

SHORE CLUB HOTEL AND RESIDENCES

Historic Preservation Board Application HPB21-0481

MARCH 8, 2022

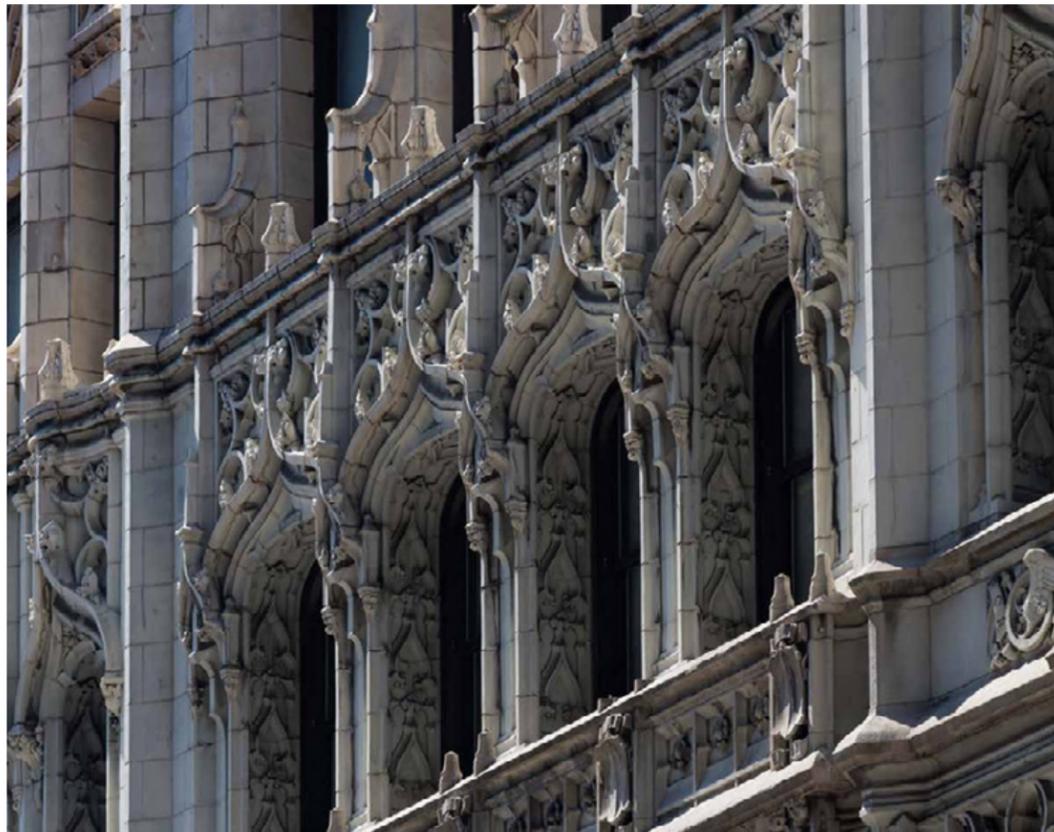
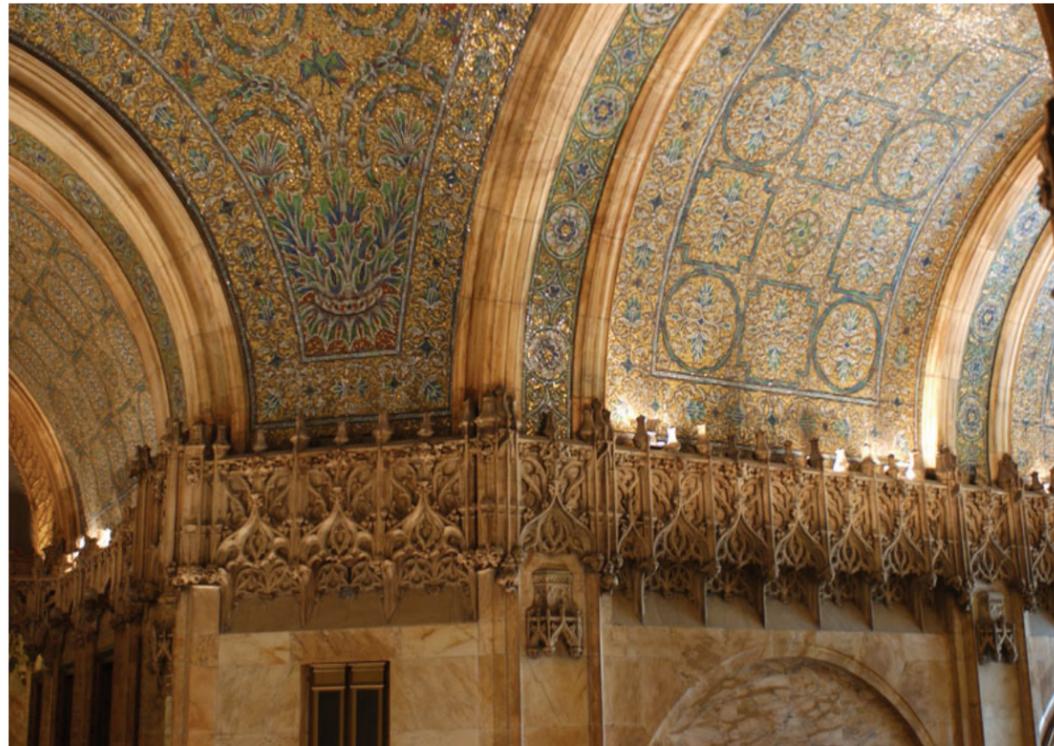
PRINCIPALS: Witkoff Group and Monroe Capital

