

# **SHORE CLUB HOTEL AND RESIDENCES**

Historic Preservation Board Application HPB21-0481

MARCH 8, 2022

PRINCIPALS: Witkoff Group and Monroe Capital

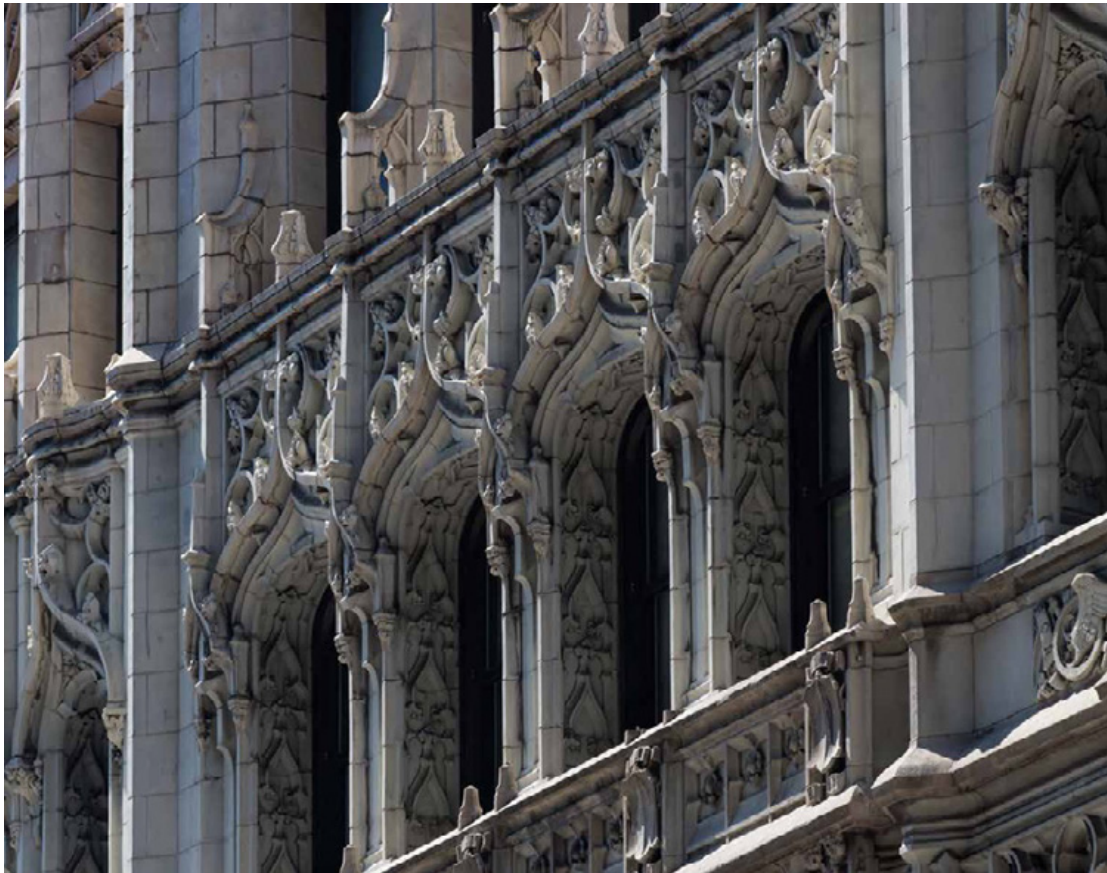
ARCHITECTURE: Robert A.M. Stern Architects, Kobi Karp & Int. Design

