

# **SHORE CLUB HOTEL AND RESIDENCES**

Historic Preservation Board Application HPB21-0481

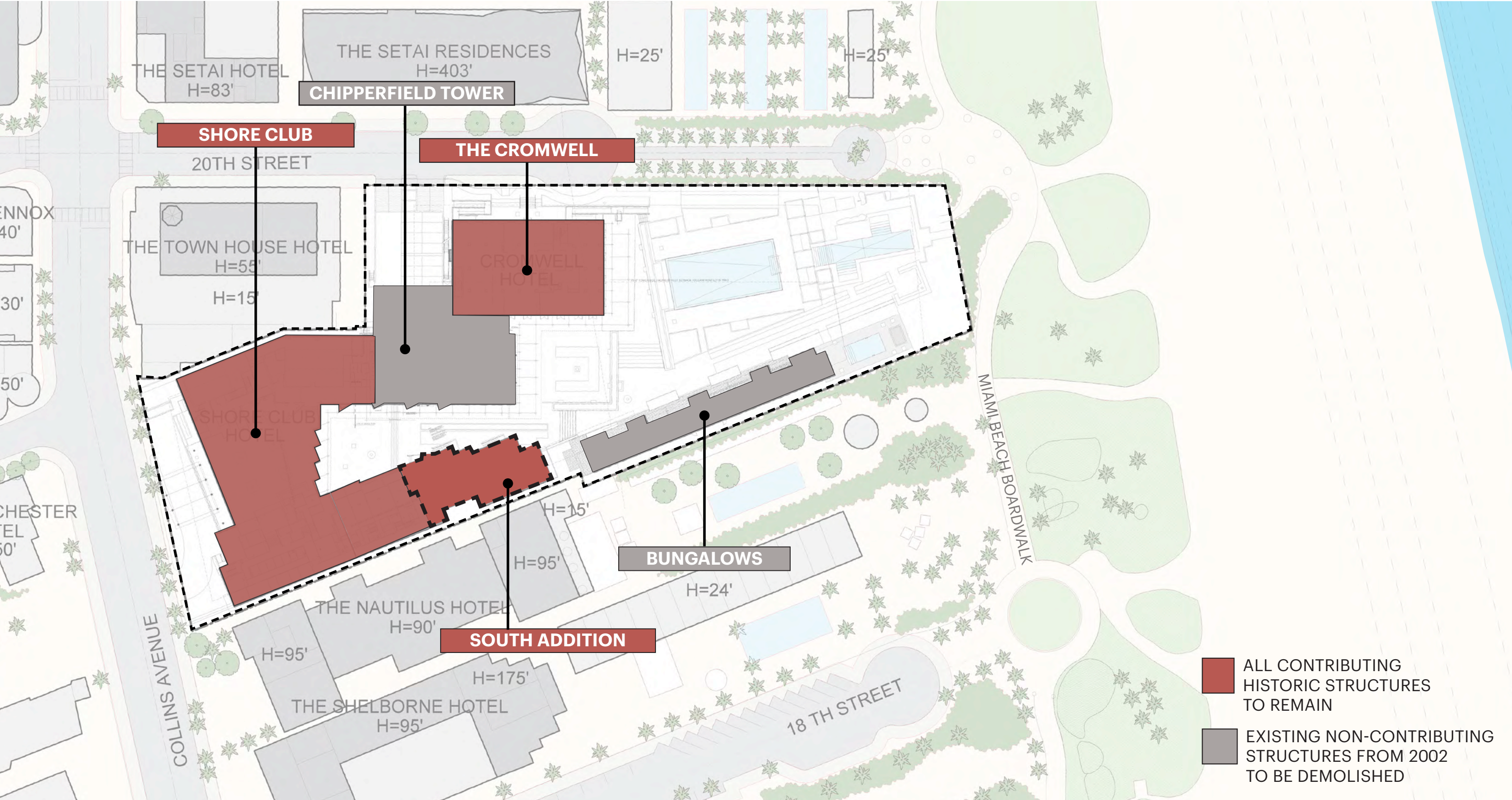
May 10, 2022

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

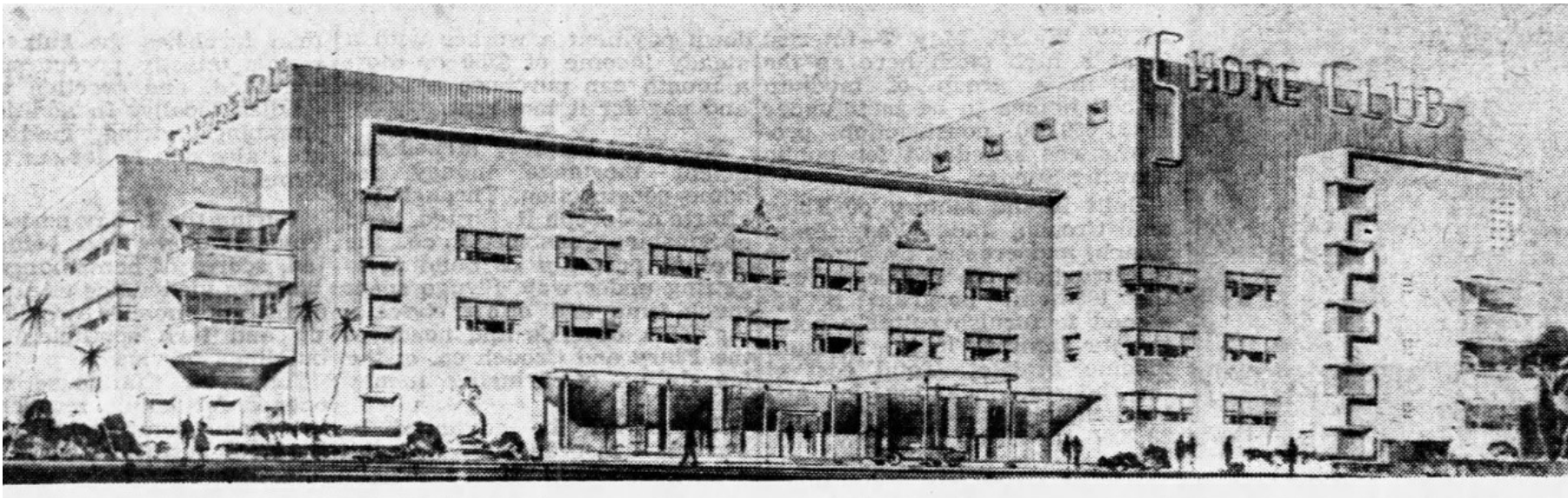


