

# SHORE CLUB

## SOUTH BEACH

1901 Collins Avenue, Miami Beach, Florida 33139

VIA Email

April 22, 2022

Deborah Tackett, Chief Historic Preservation Officer  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: **HPB21-0481** – Summary of Revisions to Shore Club Application, for Property Located at 1901 Collins Avenue, Miami Beach, Florida

Dear Ms. Tackett:

The undersigned represent Shore Club Property Owner LLC (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). This brief summary supplements the Letter of Intent ("LOI") and application materials submitted previously.

In response to the comments received by Historic Preservations Board Members during the March 8, 2022 meeting, our client and design teams made several targeted changes to the proposed design based on this feedback. The three main revisions are as follows:

- 1) Retention of all contributing structures on the Property, including the 1955 South Addition to the Shore Club designed by Melvin Grossman
- 2) Corresponding modifications to the new residential building by RAMSA, the office of Robert A. M. Stern
- 3) Restoration of Flutex windows<sup>1</sup>

Items 1 and 2 are intricately related. With the restoration of the South Anis Wing and South Addition's 46,370 square feet there is a correlated reduction in the overall size of the residential building of approximately 48,500 square feet. The residential building also presents a thinner profile which accommodates the retention of the South Addition as part of the site plan and is set farther back from Collins Avenue. Additionally, the maximum floor plate size of the

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<sup>1</sup> Please see specification of replacement glass as Exhibit B.

Deborah Tackett, Chief of Historic Preservation

April 22, 2022

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lower floors of the residential building has been reduced from approximately 19,200 square feet to approximately 15,900 square feet. Please see Exhibit A illustrating the previously submitted and revised proposals.

We believe the revised proposal continues to reimagine and reinvigorate the currently idle historic Shore Club Property with a masterfully-designed residential building that is sensitive to the unique blend of architectural styles and architectural history of the Property. There are no changes proposed to the following previously-presented items: the restoration of the 1949 Shore Club building and lobby by Albert Anis; the restoration of the 1939 Cromwell Hotel building and lobby by Robert A. Taylor; the proposed improvements to the 20<sup>th</sup> Street Frontage, including activating the Cromwell with a new front porch and improving the pedestrian experience to access the 20<sup>th</sup> street entrance to South Beach; the proposed lush landscaping throughout the Property; the finely-tuned details where the new and old structures meet; and no changes to the Sea Level Rise and Resiliency Criteria commitments.

The Applicant respectfully requests your favorable review and recommendation of this revised application, which directly and skillfully addresses the Board's feedback to us.

Sincerely,



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# SHORE CLUB HOTEL AND RESIDENCES