LANDSCAPE DESIGN: Island Planning Corporation

HISTORIC PRESERVATION CONSULTANT: Heritage Architectural Associates

WITKOFF...STEWARDS OF  
IMPORTANT HISTORICAL  
ARCHITECTURAL BUILDINGS





## WOOLWORTH BUILDING - NEW YORK





## SHELL MEX HOUSE - LONDON



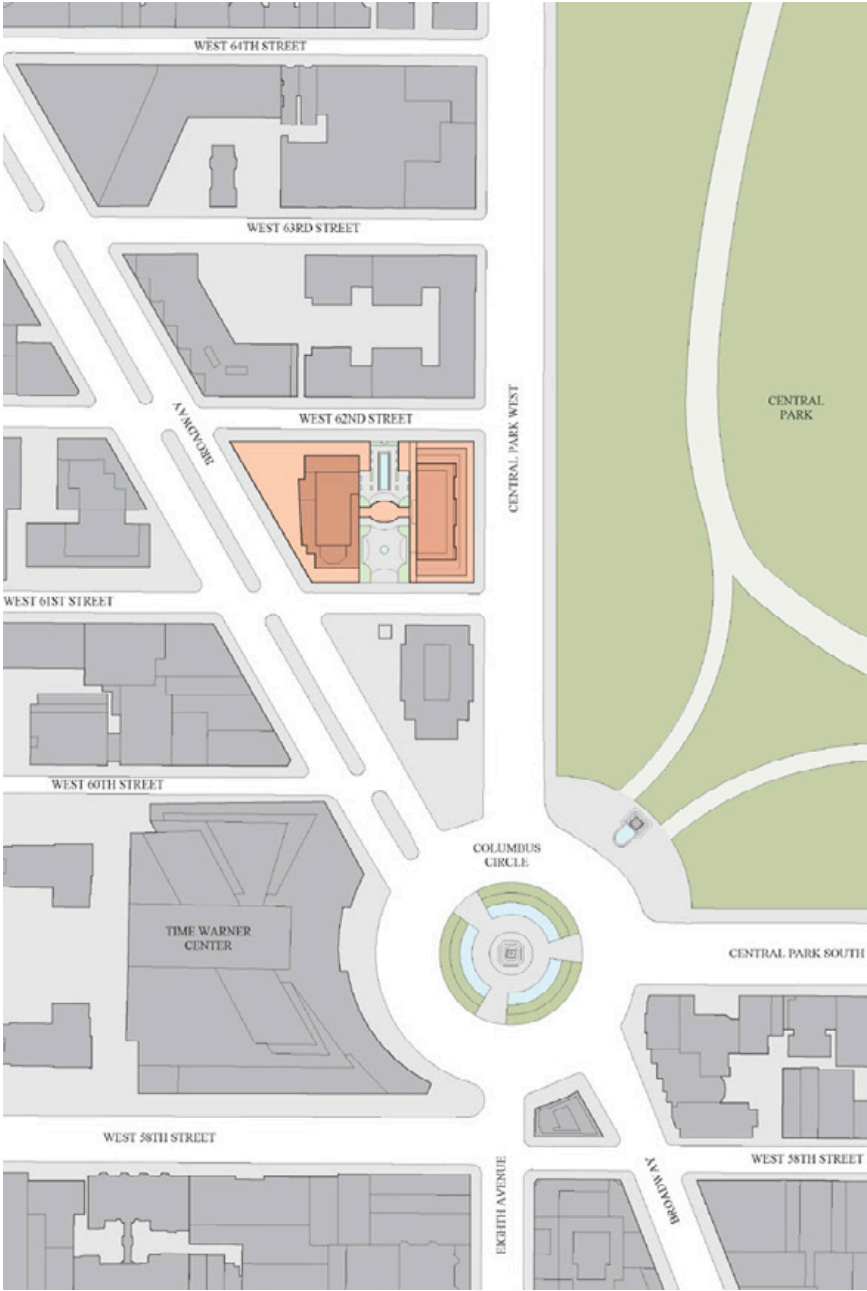


## HILTON CABANA - MIAMI BEACH



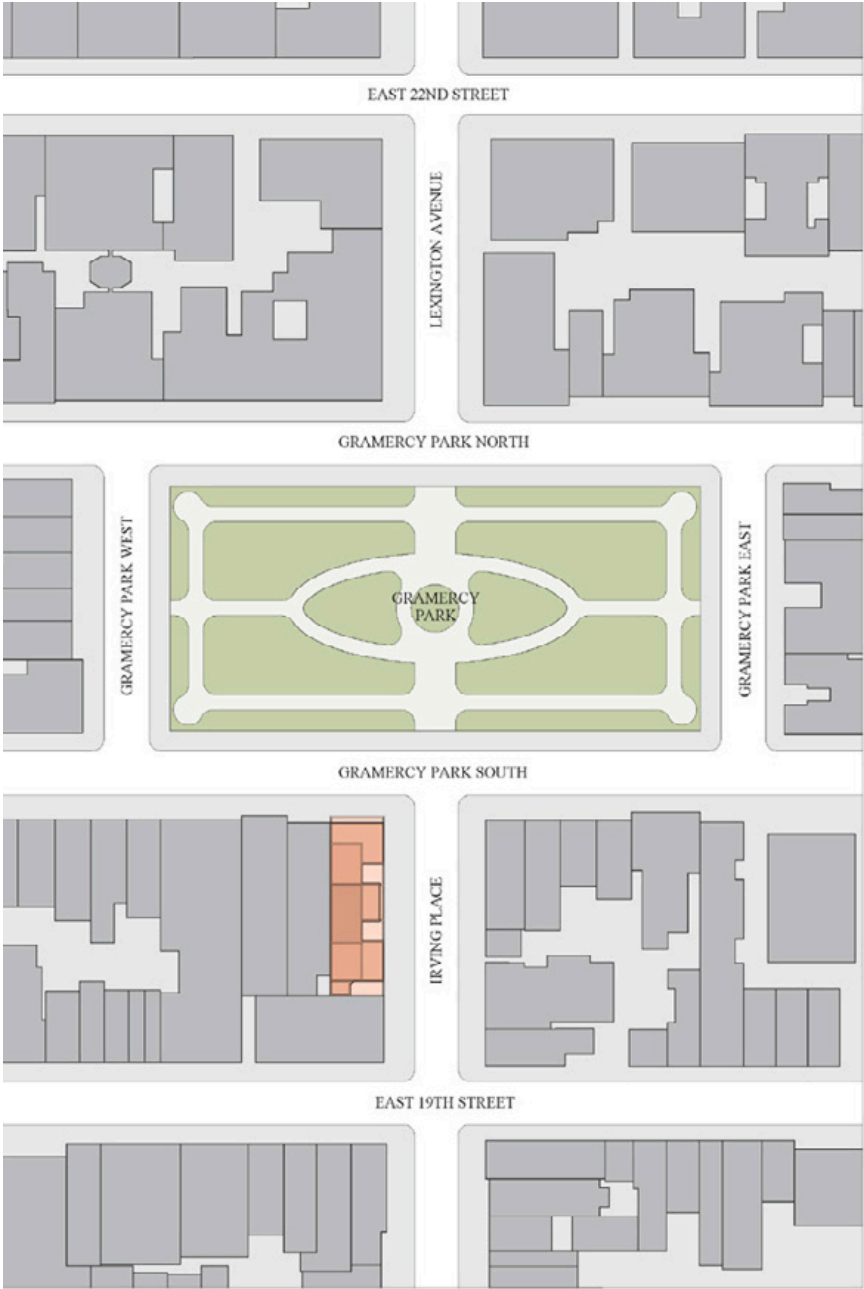
RAMSA





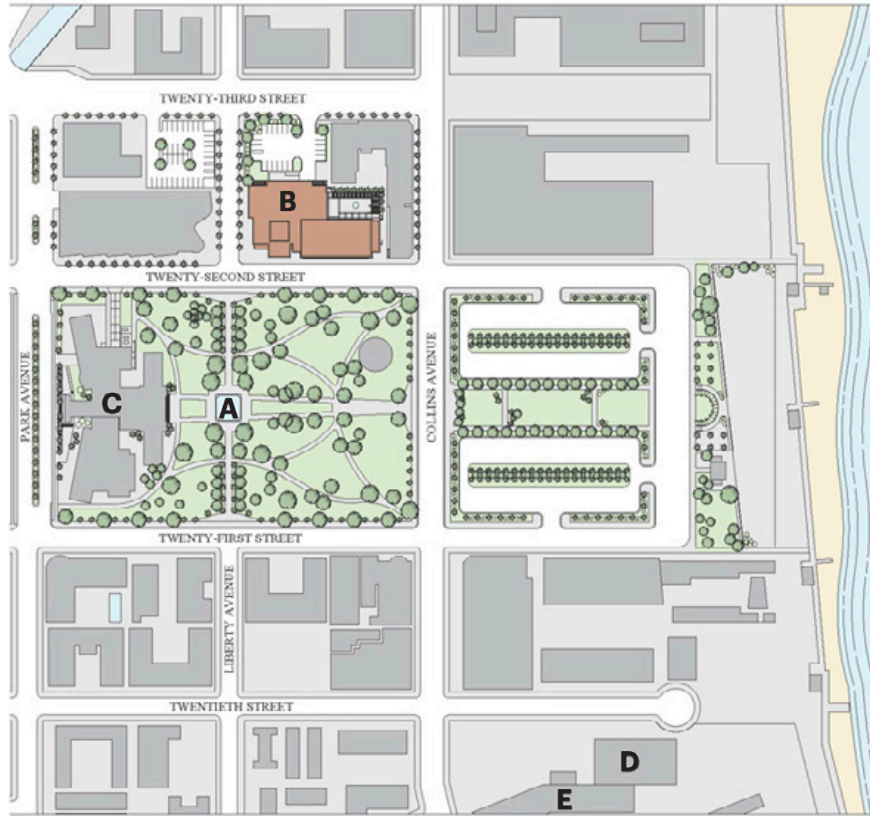
15 CENTRAL PARK WEST - NEW YORK, NY - RAMSA, 2008





