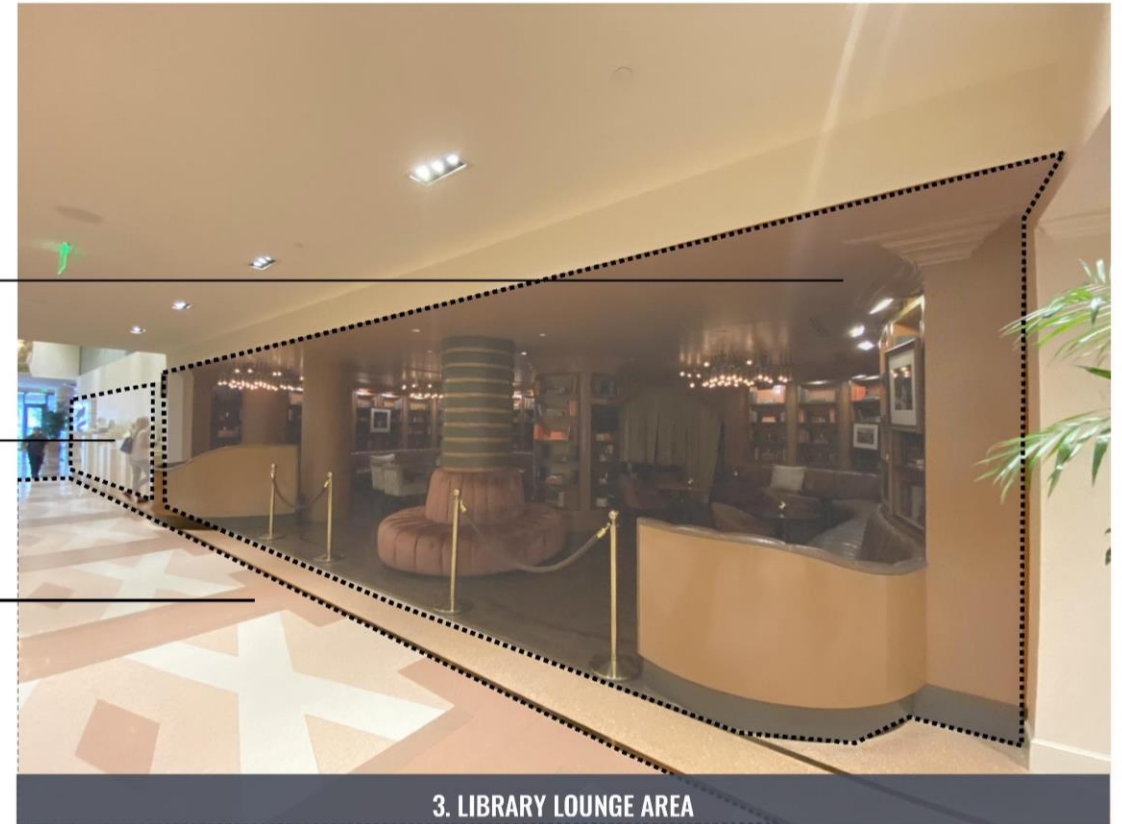
INTERIOR GLAZED  
WALL TO REMAIN

LIBRARY BAR TO BE FULLY  
RENOVATED

MECHANICAL ROOM  
WALL TO REMAIN

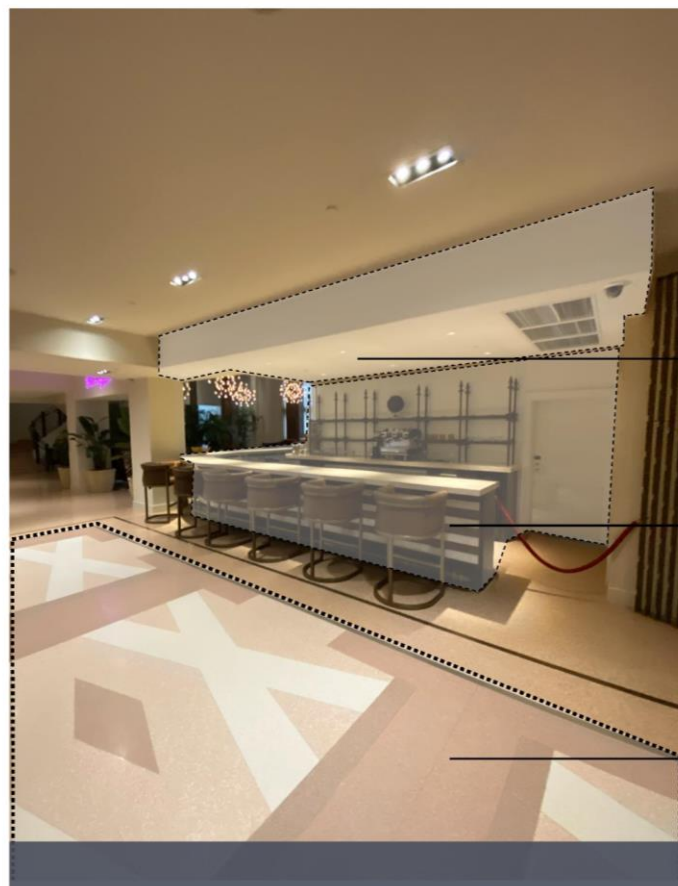
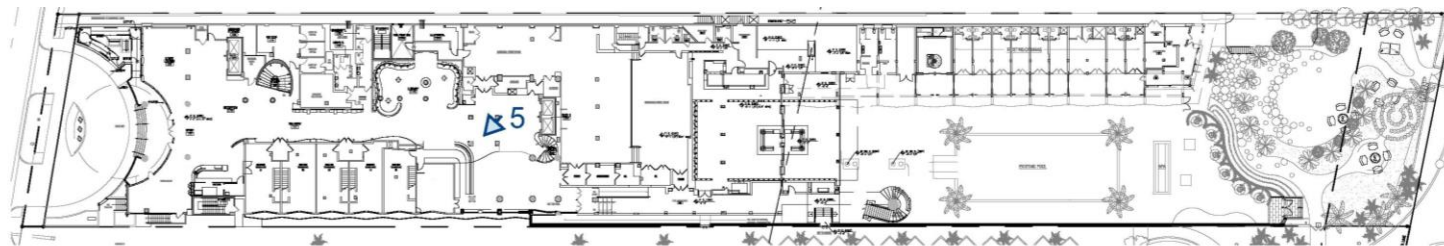
DECORATIVE MARBLE ART WALL  
AND PEDESTALS BE REMOVED