EXISTING SHORE CLUB SITE PLAN

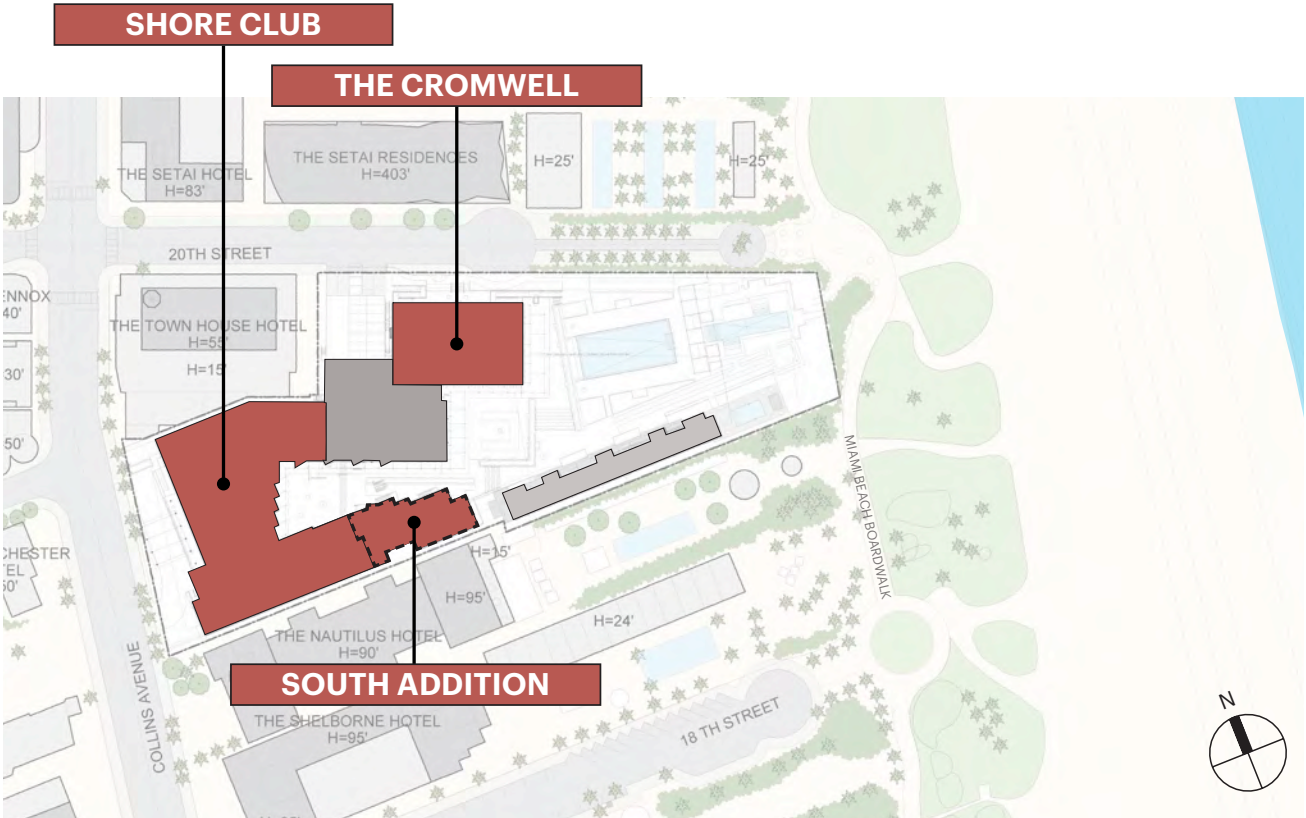




**ART DECO - CROMWELL HOTEL** (LEFT: 20TH STREET VIEW / RIGHT: EASTERN VIEW)  
ROBERT A. TAYLOR, 1939

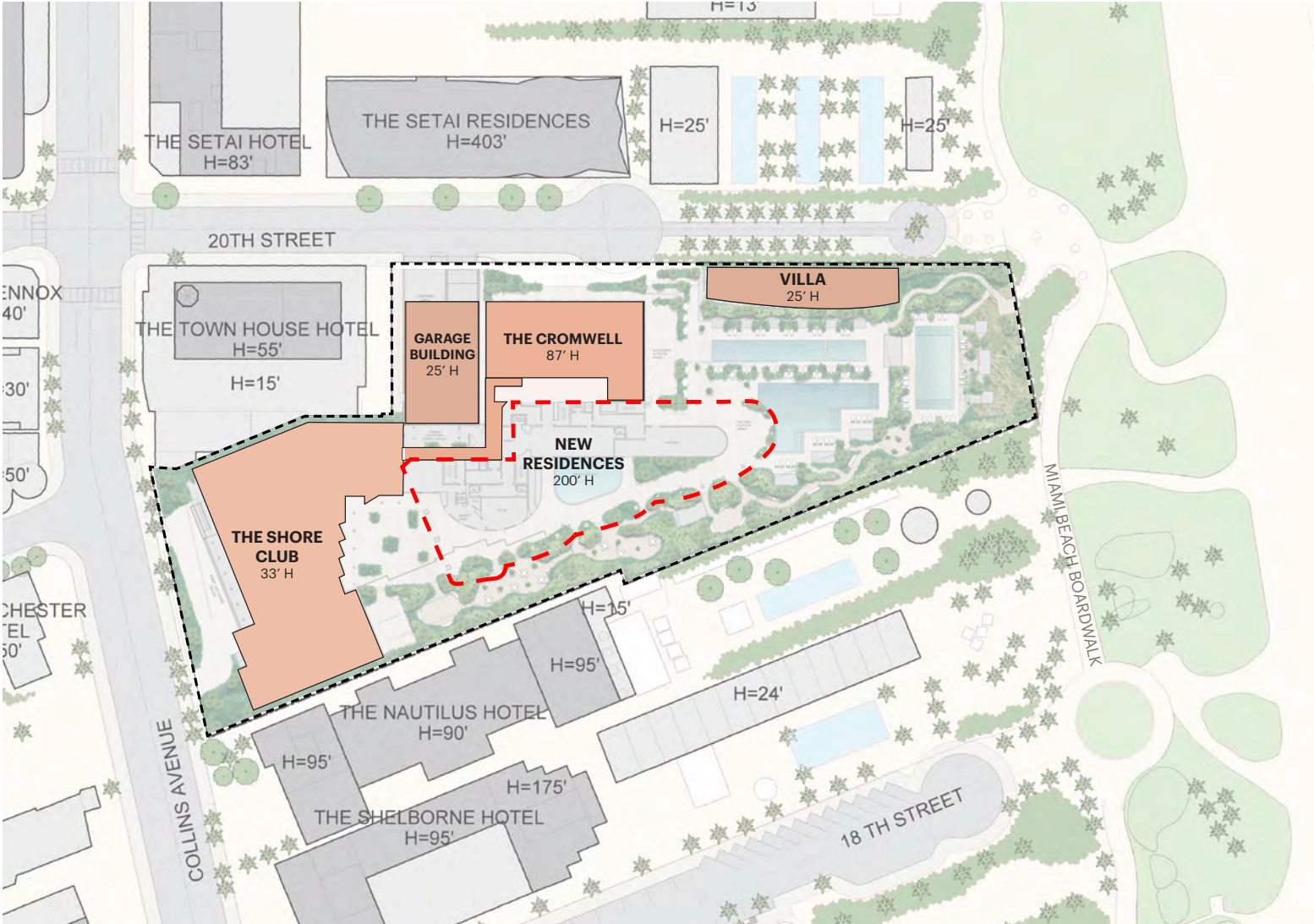


**MIAMI MODERN - SHORE CLUB HOTEL** (COLLINS AVENUE VIEW)  
ALBERT ANIS, 1949