18 GRAMERCY PARK SOUTH - NEW YORK, NY - RAMSA, 2012





## LEGEND

- A. COLLINS PARK
- B. MIAMI BEACH LIBRARY
- C. THE BASS
- D. THE CROMWELL
- E. SHORE CLUB HOTEL



## MIAMI BEACH LIBRARY - MIAMI BEACH, FL - RAMSA, 2005



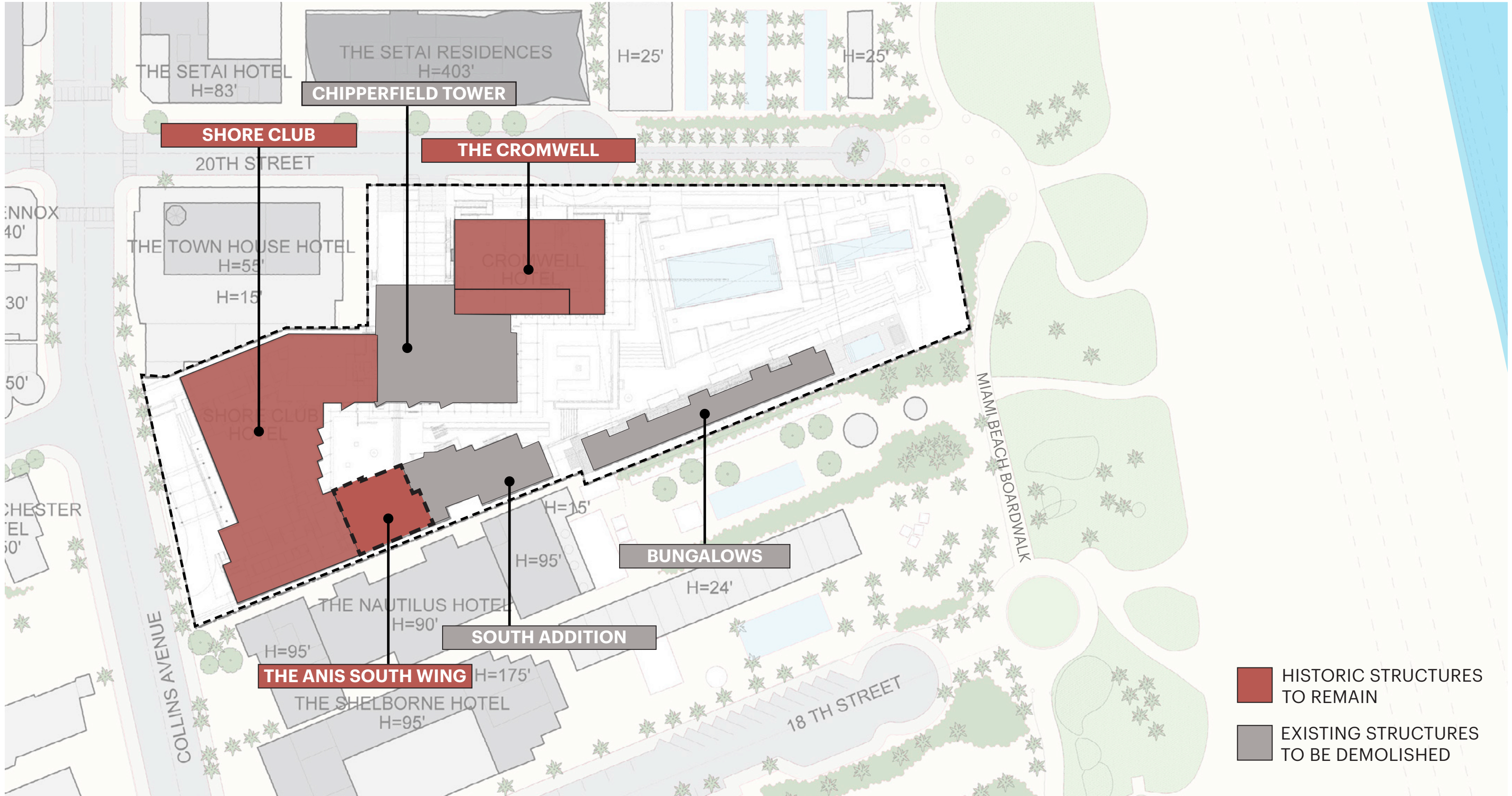


**KOBI KARP ARCHITECTURE & INTERIOR DESIGN**  
 LOCAL ARCHITECT AND ARCHITECT OF RECORD  
 EXPERIENCED IN HISTORICAL RENOVATION PROJECTS

