

## HISTORIC RESOURCES REPORT

### Historic Resources Report for 1052 Ocean Drive

#### THE STRAND HOTEL

Location: Miami Beach FL

*“The Strand Project located at 1052 Ocean Drive, consisted of the adaptive re-use of four unoccupied, individually built, run-down structures. Each buildings’ unique style was captured – Contemporary, Mediterranean Tropical, Deco and Retro – to create residential/hotel spaces above the active retail and restaurant space on the ground level of the historic Ocean Drive.” Kobi Karp Architect*

The original structures were designed in the Miami Modern style by architect Tony Sherman and built in 1950 by Julius Bloch. The new four story building in the project was built in 2005 and designed by architect Kobi Karp. The new building was unified into the project and is not be considered historic due to its new construction. *Ruskinarch.com*

**Architect:**  
M. Tony Sherman

**Builder:**  
Julius Bloch

**Style:**  
Apartment/multi-unit complex, Miami Modern.

Porthole windows on east elevation; Asymmetrical facade; Rakish roof angle; Rakish wall angles along balconies of south elevation; Open balconies and catwalks; Vertical metal pipes at northeast corner

**Significant Owner(s):**  
Waves Hotel Inc. (original)

**Status of Historic Designation:**  
Designated at National level : Miami Beach Architectural District, 1979  
Designated at Local level : Ocean Drive/Collins Avenue District, 1986

**Area(s) of Significance:**  
Architecture  
Community Planning and Development

**Evaluation of Eligibility:**  
Eligible as contributing resource

**Associated Files:**  
  
1052\_OCEAN\_DR.pdf

**Architectural Description:**  
This is a 2-story, multiple-bay domestic building in the Miami Modern style built in 1950. The structural system is concrete block stucco. The foundation is spread footing. Exterior walls are original stucco. Decorative metal piping; Non-original signage on primary facade The building has a flat roof. Roofline stands out from surrounding buildings for its acute angle Windows are replacement aluminum fixed. 2 porthole windows on the second floor and 5 porthole windows on the first floor of primary facade; Large window panes run the entire length of the balcony on the second floor of the south elevation Small walkway in front of the east elevation of the building, closed in by handrail No primary entryway on Ocean Drive facade; Staircase at northeast corner located just behind a gate, giving private access to apartments; Primary entryway is now through the one of the other Congress Hotel complex buildings

\* Date source: City of Miami Beach Building Department records

Description generated by RuskinARC™.

**Located in:**  

- Miami Beach Art Deco Historic District



PROJECTS(#TOP)      FIRM(HTTP://WWW.KOBIKARP.COM/PROFILE/)  
PRESS(HTTP://WWW.KOBIKARP.COM/CATEGORY/PUBLICATIONS/#TOP)  
MEDIA(HTTP://WWW.KOBIKARP.COM/MEDIA/)  
CONTACT(HTTP://WWW.KOBIKARP.COM/CONTACT/)      LOGIN(#TOP)

HOSPITALITY

1 HOTEL & HOMES(<http://www.kobikarp.com/projects/1-hotel-homesperry-2/?showPage=0>)  
  
AC HOTEL MIAMI BEACH(<http://www.kobikarp.com/projects/ac-hotel-miami-beach-9/?showPage=0>)  
  
AL AIN ZOO RESORT HOTEL(<http://www.kobikarp.com/projects/al-ain-zoo-resort-hotel/?showPage=0>)  
  
AL AIN ZOO RESORT RESIDENTIAL(<http://www.kobikarp.com/projects/ain-zoo-resort-residential/?showPage=0>)  
  
ASTOR HOTEL(<http://www.kobikarp.com/projects/hotel-astor/?showPage=0>)  
  
BAMBOO(<http://www.kobikarp.com/projects/bar-showPage=0>)  
  
CADILLAC COURTYARD MARRIOTT(<http://www.kobikarp.com/projects/cadillac-courtyard-marrriott/?showPage=0>)  
  
CAMBRIA HOTEL(<http://www.kobikarp.com/projects/cambria-hotel/?showPage=0>)  
  
CANYON RANCH(<http://www.kobikarp.com/projects/canyon-ranch/?showPage=0>)  
  
COLLINS PARK(<http://www.kobikarp.com/projects/collins-park/?showPage=0>)  
  
DORSET HOTEL(<http://www.kobikarp.com/projects/dorset-hotel/?showPage=0>)

THE STRAND HOTEL



PROJECT SUMMARY

The Strand Ocean Drive project consisted of the adaptive re-use of four unoccupied, individually built, run-down structures. Each buildings' unique style was captured – Contemporary, Mediterranean Tropical, Deco and Retro – to create residential/hotel spaces above the active retail and restaurant space on the ground level of the historic Ocean Drive.  
  
The exterior detailing of each building was incorporated into its interior design creating a distinctive charisma to each type of unit. The Strand captivates luxury living in small spaces. A new structure with a rooftop pool and amenity areas was designed to serve as a central core to link and unify the preserved and restored project.

Dade Heritage Trust Historic Preservation Award, 2006

PHOTOS

EMPORIO GRAND(<http://www.kobikarp.com/projects/emporio-grand/?showPage=0>)  
  
EUCLID HOTEL(<http://www.kobikarp.com/projects/euclid-hotel/?showPage=0>)  
  
GANSEVOORT(<http://www.kobikarp.com/projects/gansevoort/?showPage=0>)  
  
GRAN SIERRA RESORT(<http://www.kobikarp.com/projects/gran-sierra-resort/?showPage=0>)



([http://www.kobikarp.com/wp-content/uploads/2013/01/ODS\\_AD\\_5G3A4270PF.jpg](http://www.kobikarp.com/wp-content/uploads/2013/01/ODS_AD_5G3A4270PF.jpg))



([http://www.kobikarp.com/wp-content/uploads/2013/01/ODS\\_AD\\_5G3A0006F.jpg](http://www.kobikarp.com/wp-content/uploads/2013/01/ODS_AD_5G3A0006F.jpg))

1(javascript:go\_to\_page(0)) 2(javascript:go\_to\_page(1))