Historic Preservation Board Application HPB21-0481

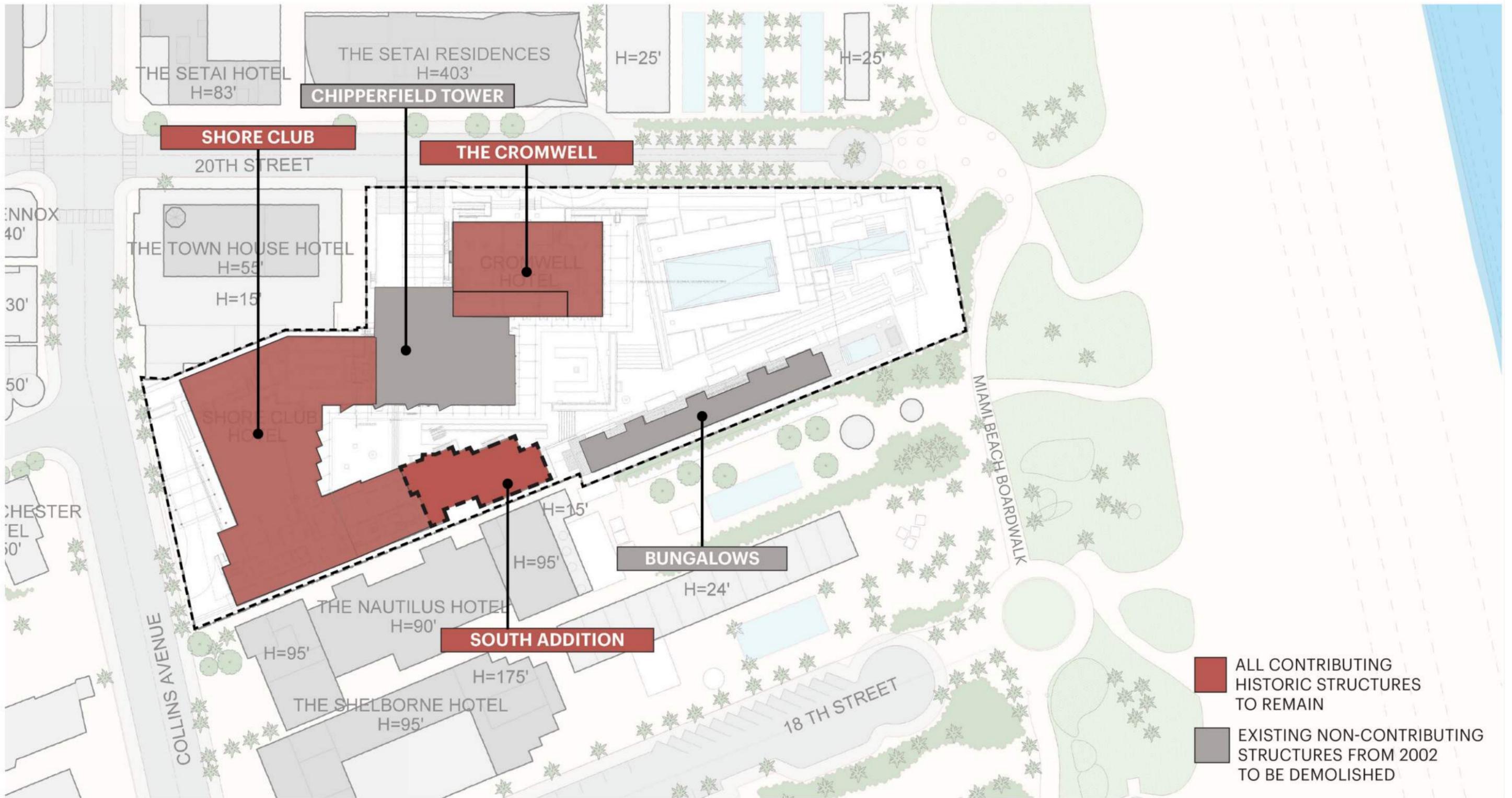
May 10, 2022

PRINCIPALS: Witkoff Group and Monroe Capital