PARTIAL DEMOLITION OF EXISTING TERRAZO  
FLOORING, NEW TERRAZO FLOORING TO BE  
INSTALLED



3. LIBRARY LOUNGE AREA

# Existing Lobby



MEZZANINE FLOOR  
PLATE TO BE DEMOLISHED

SOFFIT TO BE REMOVED

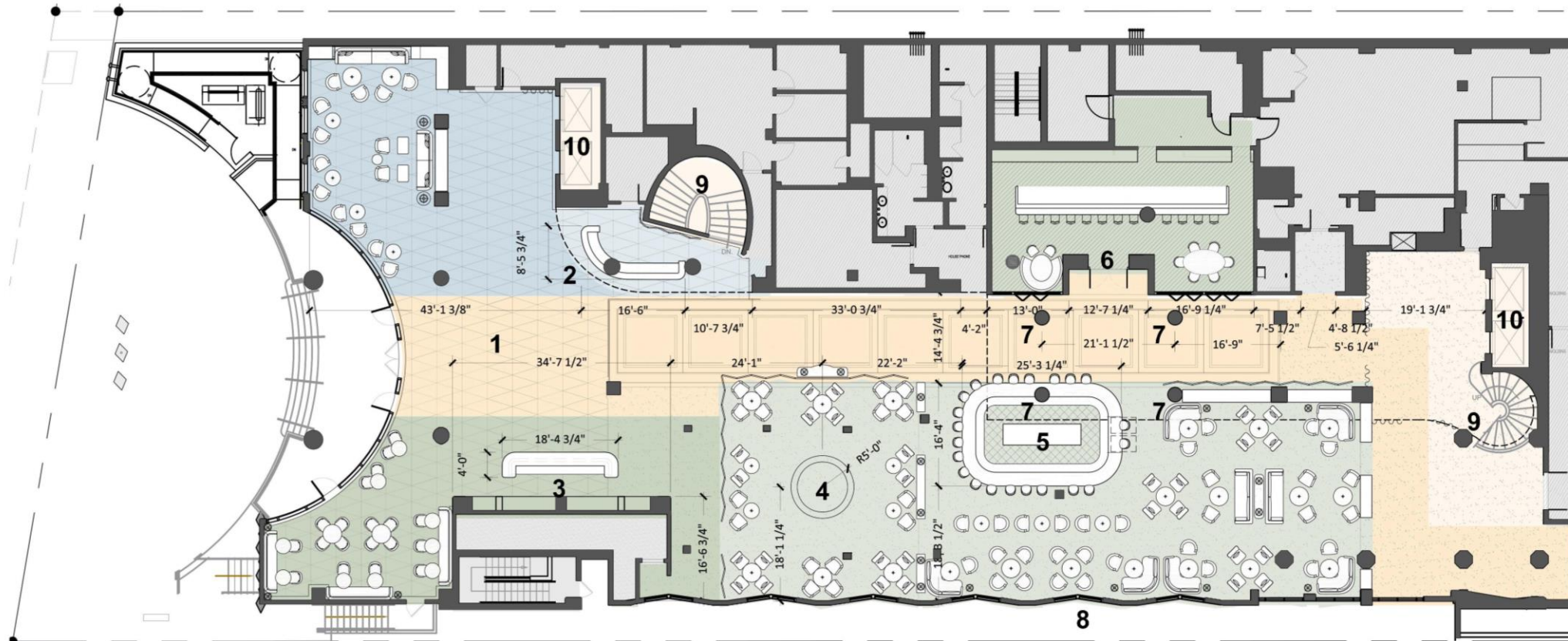
BAR WALL AND STORAGE ROOM  
BEYOND TO BE DEMOLISHED

PARTIAL DEMOLITION OF EXISTING TERRAZZO  
FLOORING, NEW TERRAZZO FLOORING TO BE  
INSTALLED



## 5. INTERIOR BAR

# Proposed Lobby



## SCOPE OF WORK:

### 1. GENERAL FINISH UPDATES:

- A. FLOORING - REFER TO FINISH FLOOR PLANS - PAGES 69-72.
- B. WALLS - EXISTING WALLS TO BE RE-PAINTED AND RECEIVE MINIMAL DECORATIVE PAINTED TRIM.
- C. CEILING - EXISTING AND NEW CEILING AREA (ABOVE DEMO SCOPE) TO BE RE-PAINTED AND RECEIVE MINIMAL DECORATIVE PAINTED TRIM.

2. NEW HOST DESK IN EXISTING LOCATION - UPHOLSTERED PANEL FRONT WITH PAINTED TIMBER TRIM. REFER TO PAGE 78.

3. NEW PROPOSED SIDE BAR UTILIZING EXISTING CAFE LOCATION - REFER TO PAGE 79 FOR FURTHER DETAILS.

4. NEW PROPOSED ENTERTAINMENT STAGE - FINISH TO MATCH ADJACENT FLOORING. REFER TO PAGE 80 FOR FURTHER DETAILS.

5. NEW PROPOSED BAR - REFER TO PAGE 81 FOR FURTHER DETAIL.

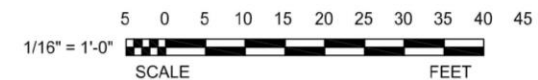
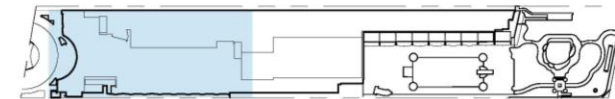
6. NEW PROPOSED SUSHI RESTAURANT: SHOPFRONT TO HAVE GLAZED DOUBLE DOOR AND GLAZED WALLS WITH FUNCTIONING WINDOWS. REFER TO PAGE 82 FOR DETAIL.