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

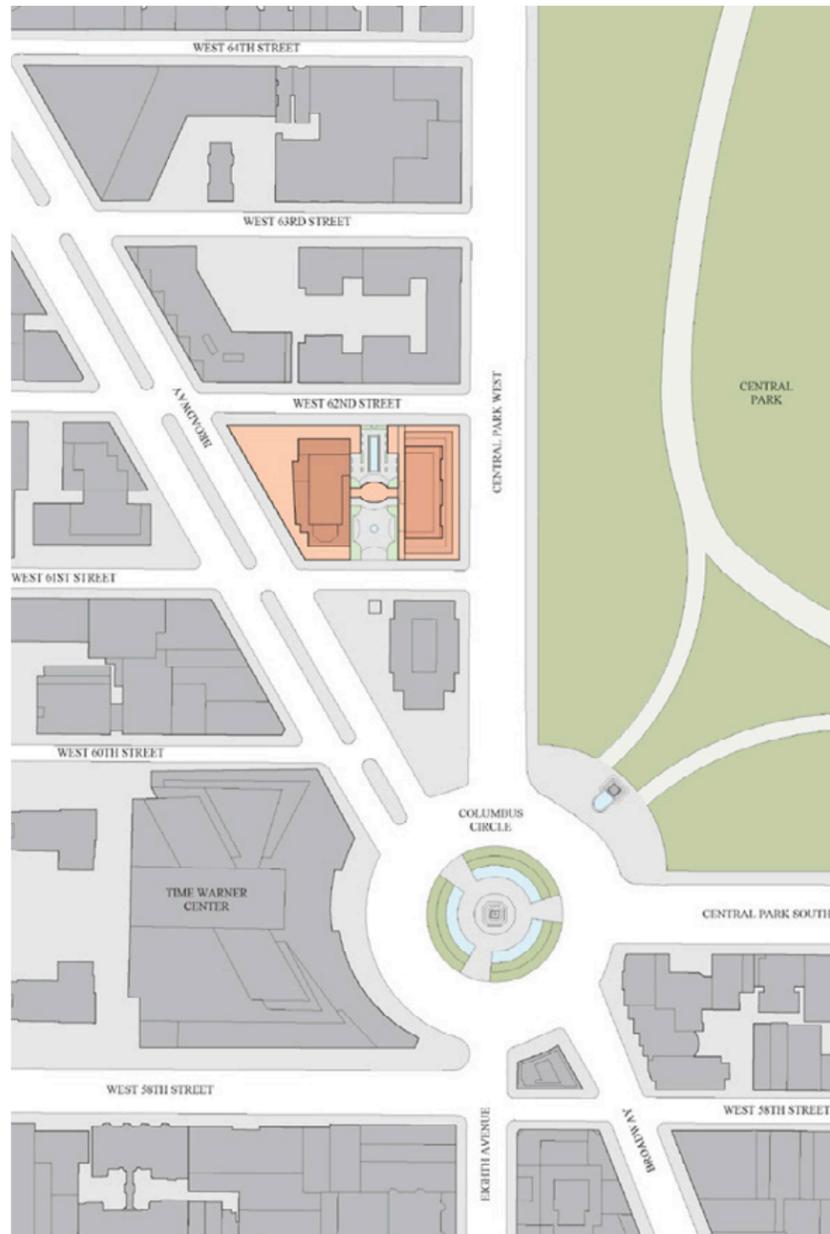


SHELL MEX HOUSE - LONDON

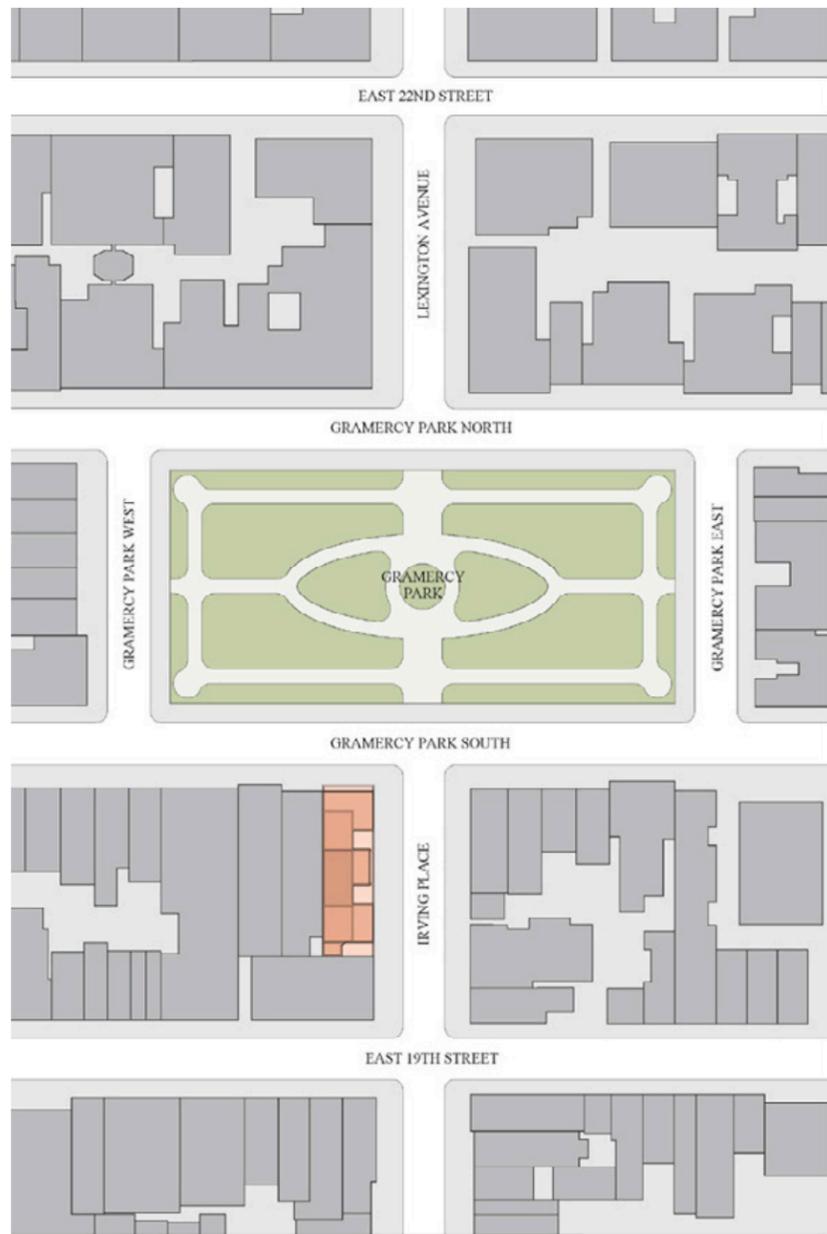


HILTON CABANA - MIAMI BEACH