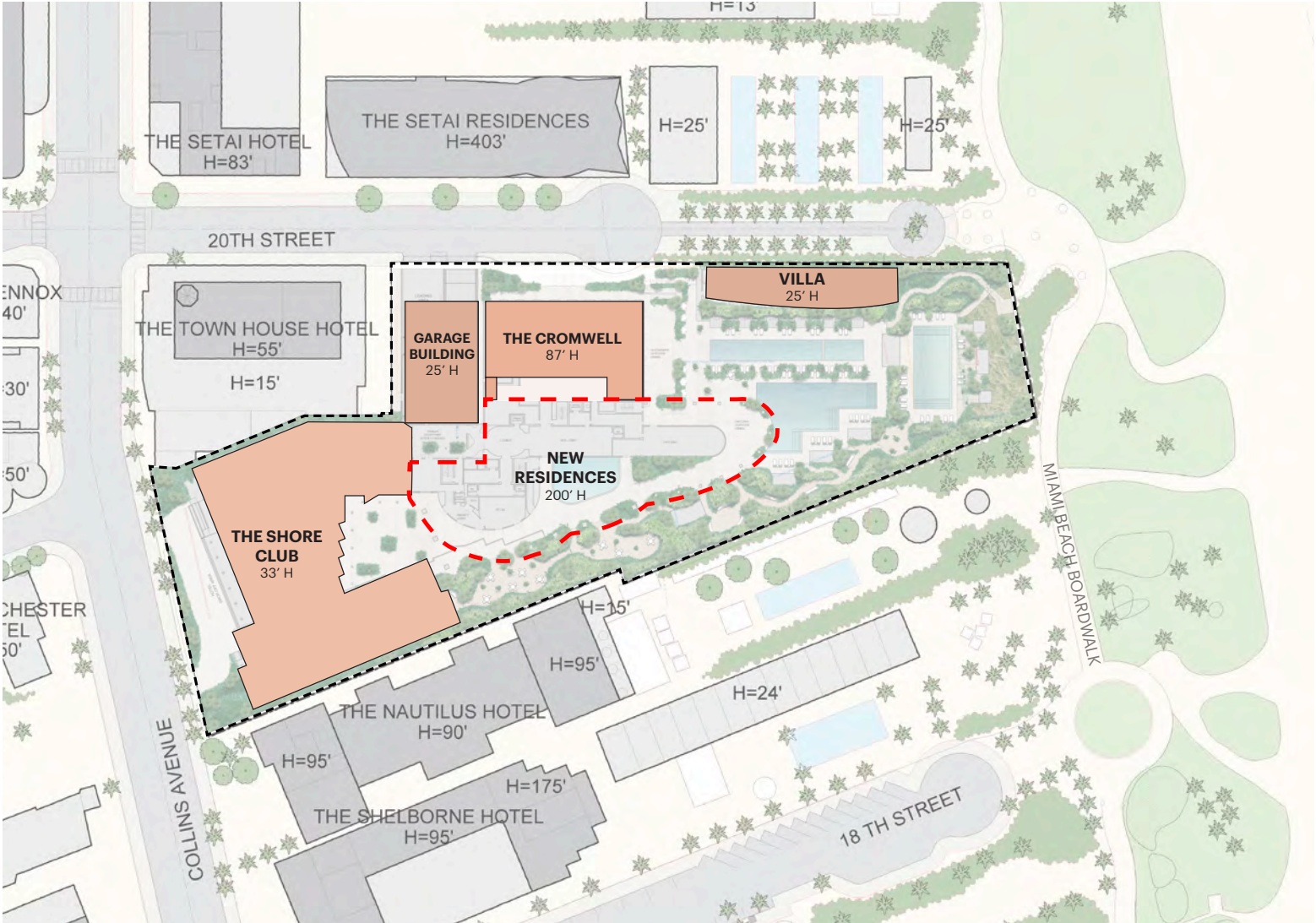


## SITE HISTORY



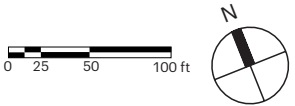


**ORIGINAL SCHEME** (SUBMITTED 12/6/2021)

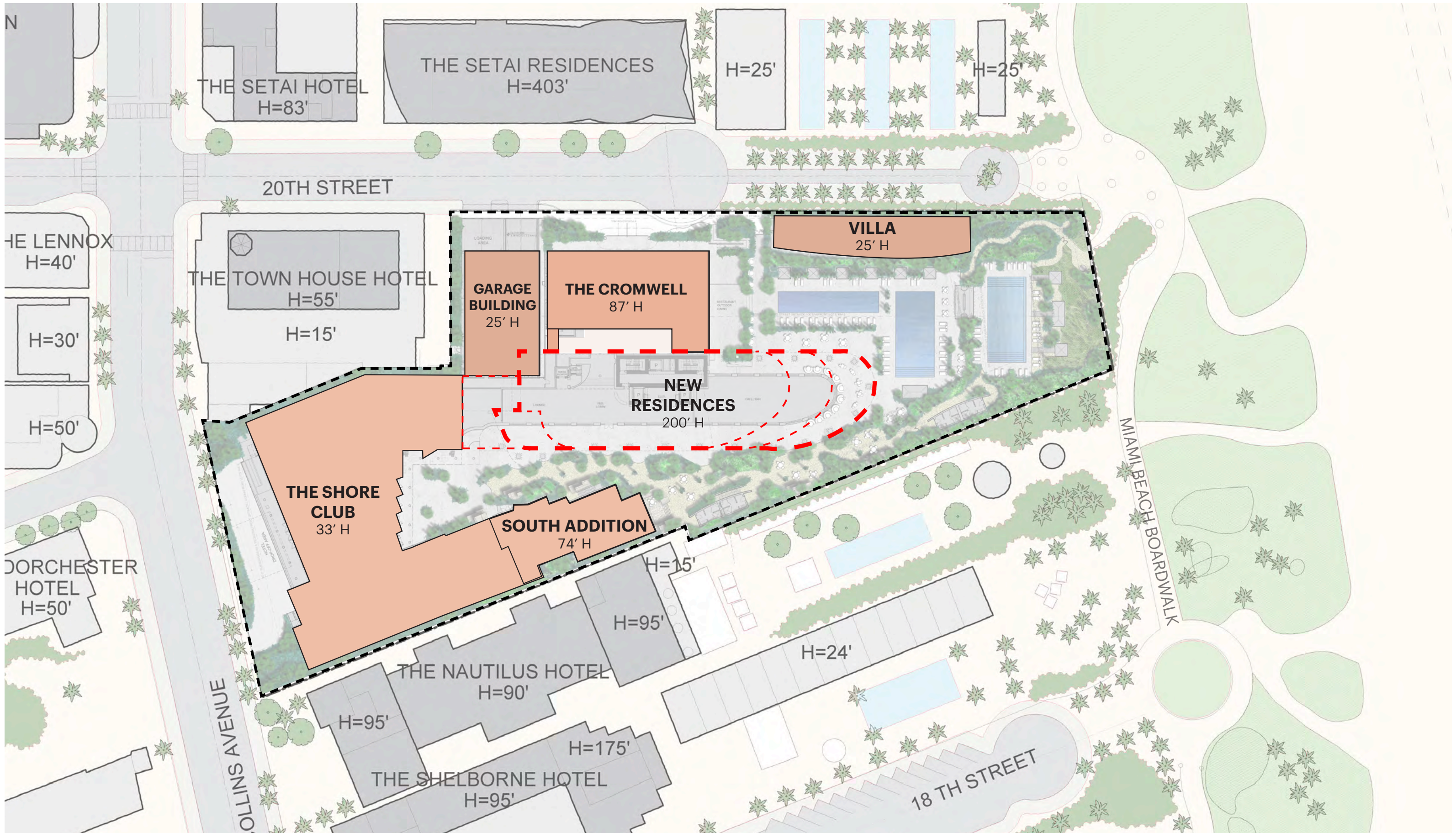


**INTERIM SCHEME** (PRESENTED 3/8/2022)

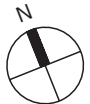
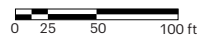
**SITE PLAN - COMPARISON**







SITE PLAN - REVISED SCHEME WITH THE SOUTH ADDITION







GROUND FLOOR & SITE PLAN WITH THE SOUTH ADDITION

SCALE: 1" = 40'