7. NEW PROPOSED DECORATIVE COLUMNS

8. NEW PROPOSED FACADE BY ARCHITECT.

9. EXISTING STAIRCASE TO REMAIN.

10. UPDATE FINISHES TO EXISTING ELEVATORS



# Proposed Lobby



*View looking southeast from reception*



# Proposed Lobby



*View looking east from proposed lobby bar in place of townhomes*



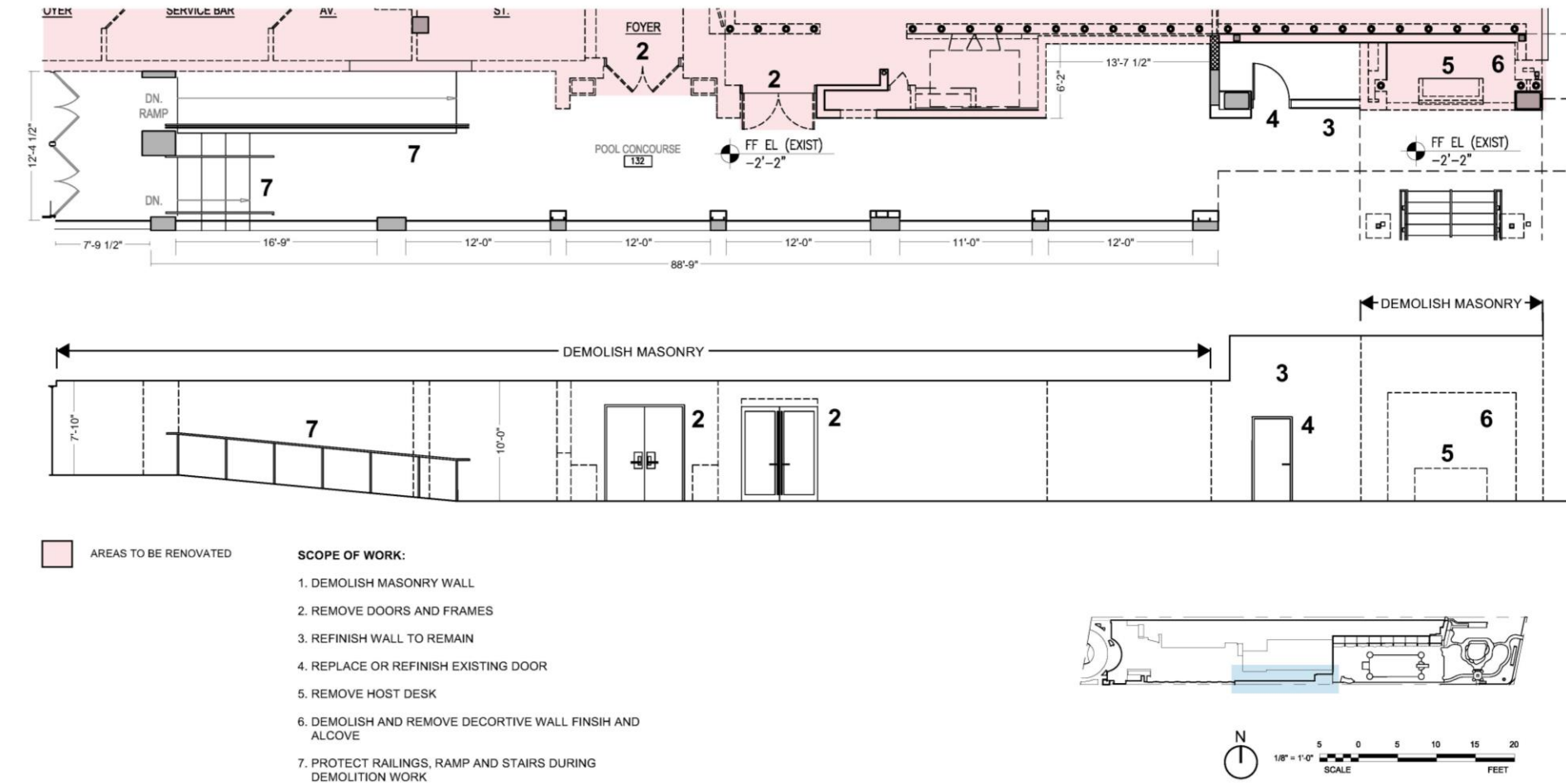
# Proposed Lobby



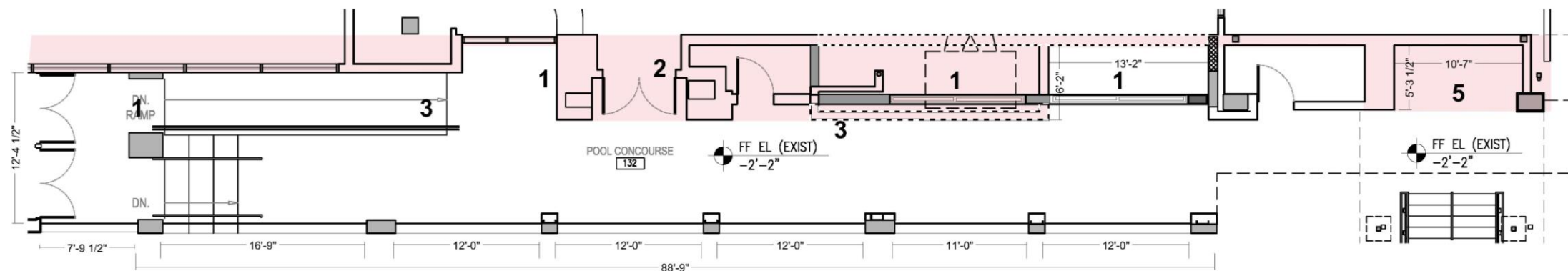
*View looking west from proposed lobby bar in place of townhomes*



# Existing Arcade

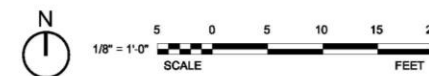
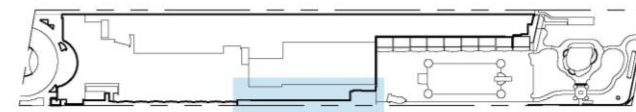