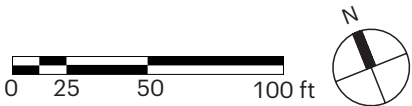




# SHORE CLUB HISTORY & CONTEXT



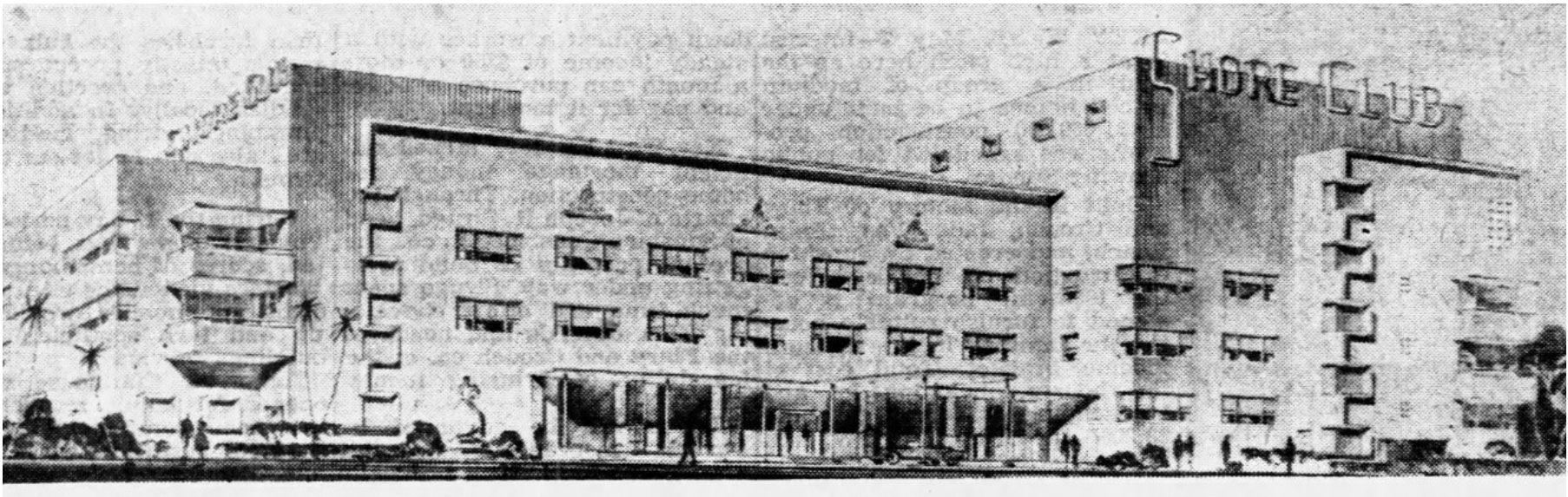
EXISTING SHORE CLUB SITE PLAN



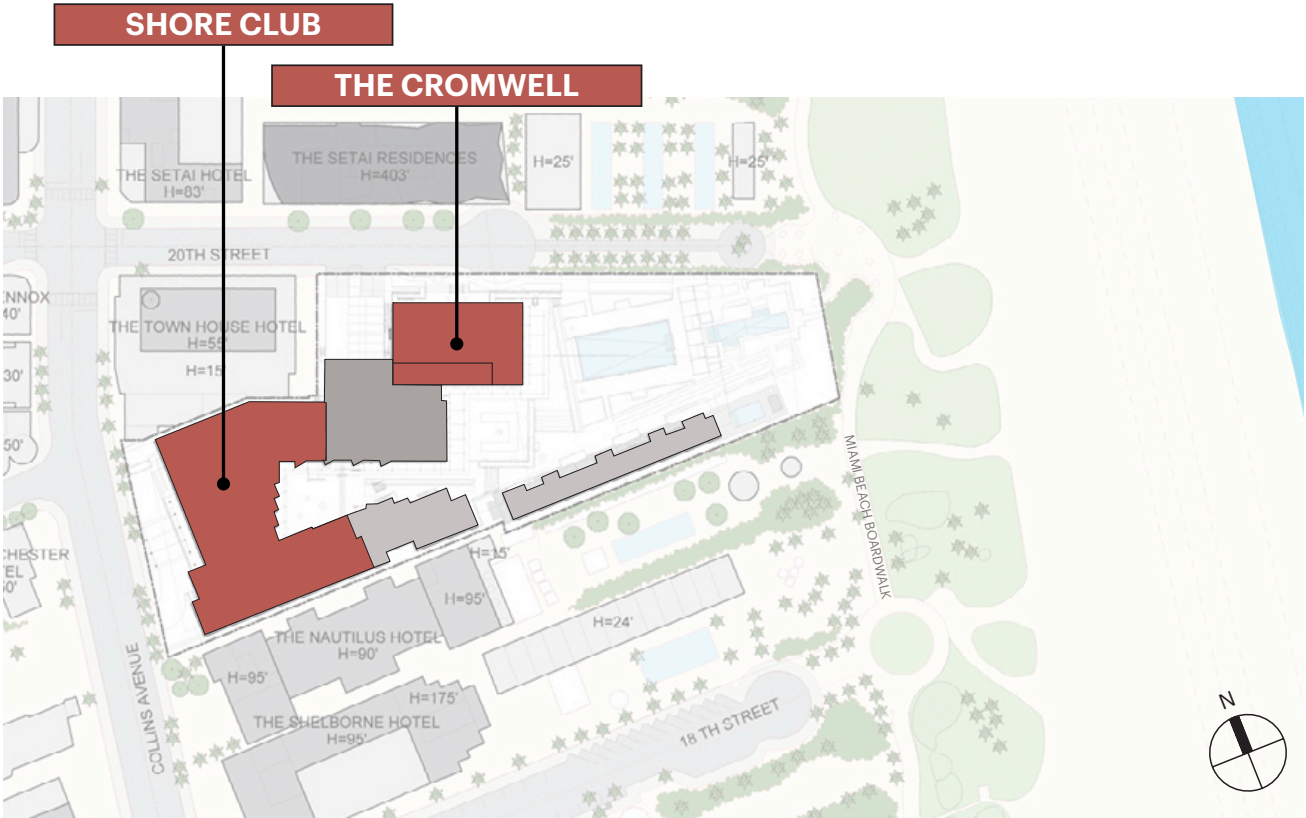




**ART DECO - CROMWELL HOTEL** (LEFT: 20TH STREET VIEW / RIGHT: EASTERN VIEW)  
ROBERT A. TAYLOR, 1939



**MIAMI MODERN - SHORE CLUB HOTEL** (COLLINS AVENUE VIEW)  
ALBERT ANIS, 1949



## SITE HISTORY

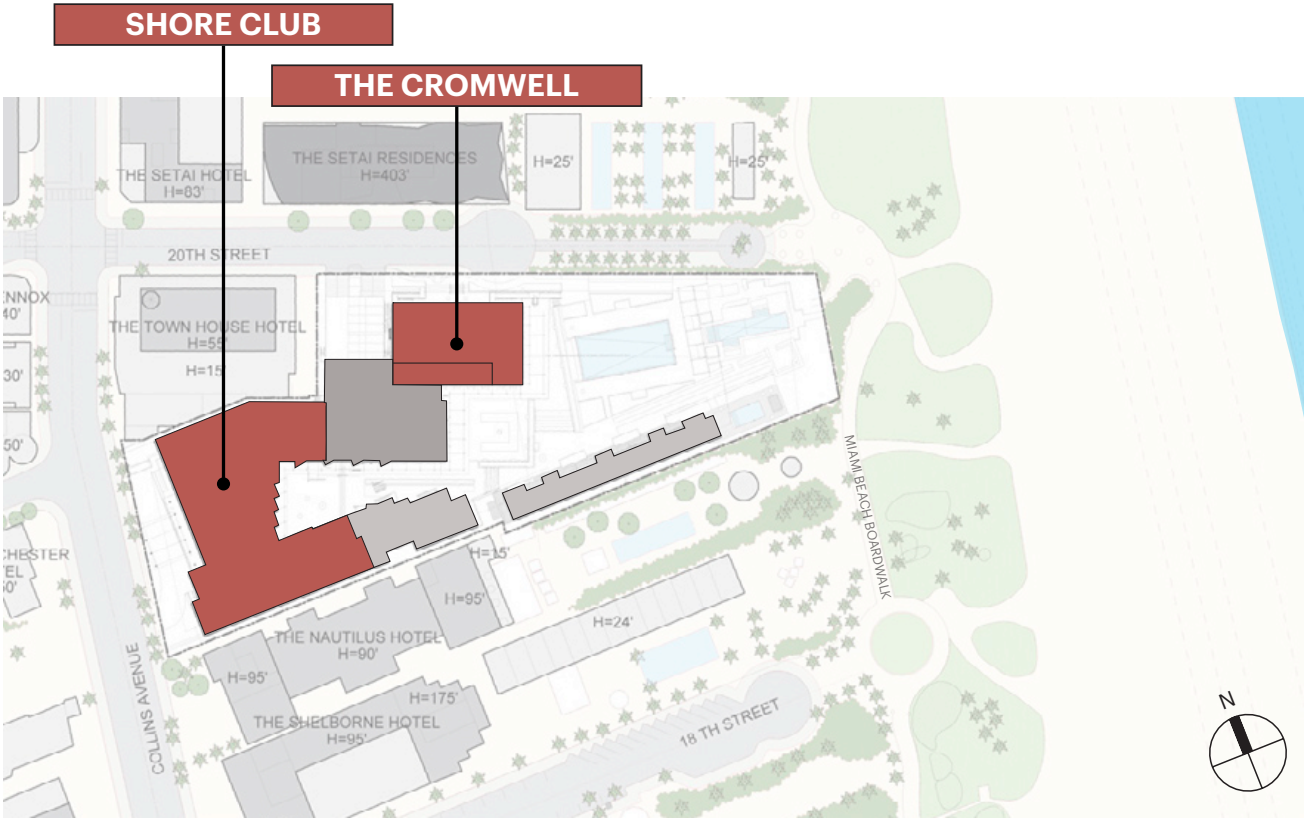




**ART DECO - CROMWELL HOTEL (20TH STREET FACADE)**  
ROBERT A. TAYLOR, 1939