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

LANDSCAPE DESIGN: Island Planning Corporation

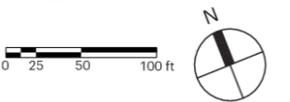
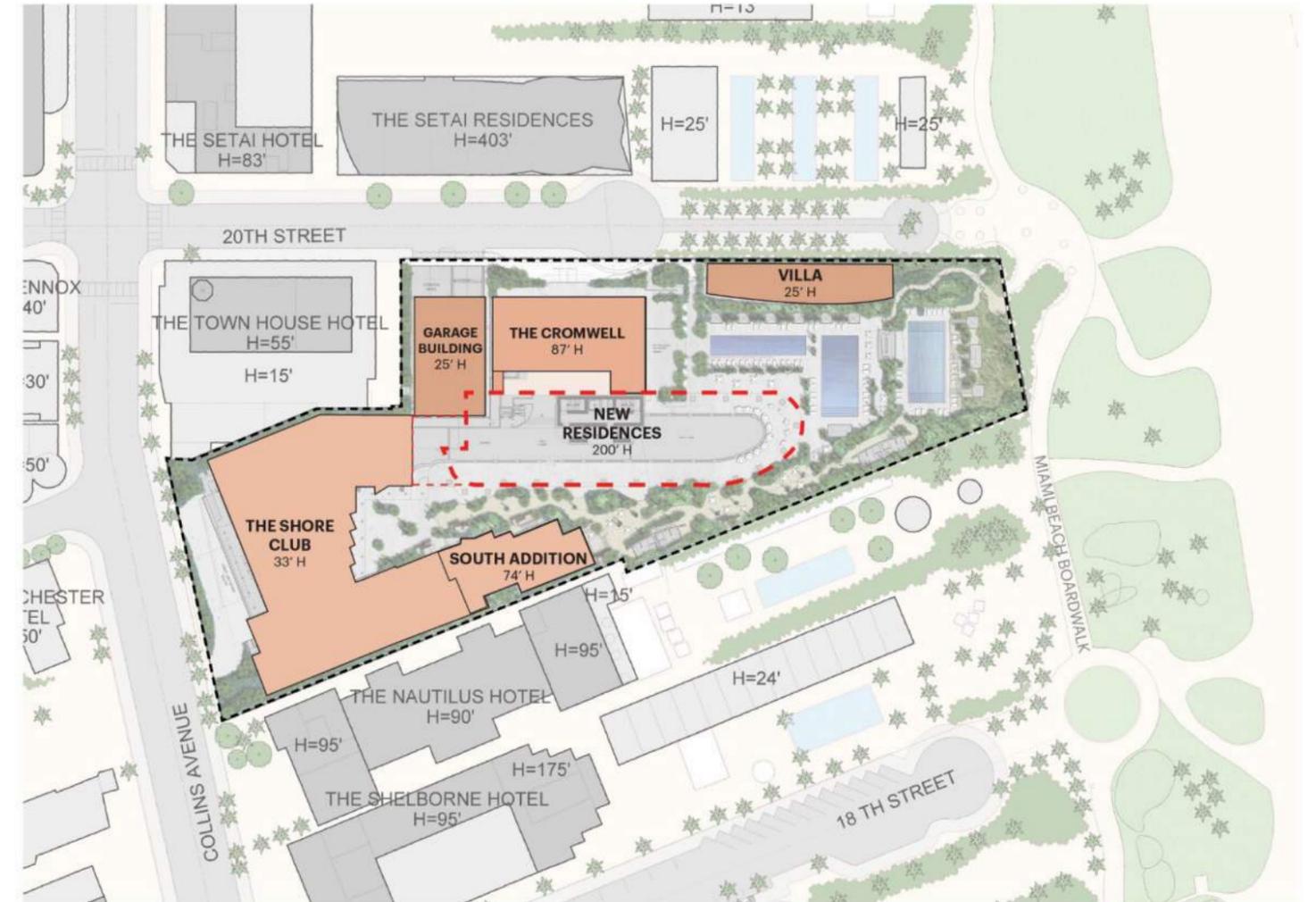
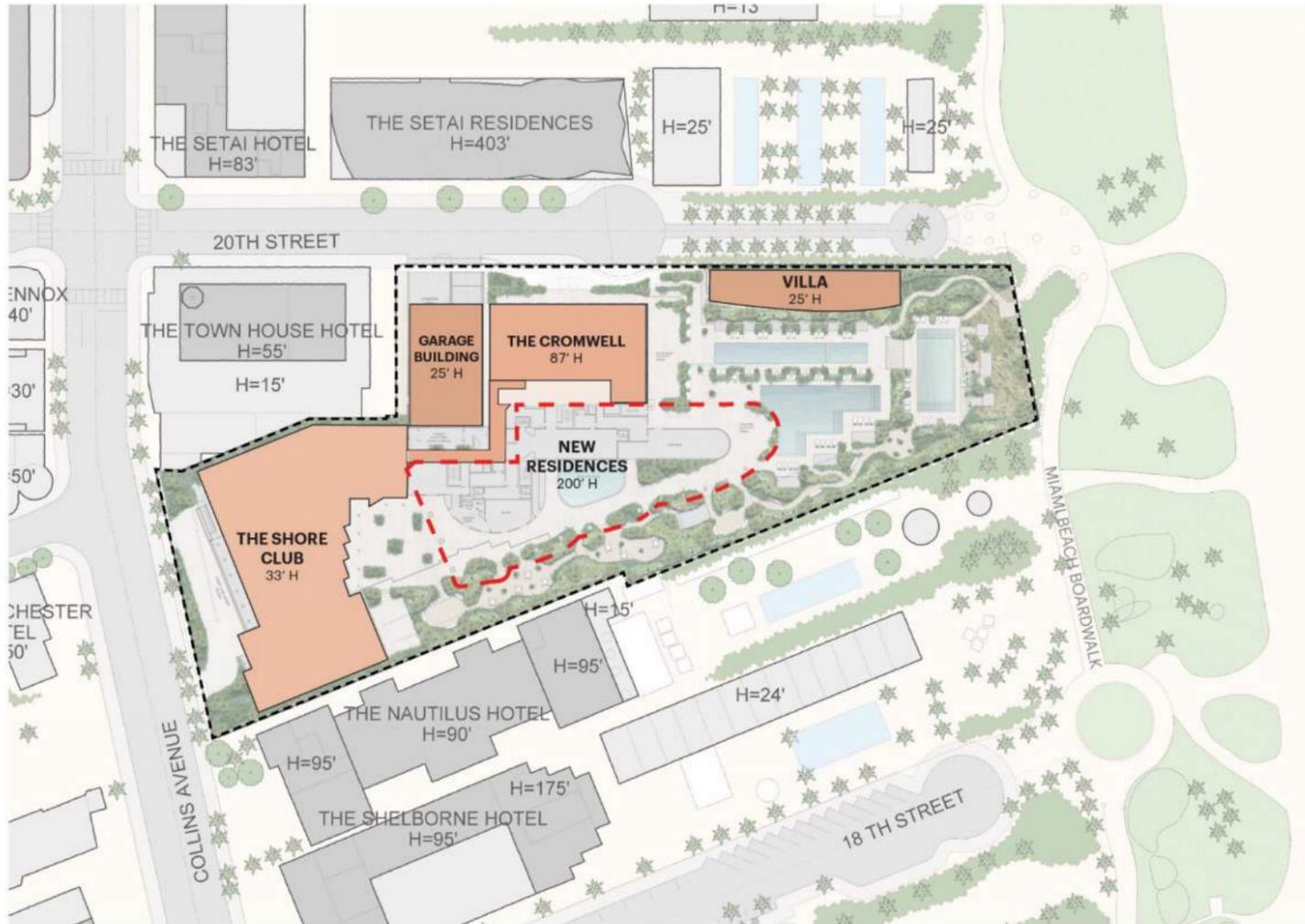
HISTORIC PRESERVATION CONSULTANT: Heritage Architectural Associates