# Proposed Arcade



## SCOPE OF WORK:

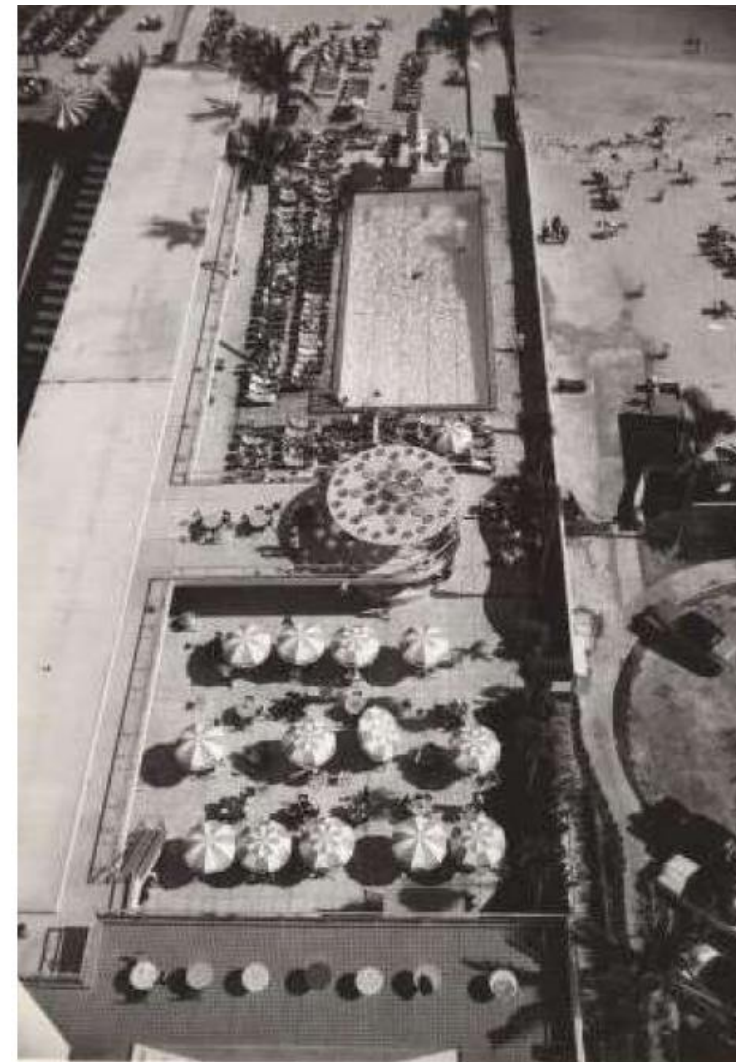
1. NEW STOREFRONT GLAZING
2. NEW ENTRY TO RESTAURANT
3. APPLY SMOOTH STUCCO FINISH TO NEW MASONRY
4. NEW SEATING ALCOVE
5. NEW HOST STAND



# Request No. 2b: Sky Terrace - Historic Precedent



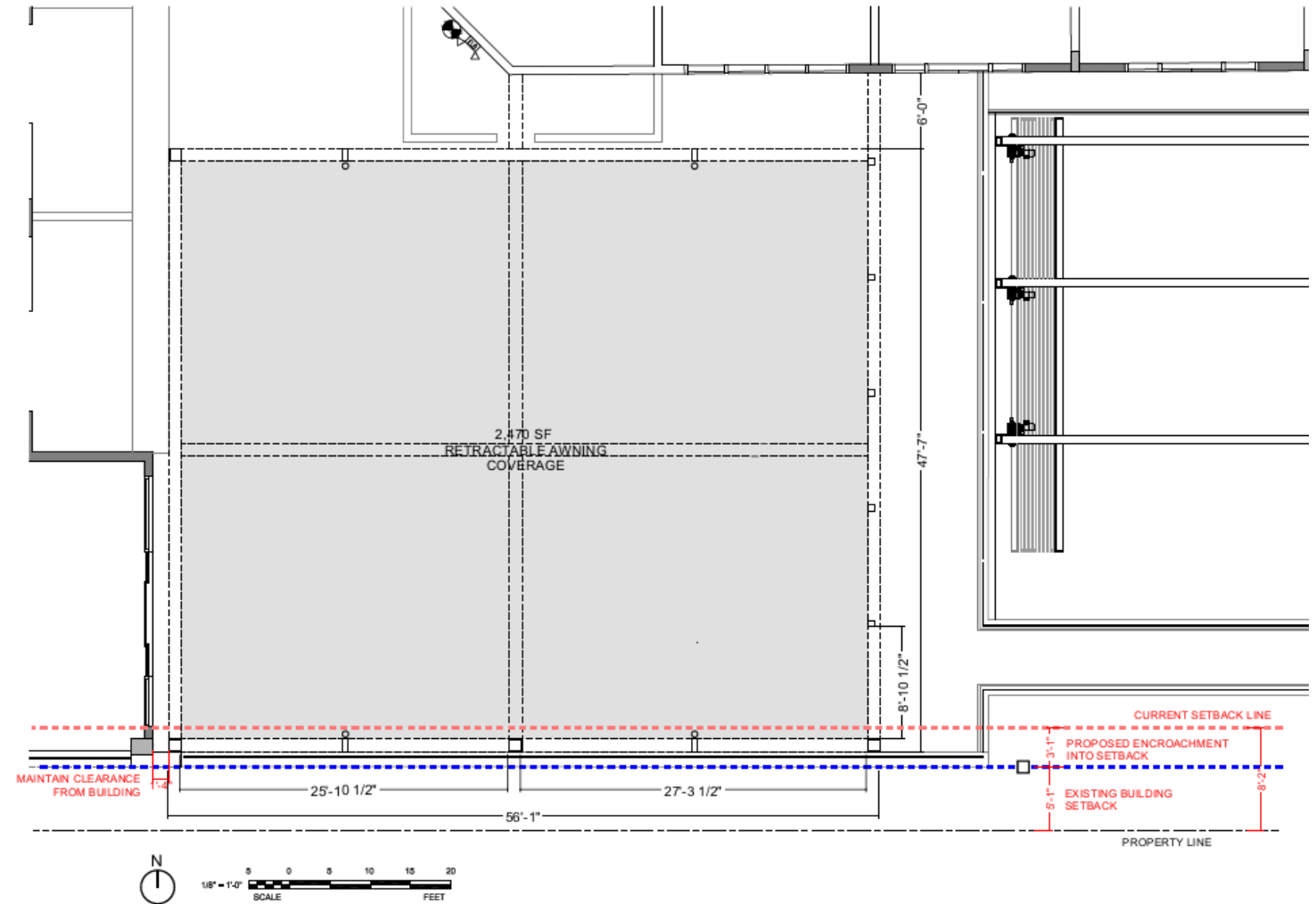
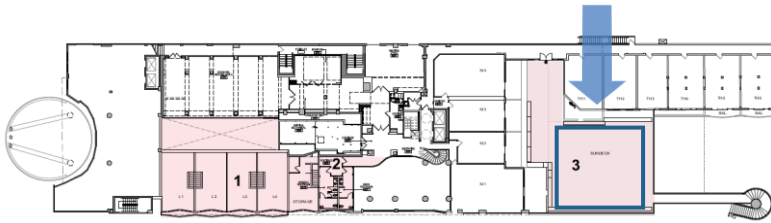
*Existing Condition*