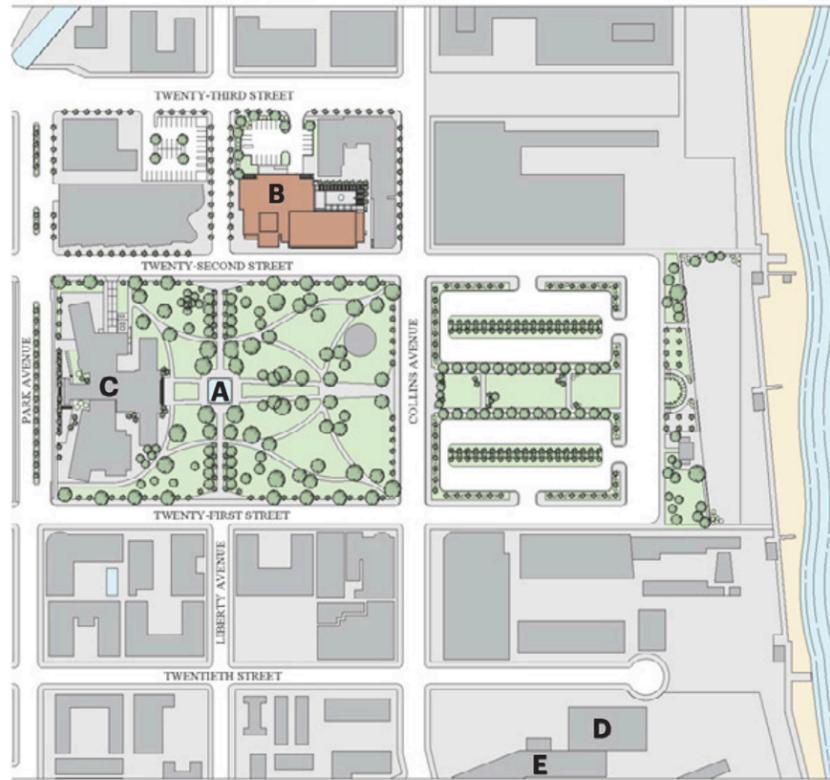
RAMSA



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



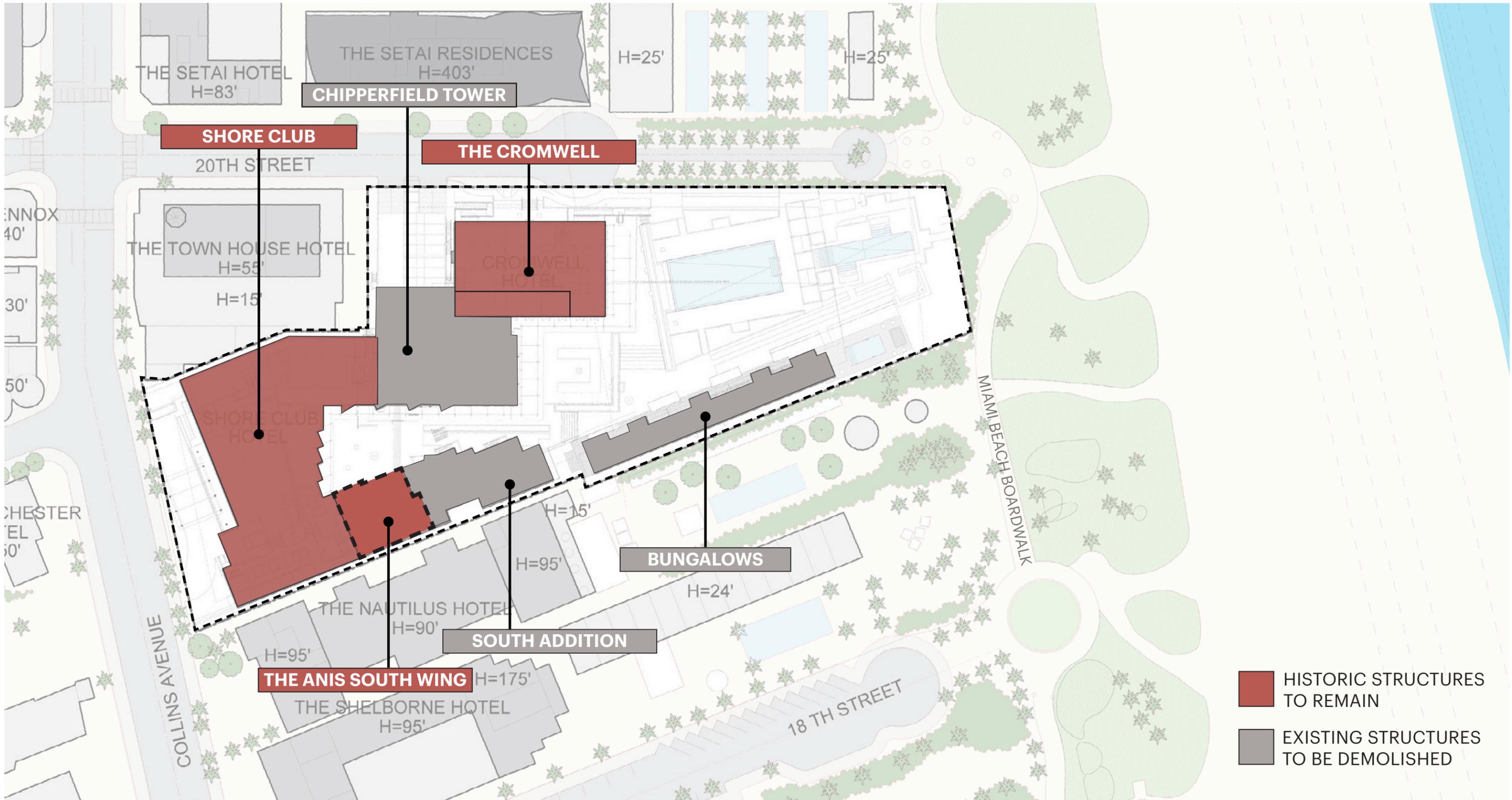
MIAMI BEACH LIBRARY - MIAMI BEACH, FL - RAMSA, 2005



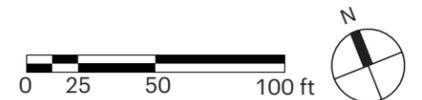
KOBI KARP ARCHITECTURE & INTERIOR DESIGN
LOCAL ARCHITECT AND ARCHITECT OF RECORD
EXPERIENCED IN HISTORICAL RENOVATION PROJECTS