0 10 20 40

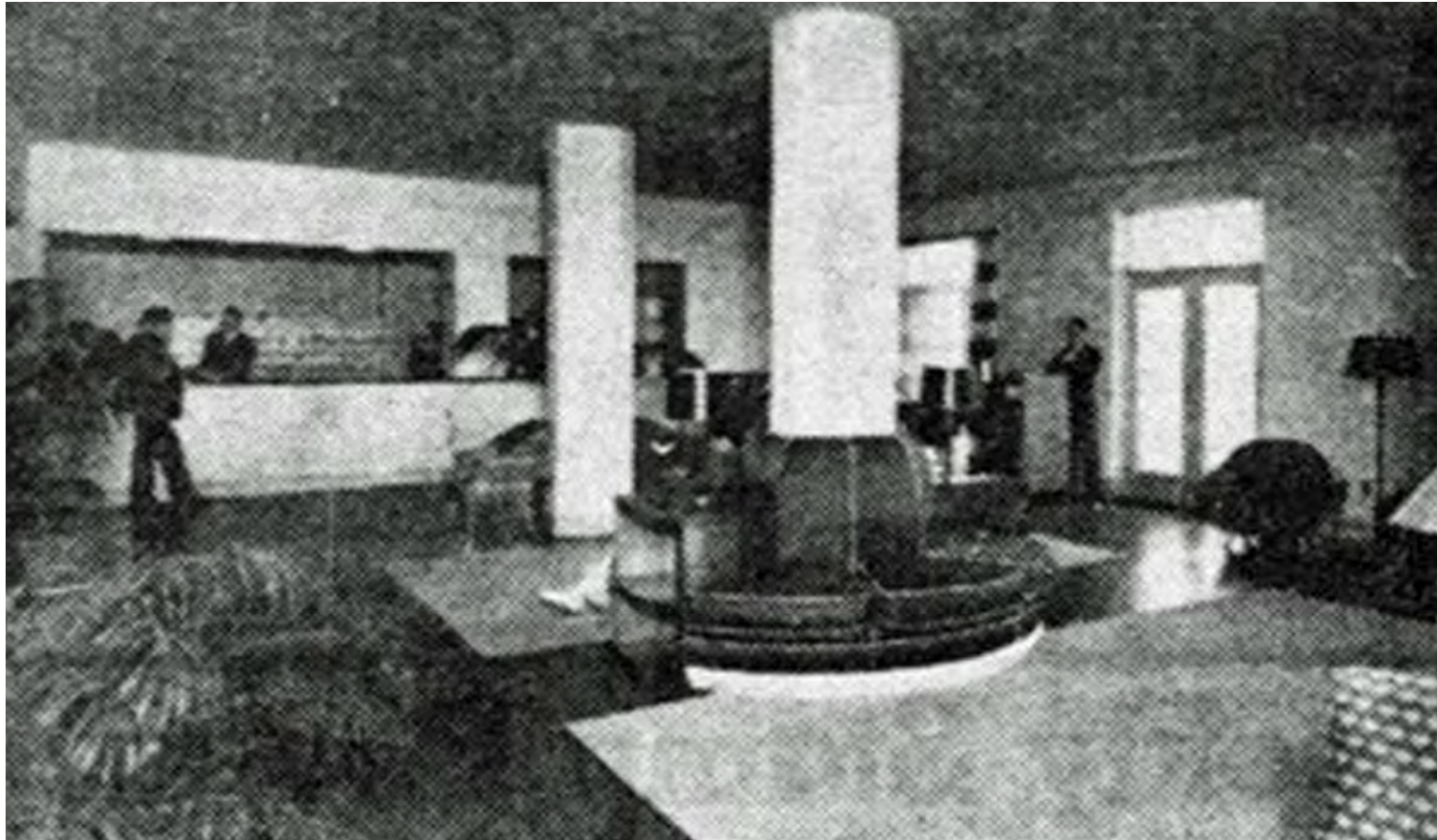




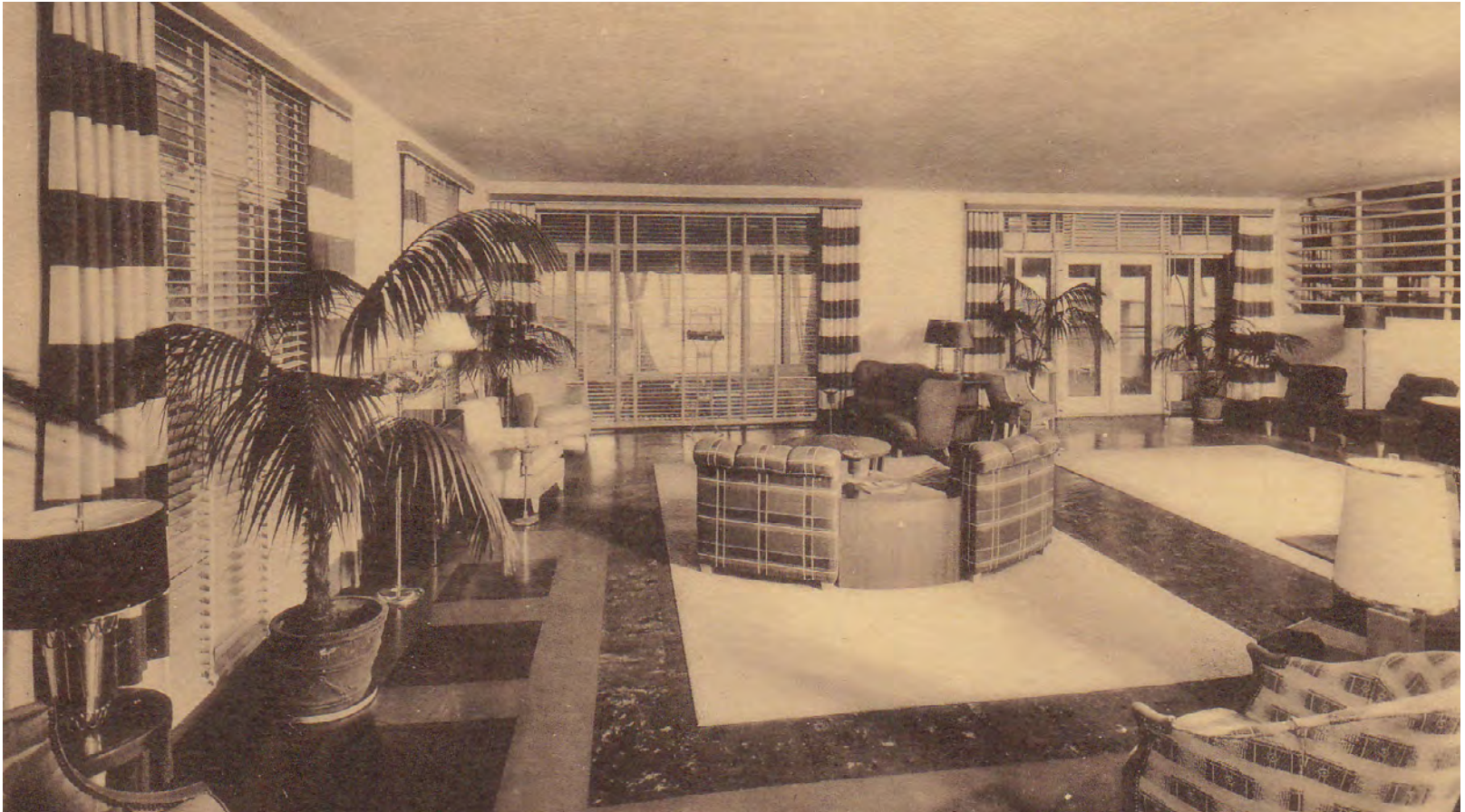


VIEW OF THE CROMWELL PORCH AT 20TH STREET





THE CROMWELL LOBBY, C. **1940**



THE CROMWELL LOUNGE, C. **1940**

# HISTORIC CROMWELL LOBBY





# SHORE CLUB RESTORATION





WINDOWS AT SOUTHERN STAIRWELL, C. 1956

these smart patterns enable

*Architects and Designers*

to create pleasing and desirable interiors and exteriors

### five leading BLUE RIDGE patterns

#### Stylex

(Cross section shown, actual size)

A rolled flat glass, with one smooth side and one pattern side consisting of curved parallel concave waves about  $\frac{3}{8}$ " deep. The crest of the waves are about  $\frac{3}{4}$ " apart, the surface of each being striated with approximately 15 small equidistant ribs about  $\frac{1}{1000}$ " deep and parallel to the crests.

Made in  $\frac{1}{8}$ " and  $\frac{3}{16}$ " thicknesses with fire-polished, ground and polished and Satinol finishes.

Approximate Light Transmission—unwired 73% (not made in wire glass).

USES—Decorative interior installations for partitions, wall panels, kitchen cupboard doors.

#### Linex

(Cross section shown, actual size)

A rolled flat glass, one surface being smooth and the pattern side consisting of curved parallel concave flutes measuring about  $\frac{3}{4}$ " deep. The crests of the flutes are approximately  $\frac{1}{2}$ " apart.