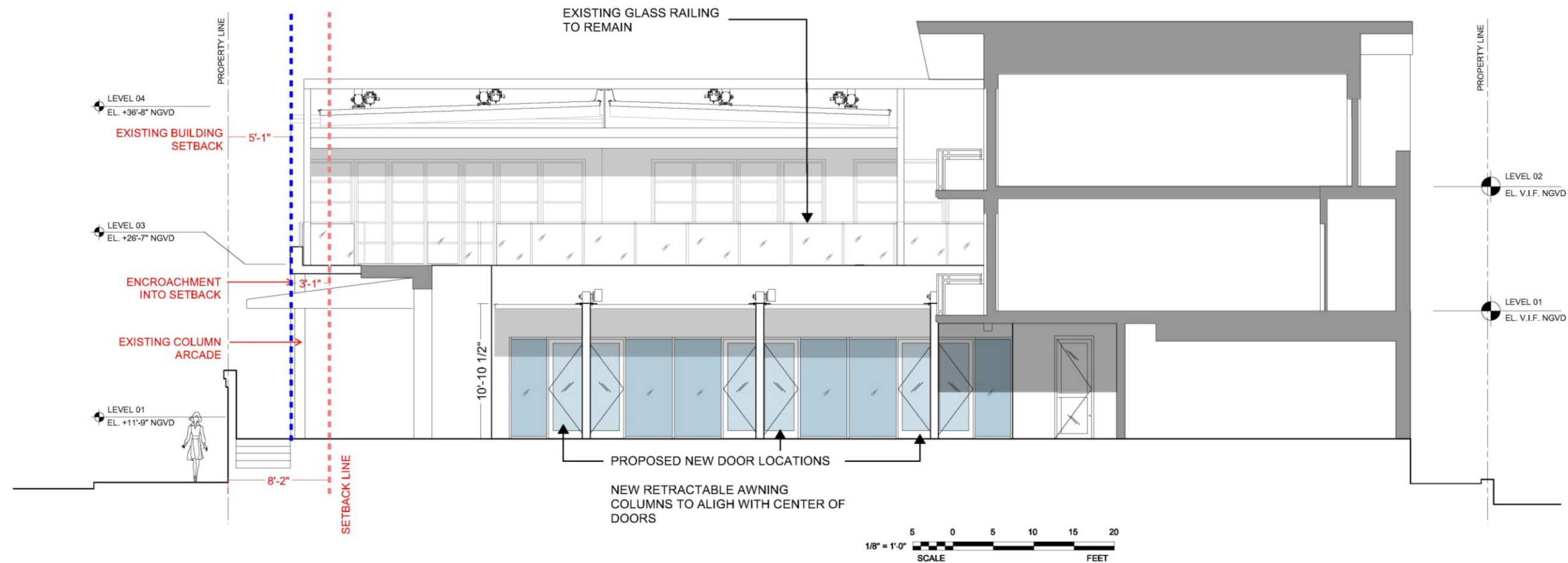
*Aerial view of original outdoor terrace, 1955*

# Request No. 2b: Retractable Canopy

- Request No. 2b:** Variance from required side street setback to permit retractable canopy columns to be located along existing legal nonconforming side street setback of 5'1" where 8'2" is required



# Proposed Retractable Canopy



# Proposed Retractable Canopy



# View from 18<sup>th</sup> Street



Existing View from 18<sup>th</sup> street



Proposed Retractable Canopy  
View from 18<sup>th</sup> street

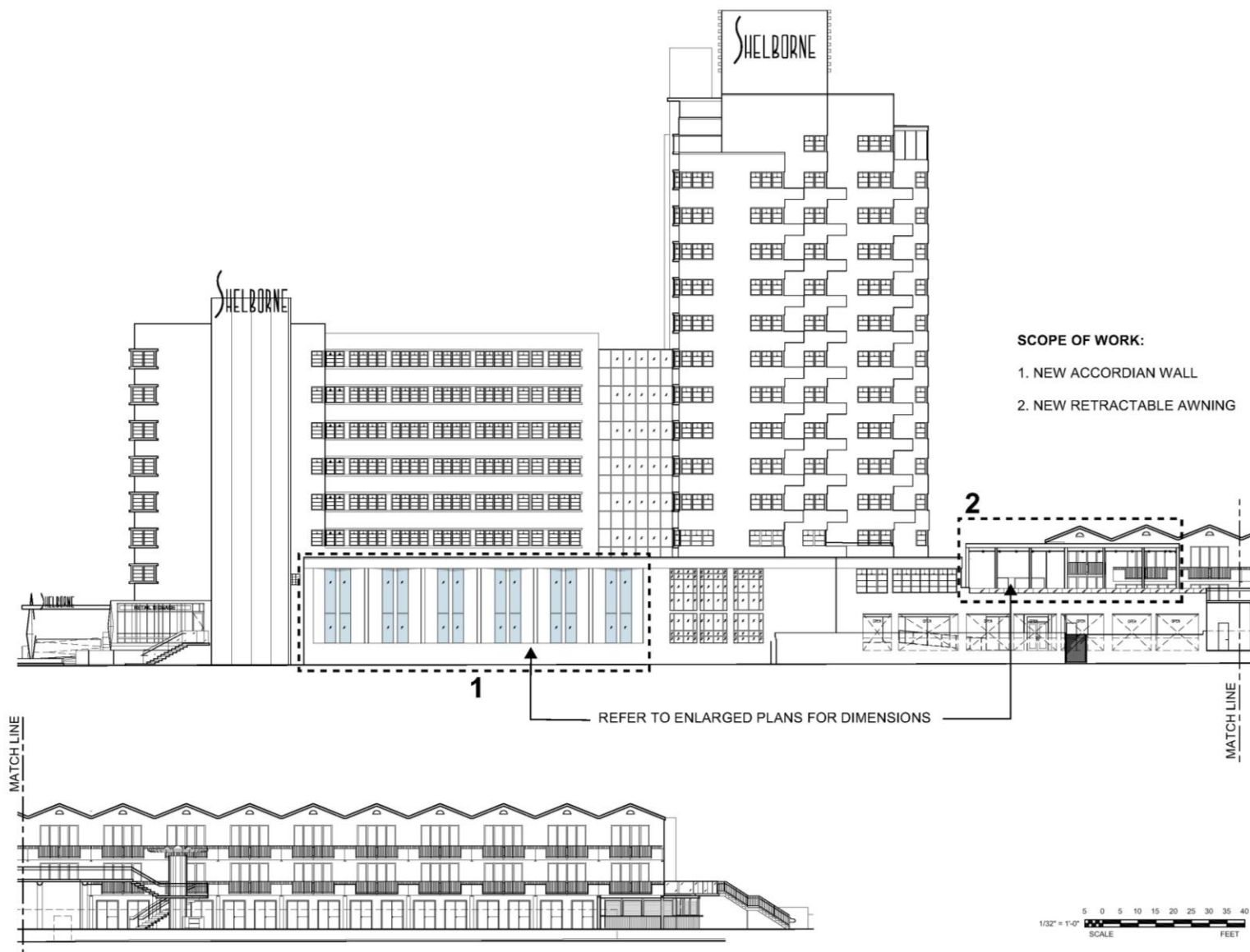
# Request No. 2: Justification

- Preservation of historic structures is a special circumstance that creates practical difficulties to justify variance requests
- "The Corcoran's designation as an historic landmark reflects characteristics of exceptional design requiring special treatment in the planning of contiguous structures and additions....These are special conditions simply not shared by the other buildings in the area, and they justify the BZA's discretionary judgment that the variances were warranted.... [T]he peculiar difficulties of adding onto the original Corcoran building seem to comprise the practical difficulties that the variances were designed to surmount."
  - *United Unions vs. Board of Zoning Adjustment*, 554 A. 2d 313 (D.C. 1989)