SHORE CLUB HISTORY & CONTEXT

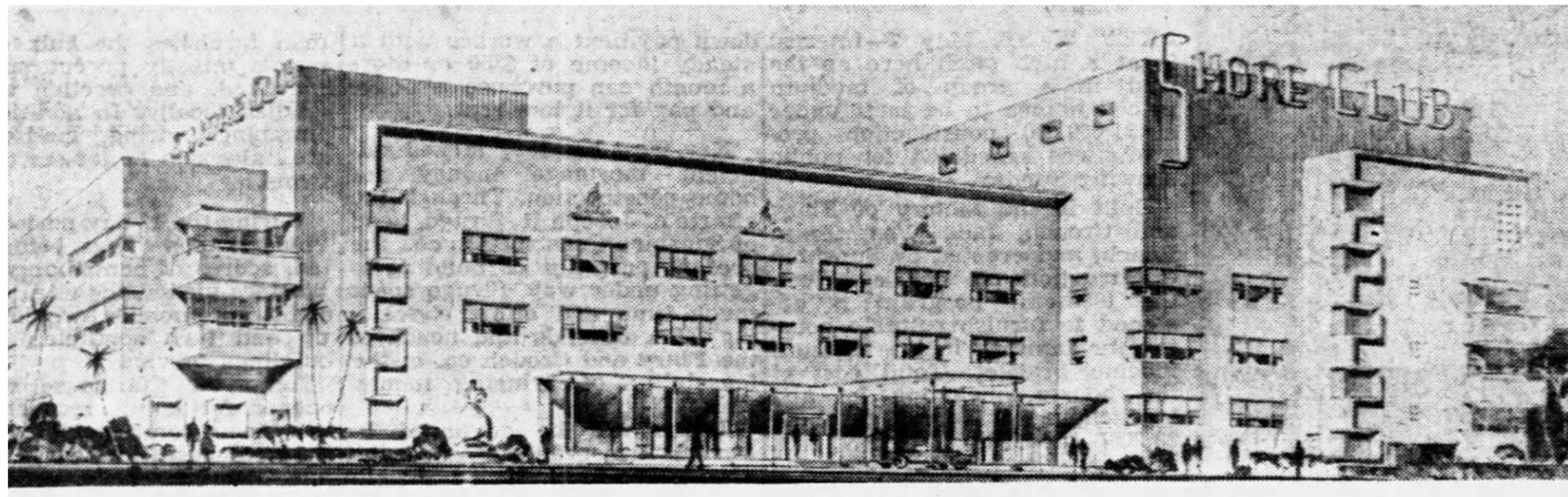