Linex is made in  $\frac{1}{8}$ " and  $\frac{3}{16}$ " thicknesses in fire-polished, ground and polished and Satinol finishes.

Approximate Light Transmission—unwired 80% (not made in wire glass).

USES—Decorative interior and exterior glazing.

#### Louvrex

(Cross section shown, actual size)

1 in. wide, alternately ascending and descending, plane-surfaced strips, resembling louvers in venetian blinds. Quite transparent, but Satinol finish increases obscurity and diffusion.

Made  $\frac{1}{8}$ " and  $\frac{3}{16}$ " thick with fire-finished surfaces and  $\frac{3}{16}$ " thick only with flat surface mechanically ground and polished; also with flat surface Satinol processed.

Approximate Light Transmission—unwired 90.4% (not made in wire glass).

USES—Interior and exterior glazing, partitions, transoms etc.

#### Flutex

(Cross section shown, actual size)

Pattern consists of adjoining convex flutes 1 in. wide.

Made in  $\frac{1}{8}$ " and  $\frac{3}{16}$ " thicknesses with fire-polished surfaces, and in  $\frac{3}{16}$ " thickness only with flat surface mechanically ground and polished; also with flat surface Satinol processed.

Approximate Light Transmission—unwired 89% (not made in wire glass).

USES—Same as those of Louvrex. Provides effect of sharper, more definite pattern. (Note: Satinol Flutex,  $\frac{3}{16}$ " thick, is widely used in fluorescent light fixtures).

#### Doublux

(Cross section shown, actual size. Broken line indicates right angle corrugation on back)

A double patterned glass whose corrugated design on one surface runs at right angles to fluted design on other surface, forming a pronounced directional effect.

Made in  $\frac{3}{16}$ " thickness, with maximum width of 54" and length of 136".

Approximate Light Transmission—87%.

USES—Interior and exterior glazing, partitions, screens, illuminated wall panels and other decorative purposes.

#### specifications for five leading Blue Ridge glass patterns

Product	Uses	Light Diffusion and Obscurity	Pattern	Thick-ness	Plain Rolled, Fire Finish, Max. Width and Length	Surface			Approx. Weight Sq. Ft. Lbs. Glass Only
						Ground and Polished flat surface	Frosted Max. Width and Length	Satinol Max. Width and Length	
Louvrex	Decorative Interior and Exterior use	Slight	Alternate 1" angular planes	$\frac{1}{8}$ "	54" x 132"			54" x 132"	1 $\frac{1}{4}$ lbs.
				$\frac{3}{16}$ "	54" x 136"	54" x 136"	54" x 136"	2 $\frac{3}{4}$ lbs.	
Flutex	Decorative Interior and Exterior use	Slight	Adjoining 1" convex flutes	$\frac{1}{8}$ "	54" x 132"			54" x 132"	1 $\frac{1}{4}$ lbs.
				$\frac{3}{16}$ "	54" x 136"	54" x 136"	54" x 136"	2 $\frac{3}{4}$ lbs.	
Doublux	Decorative Interior and Exterior use	Good	1" Block pattern	$\frac{1}{8}$ "	54" x 136"			54" x 136"	2 $\frac{3}{4}$ lbs.
				$\frac{3}{16}$ "	54" x 136"	54" x 136"	54" x 136"	2 $\frac{3}{4}$ lbs.	
Stylex	Decorative Interior use	Medium (Directional Spread)	Fine ribs on flute	$\frac{1}{8}$ "	48" x 132"		48" x 132"	48" x 132"	1 $\frac{3}{4}$ lbs.
				$\frac{3}{16}$ "	48" x 136"	48" x 136"	48" x 136"	48" x 136"	2 $\frac{3}{4}$ lbs.
Linex	Decorative Interior and Exterior use	Slight	$\frac{1}{8}$ " Concave flutes	$\frac{1}{8}$ "	48" x 132"		48" x 132"	48" x 132"	1 $\frac{1}{4}$ lbs.
				$\frac{3}{16}$ "	48" x 136"	48" x 136"	48" x 136"	48" x 136"	2 $\frac{3}{4}$ lbs.

\*In some patterns, widths are available up to 60 inches, depending upon stocks on hand, but glass wider than 48 inches cannot be Frosted.