*Historic Corcoran Building, Washington D.C.*

# Proposed South Elevation



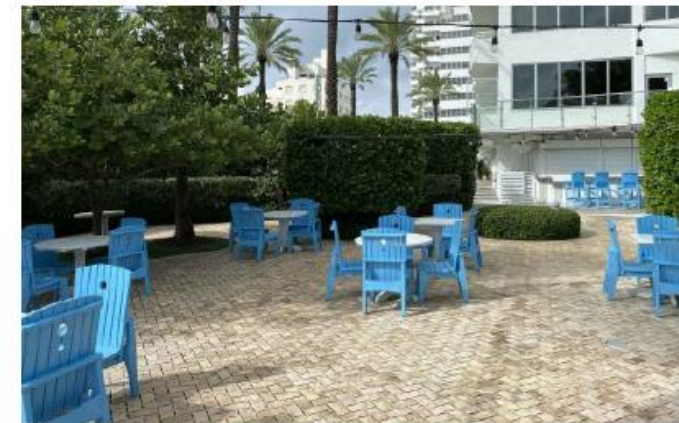
# Proposed Landscape Design



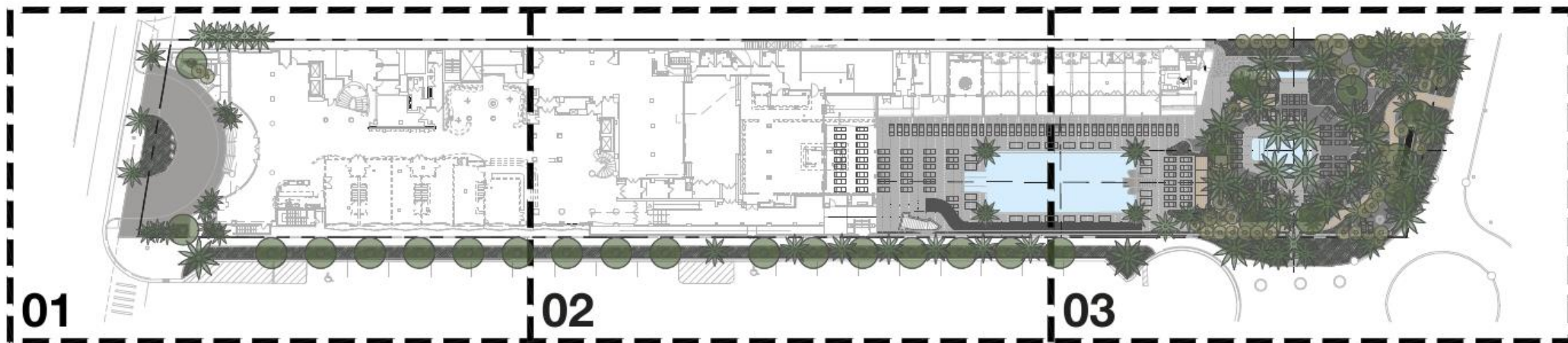
ARRIVAL



EXISTING POOL



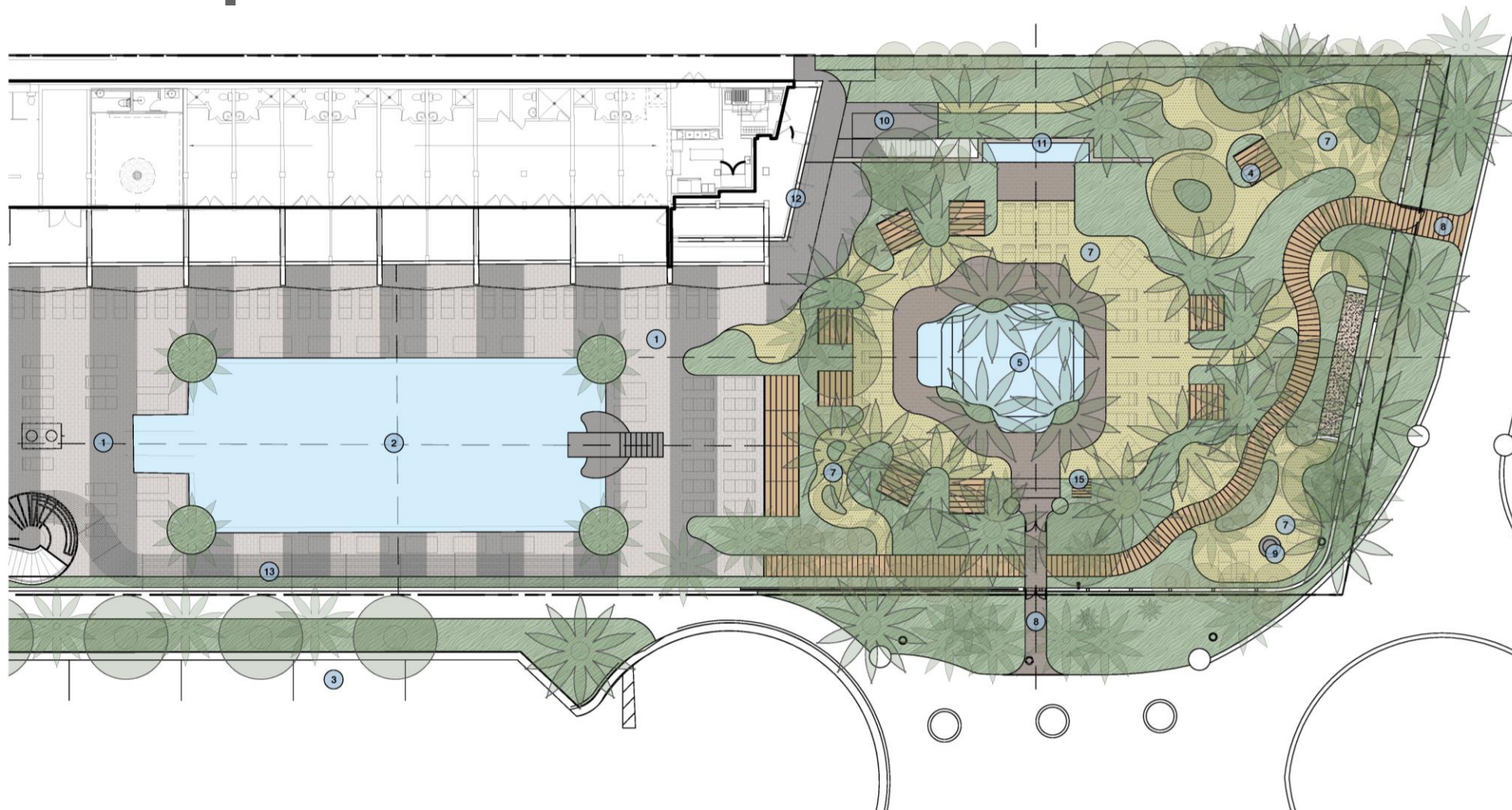
EXISTING TERRACE NEAR NEW POOL BE LOCATED