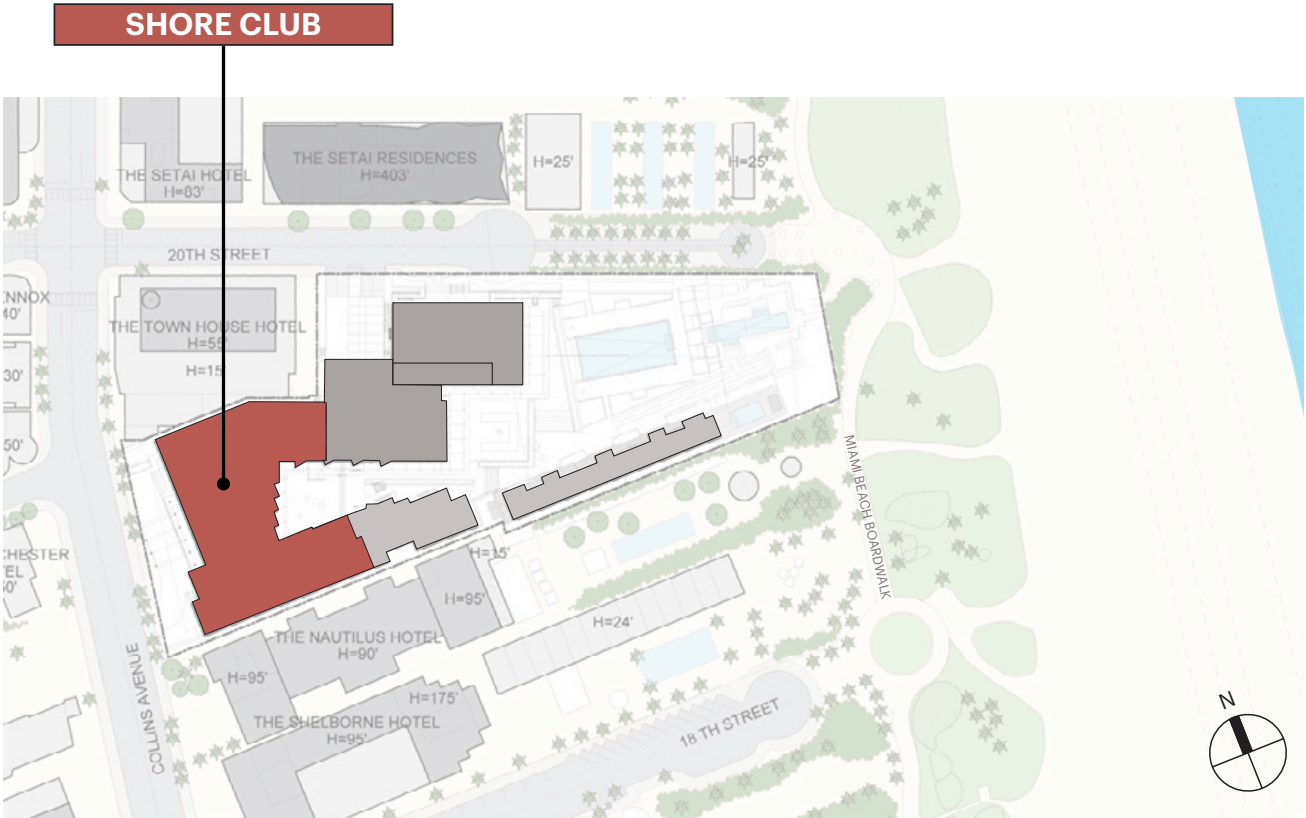


**MIAMI MODERN - SHORE CLUB HOTEL (COLLINS AVENUE FACADE)**  
ALBERT ANIS, 1949



## EXISTING SITE CONDITIONS





# SHORE CLUB RESTORATION





EXISTING SHORE CLUB LOBBY - VIEW TOWARD COURTYARD





## SHORE CLUB LOBBY - VIEW TOWARD COURTYARD





VIEW OF RESORT POOL & CROMWELL DINING TERRACE FACING WEST





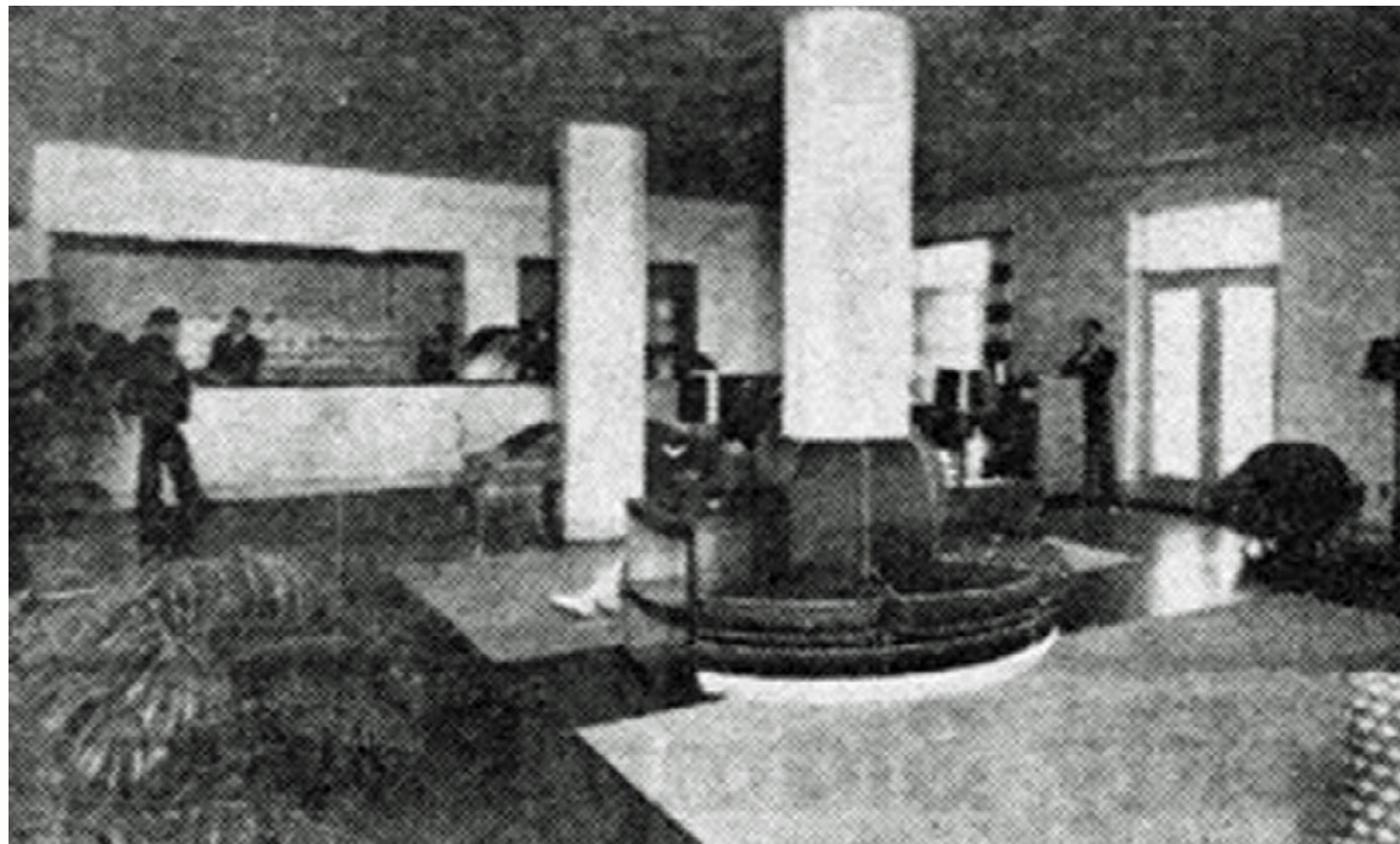
VIEW OF THE VILLA FROM 20TH STREET PEDESTRIAN WALKWAY