PRODUCT INFORMATION FOR FLUTEX GLASS, C. 1949  
FROM GLASS DATA FOR THE ARCHITECT, LIBBEY-OWENS FORD GLASS COMPANY, 1949

SHORE CLUB FACADE RESTORATION - FLUTEX GLASS

THE SHORE CLUB · MIAMI BEACH, FLORIDA · WITKOFF

ROBERT A.M. STERN ARCHITECTS · KOBI KARP ARCHITECTURE AND INTERIOR DESIGN · MAY 10, 2022

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## SHORE CLUB LOBBY RESTORATION - VIEW TOWARD COURTYARD





**ORIGINAL SCHEME** (SUBMITTED 12/6/2021)



**INTERIM SCHEME** (PRESENTED 3/8/2022)

COURTYARD VIEW - PREVIOUS SCHEMES





COURTYARD VIEW - REVISED SCHEME WITH THE SOUTH ADDITION





COURTYARD VIEW WITH THE SOUTH ADDITION





VIEW OF RESORT POOL & CROMWELL DINING TERRACE





VIEW OF THE VILLA FROM 20TH STREET PEDESTRIAN WALKWAY





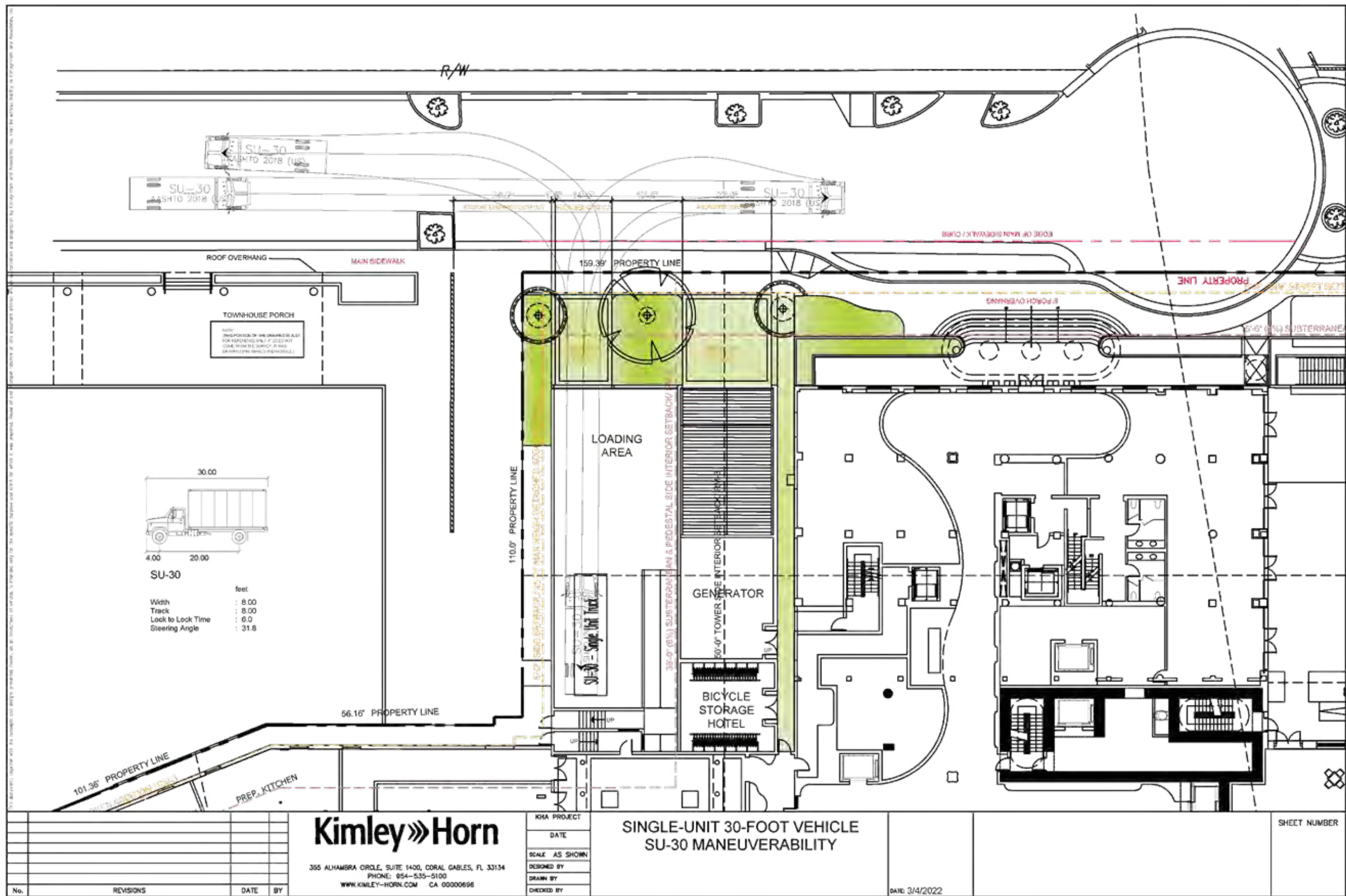
# EXISTING CONDITIONS AT 20TH STREET





## PROPOSED IMPROVEMENTS TO 20TH STREET





## KIMLEY HORN LOADING MANEUVERABILITY STUDY





**ORIGINAL SCHEME** (SUBMITTED 12/6/2021)



**INTERIM SCHEME** (PRESENTED 3/8/2022)

BEACH VIEW FROM SOUTH - PREVIOUS SCHEMES





## BEACH VIEW FROM SOUTH - REVISED SCHEME WITH THE SOUTH ADDITION





**ORIGINAL SCHEME** (SUBMITTED 12/6/2021)



**REVISED SCHEME WITH THE SOUTH ADDITION** (SUBMITTED 4/18/2022)

BEACH VIEW FROM EAST - COMPARISON





## BEACH VIEW FROM EAST





## BEACH VIEW FROM NORTH





**ORIGINAL SCHEME** (SUBMITTED 12/6/2021)



**INTERIM SCHEME** (PRESENTED 3/8/2022)

## COLLINS AVENUE VIEW - PREVIOUS SCHEMES





## COLLINS AVENUE VIEW - REVISED SCHEME WITH THE SOUTH ADDITION



***THANK YOU***