# Proposed Landscape Plan

## LEGEND

1. EXISTING POOL TERRACE
2. EXISTING POOL
3. PROPOSED SIDEWALK / PARKING ENHANCEMENTS
4. WOOD CABANA BAR
5. PROPOSED NEW POOL
6. PROPOSED LAWN AREA
7. WOOD OUTDOOR FURNITURE PADS
8. PEDESTRIAN ACCESS
9. FIRE PIT
10. PROPOSED POOL EQUIPMENT PAD
11. WATER WALL
12. EXISTING BAR
13. SHADE/SCREEN STRUCTURE
14. TOWEL KIOSK

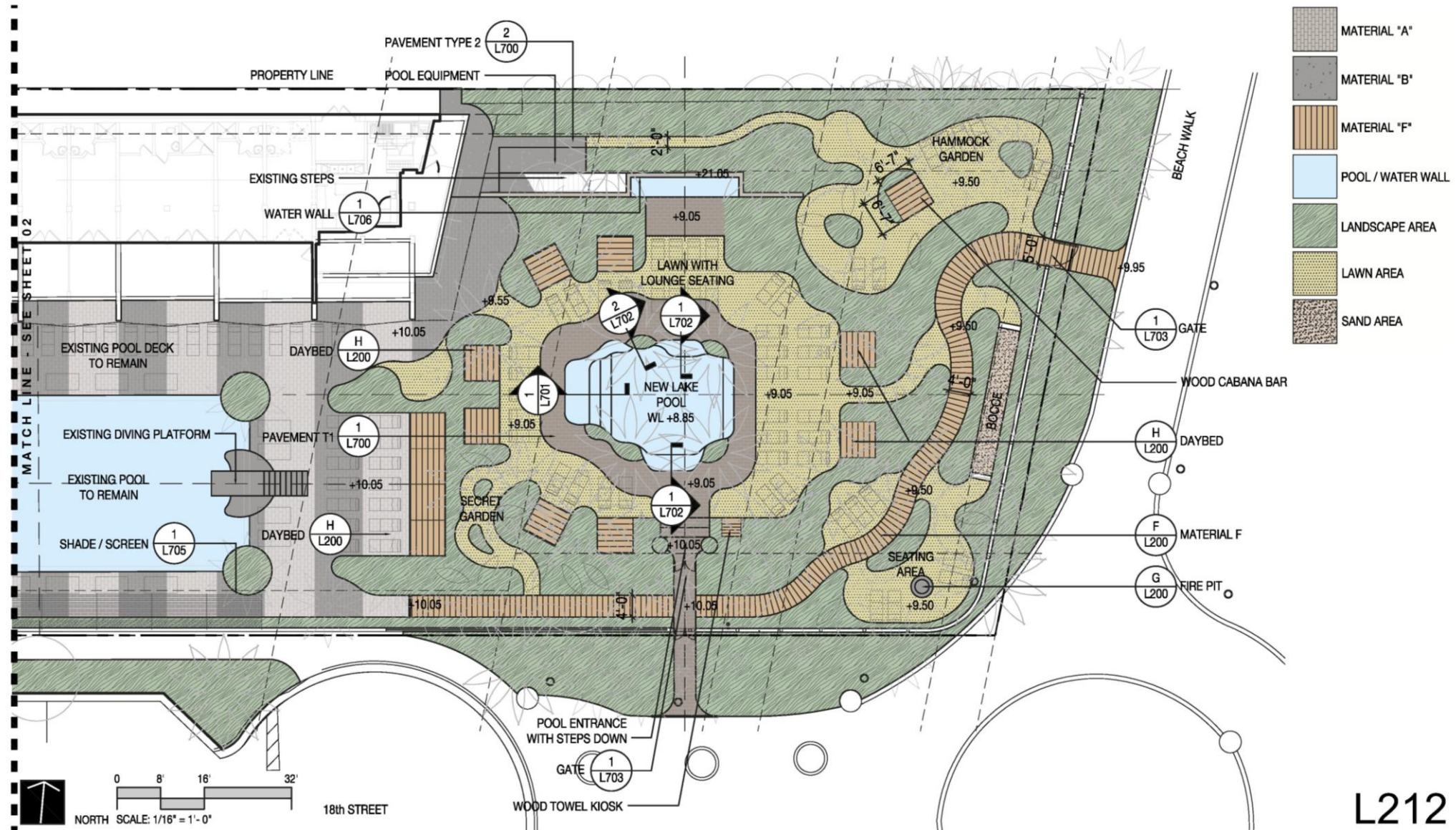


0 10 20 40  
NORTH SCALE: 1:20

# Existing vs. Proposed Landscape Plan



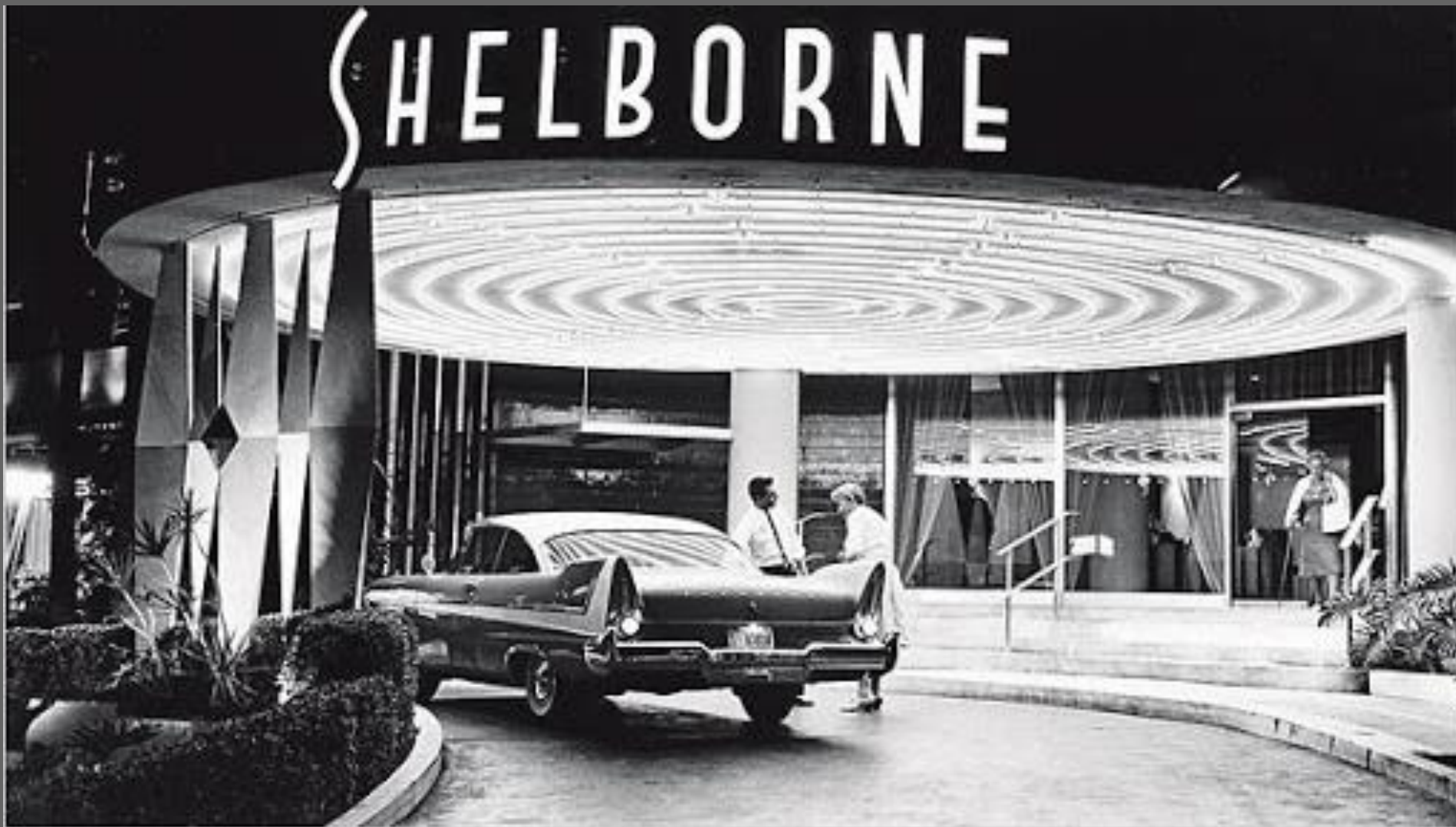
# Proposed East Garden



# Proposed East Garden



# Ownership's Vision





An ideal setting for an interlude of pleasant relaxation and conviviality is the beautiful Cocktail Lounge of the Hotel Shelborne. Join your friends here at Cocktail time, or drop in later on, as a prelude to an evening of dancing and entertainment on the starlit Patio.



# Ownership Historic Track





LOBBY WINDOW WALL



Photo by Ernest Graham

ALTHOUGH the typical floor plans are symmetrical, the lobby floor is planned with a major axis along the south side. This is explained by the architects' conviction that it was essential to provide arriving guests with an immediate and impressive view of the campus and beach, which are so important a part of the hotel's attraction. Hence the whole east wall of the lobby at this point is an enormous room-height view window. Elevators and business areas are kept at one side. A dramatic, freestanding stair leads up to the mezzanine. The two-level dining room extends beyond the main face of the building, commanding an extended view of the recreational area and forming the popular outside lounging deck above.

In the lobby, columns are surfaced with dark cedar-colored Tennessee marble; wainscots, desk fronts and walls in the elevator hall are of rose-gray marble. The decorative ceiling light units are equipped with daisies fluorescent tubing.





*Brilliant Panorama* of sun, sand, and surf shapes the pattern of your days at the Shelborne.