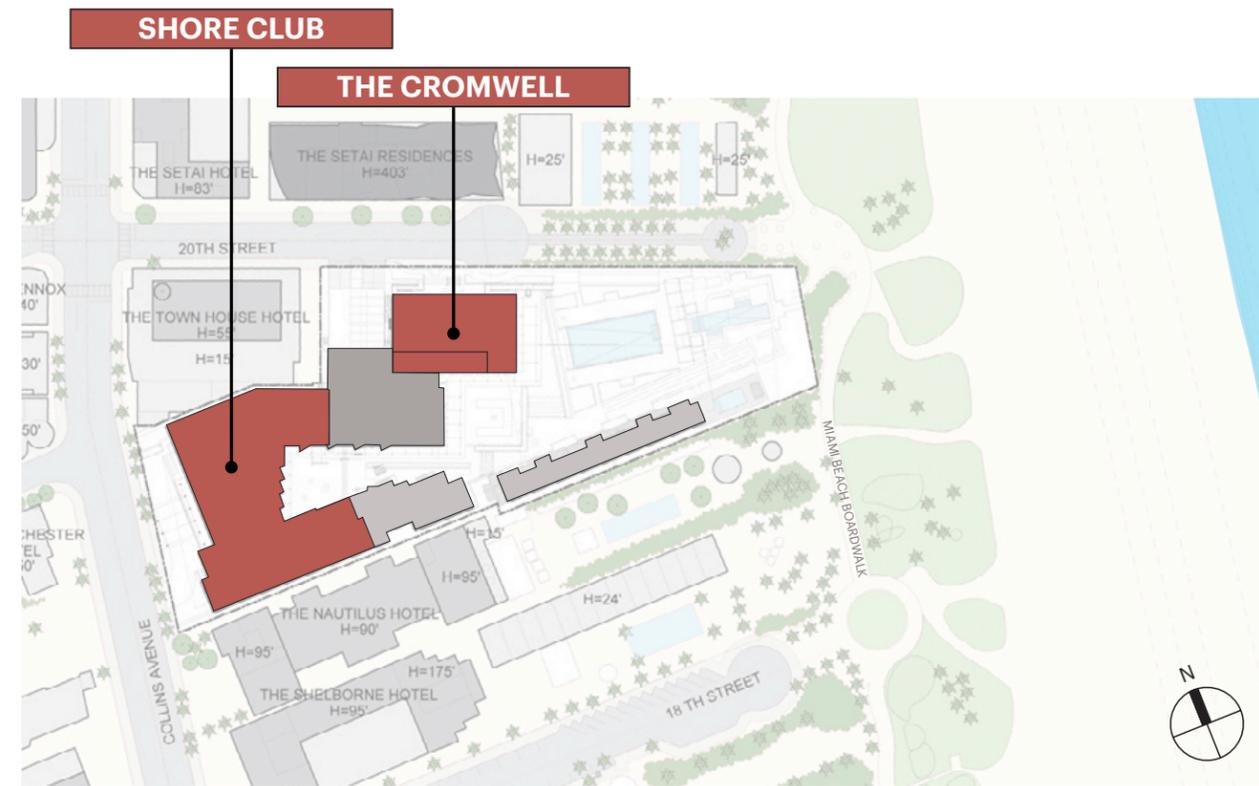