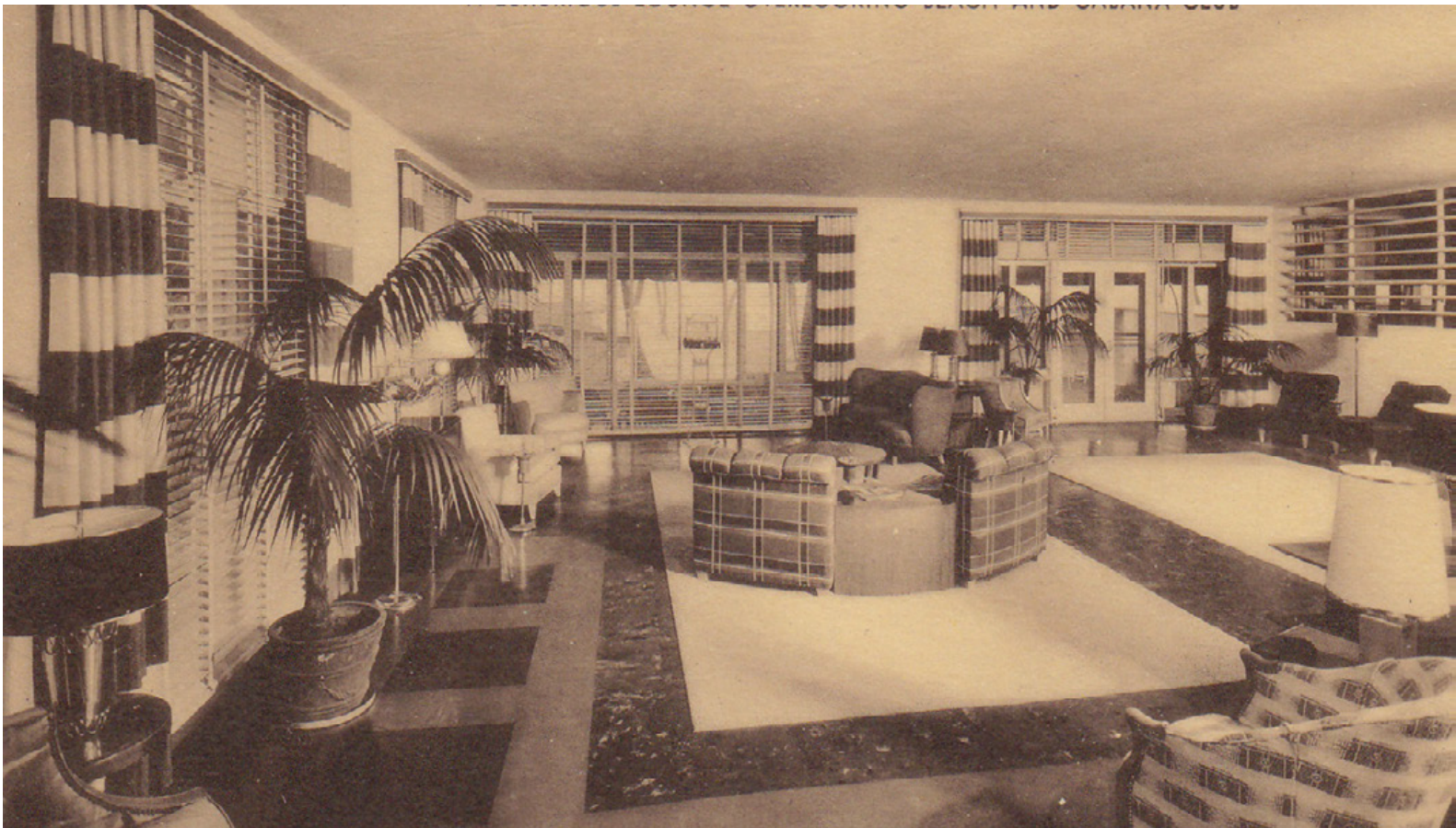


VIEW OF THE CROMWELL PORCH AT 20TH STREET





THE CROMWELL LOBBY, C. 1940



THE CROMWELL LOUNGE

# HISTORIC CROMWELL LOBBY





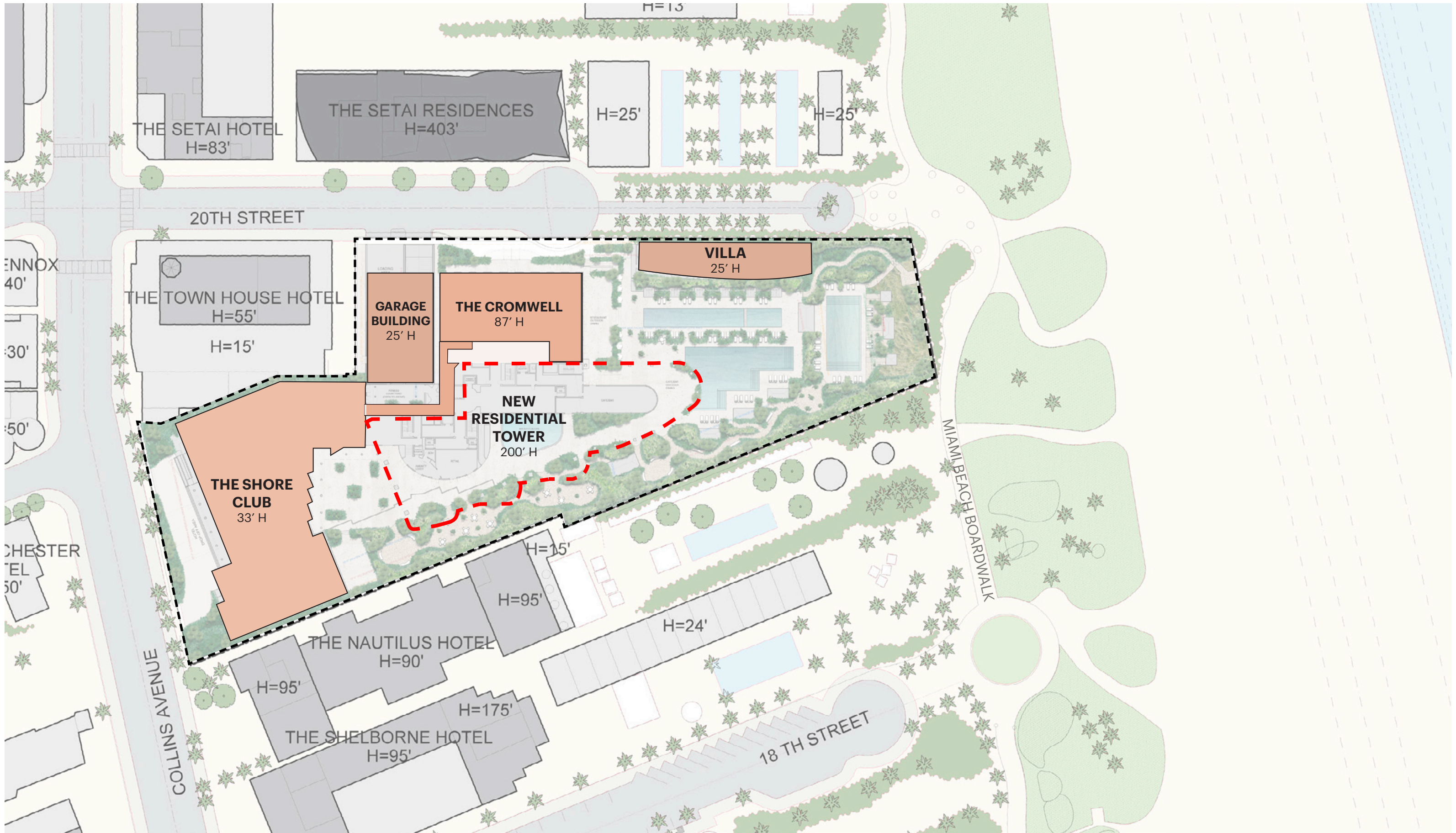
VIEW OF EXISTING CONDITIONS AT 20TH STREET FRONTAGE



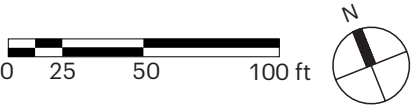


## VIEW OF PROPOSED IMPROVEMENTS TO 20TH STREET FRONTAGE

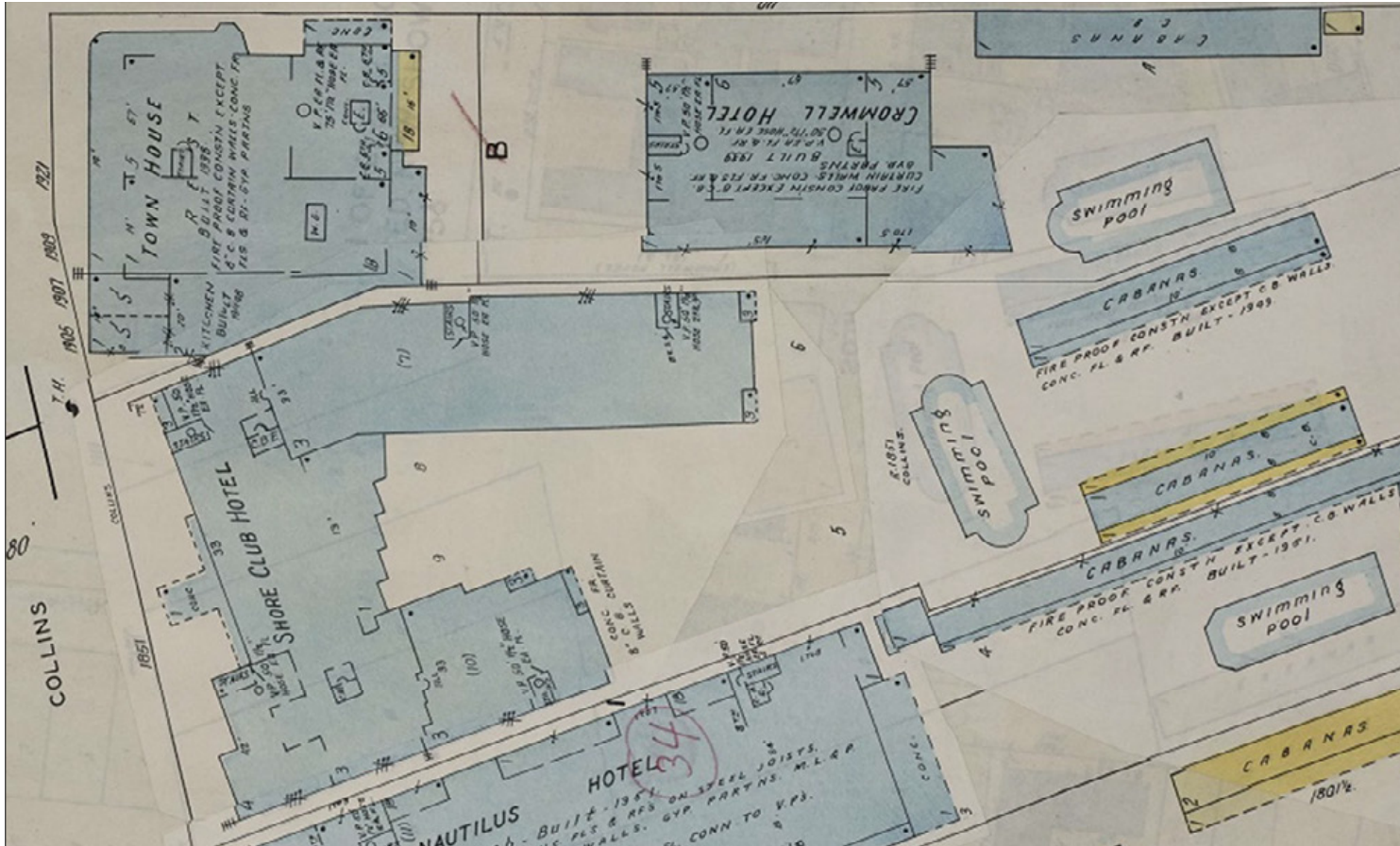




SHORE CLUB SITE PLAN