**EXISTING SHORE CLUB SITE PLAN**

# SHORE CLUB PREVIOUS SUBMISSION COMPARISON

# SHORE CLUB SITE PLAN- COMPARISON



## ORIGINAL SCHEME (Submitted 12/06/2021)

- TOTAL SQUARE FOOTAGE OF RESIDENTIAL BUILDING **274,876 SF**
- MAXIMUM RESIDENCES FLOORPLATE **19,169 SF**

## REVISED WITH THE SOUTH ADDITION (Submitted 04/18/2022)

- TOTAL SQUARE FOOTAGE OF RESIDENTIAL BUILDING **226,343 SF**
- MAXIMUM RESIDENCES FLOORPLATE **15,918 SF**

# BEACH VIEW FROM EAST – COMPARISON



ORIGINAL SCHEME 12/06/2021



REVISED SCHEME WITH THE SOUTH ANIS WING AND SOUTH ADDITION RESTORED

## BEACH VIEW FROM NORTH – COMPARISON



ORIGINAL SCHEME 12/06/2021



REVISED SCHEME WITH THE SOUTH ANIS WING AND SOUTH ADDITION RESTORED

## BEACH VIEW FROM SOUTH – COMPARISON



ORIGINAL SCHEME 12/06/2021 - SOUTH ELEVATION



REVISED SOUTH ELEVATION WITH THE SOUTH ADDITION

## COLLINS AVENUE VIEW – COMPARISON



ORIGINAL SCHEME 12/06/2021 - WEST ELEVATION

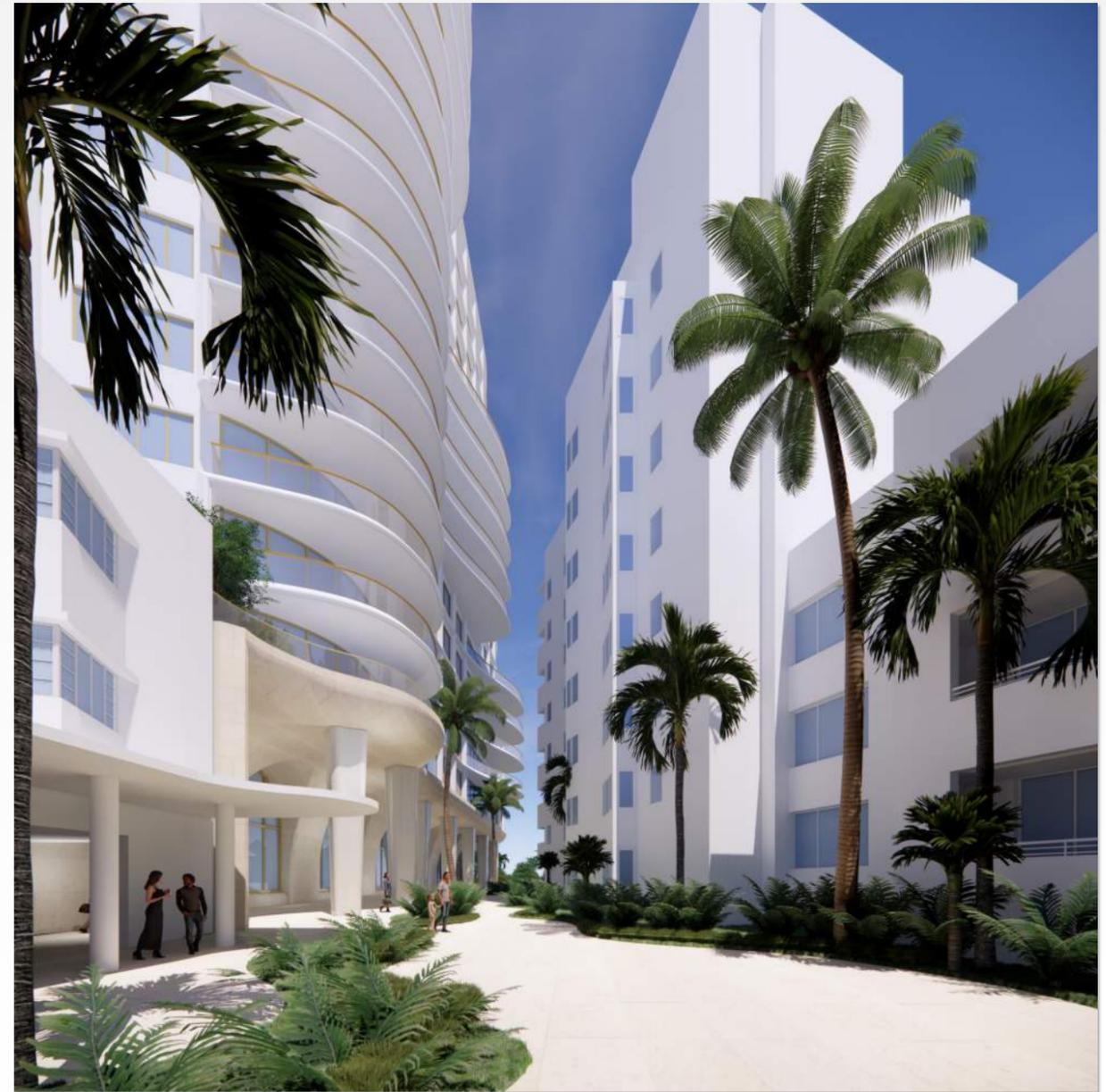


REVISED WEST ELEVATION WITH THE SOUTH ADDITION

## COURTYARD VIEW – COMPARISON



ORIGINAL SCHEME 12/06/2021



REVISED WEST ELEVATION WITH THE SOUTH ADDITION

## Design Recommendation

**Objective:** It is the objective to meet the design intent of the historic era of significance by reinstating the visual appearance of the windows within the vertical eyebrows, while complying with significantly different contemporary code requirements that include response to high wind loads and Miami-Dade County product acceptance.

The design intent will be achieved by attaching a Flutex glass product to the exterior of a Miami-Dade County-approved window system. The Flutex glass will be used at the windows that are framed by the vertical eyebrow systems at the northern and southern stair tower locations at the front facade. To reinforce the design intent, the currently enclosed window opening at the northern stairwell will be glazed to match the other stairwell windows.

The product identified below, or another similar product, should be utilized in this location.

**Product: Morue Flutex (3/4)**

<https://glassupply.com/shop/morue-flutex-3-4/>



*Figure 10. Example of product similar to historic Flutex glass at stairwell windows.*