Dip into blue ocean from the broad private beach, relax in comfort in front of your own cabana, or enjoy the carefree delights of the Shelborne pool and pool deck. Whatever your mood, all the glories of this semi-tropical paradise are yours to explore at the Shelborne.

Golden, mellow sunshine is a glorious part of your vacation at the Shelborne. From the roof-top solarium to a poolside deck-chair, the Shelborne offers many delightful vantage points from which to soak up the sun which, in Miami Beach, radiates more healthful ultra-violet rays than in any other section of the country.



Dining at the Shelborne is an unforgettably enjoyable experience in the air-conditioned main Dining Room, or out on the delightful Palm Patio. Whichever you select you'll enjoy the fastidious service, unhurried atmosphere, and superb cuisine for which the Hotel Shelborne is famous.



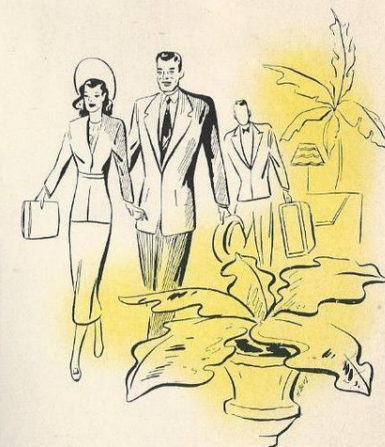
Unusual spaciousness and perfect taste distinguish the living accommodations at the Shelborne. All are outside rooms—with shower and tub—and all mirror the qualities which make your vacation at the Shelborne a superb adventure in luxury.



Your own private balcony overlooking the broad Atlantic! Due to its unique architectural design, many of the Shelborne's rooms offer this unusual feature—another extra luxury you'll enjoy every day of your stay at the Shelborne.

*Adventure in Luxury*

The beautiful Hotel Shelborne is truly a landmark of luxury—a fabulous domain of glass and steel located in the exact center of Miami Beach's most famous attractions.



Your adventure in luxury begins the moment you enter the Shelborne grounds and pass through its portals. For here is an atmosphere distinguished by the luxury of its appointments, the supreme liveability of its public and private rooms, by the excellence of its service, and the charm of its hospitality.



# SHELBORNE