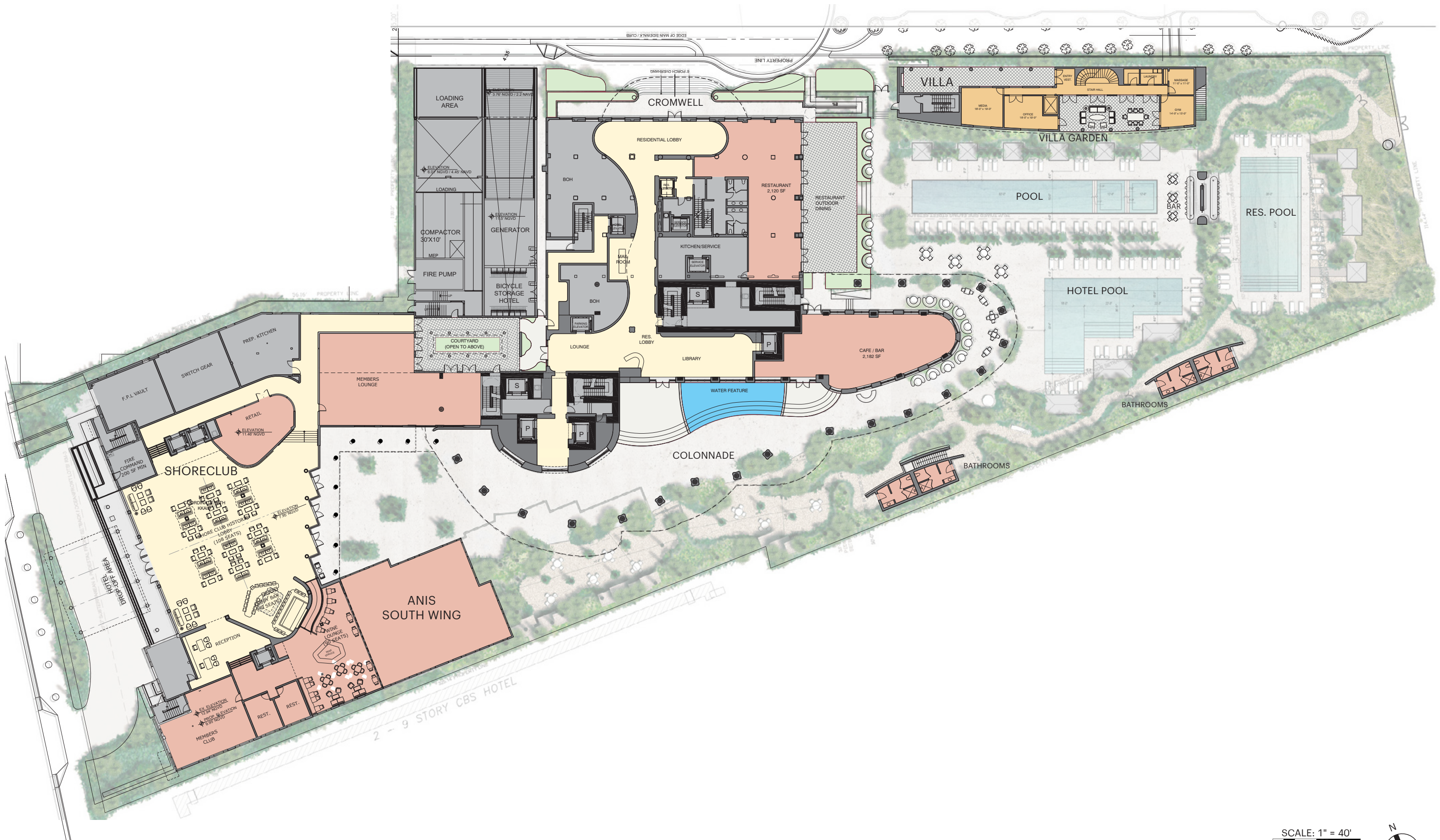
SHORE CLUB SANBORN MAP, C. 1951



POSTCARD SHOWING EAST ELEVATION AND POOL AREA OF SHORE CLUB, C. 1953

SHORE CLUB RESORT - EAST ELEVATION & POOL





GROUND FLOOR & SITE PLAN WITH RESTORED ANIS SOUTH WING

SCALE: 1" = 40'







PRIOR SCHEME - SOUTH ELEVATION



REVISED SOUTH ELEVATION WITH RESTORED ANIS SOUTH WING

# BEACH VIEW FROM SOUTH - COMPARISON





## BEACH VIEW FROM SOUTH





PRIOR SCHEME - WEST ELEVATION



REVISED WEST ELEVATION WITH RESTORED ANIS SOUTH WING

# COLLINS AVENUE VIEW - COMPARISON





## COLLINS AVENUE VIEW

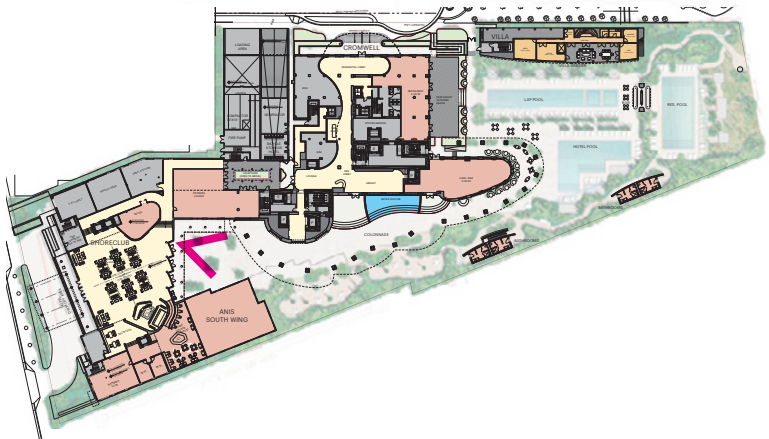




PRIOR SCHEME - COLONNADE VIEW



REVISED COLONNADE VIEW WITH RESTORED ANIS SOUTH WING



# COLONNADE VIEW - COMPARISON





## COLONNADE VIEW WITH RESTORED ANIS SOUTH WING





## GARDEN VIEW WITH RESTORED ANIS SOUTH WING





BEACH VIEW FROM NORTH