EXISTING SHORE CLUB SITE PLAN





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

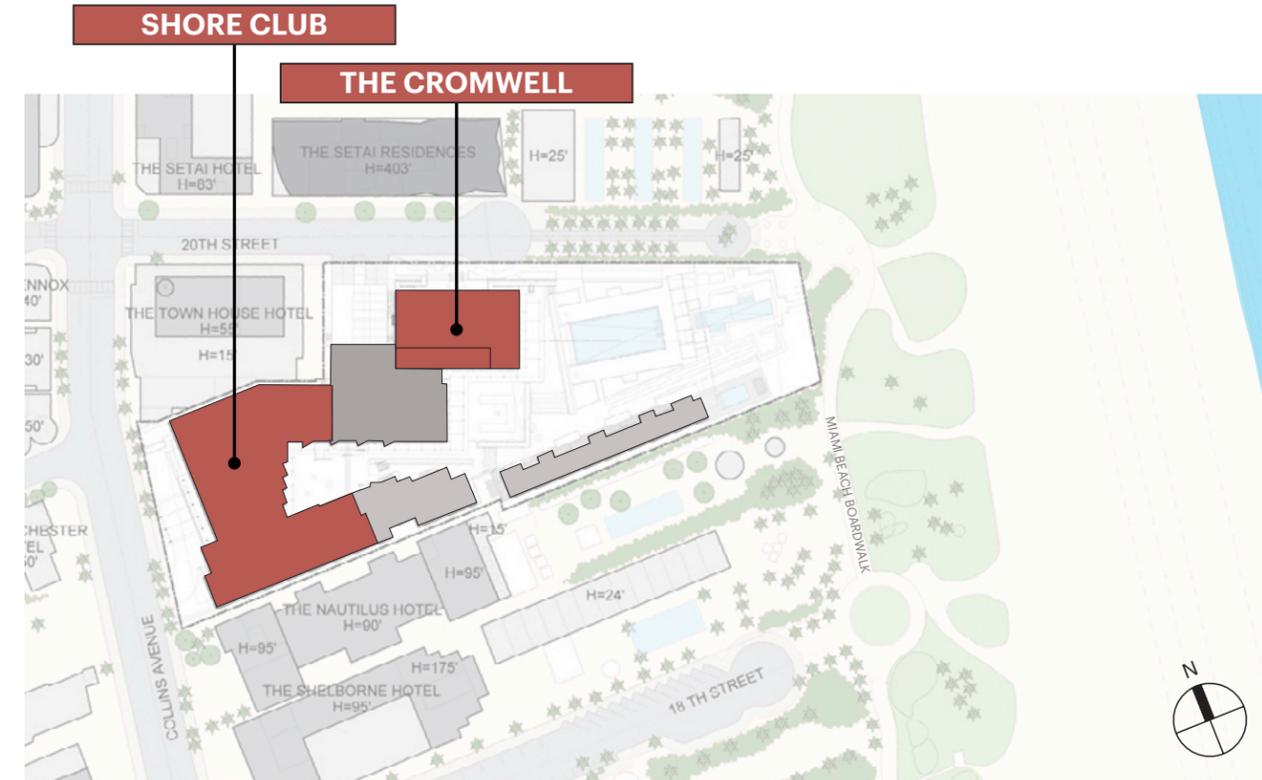
SITE HISTORY



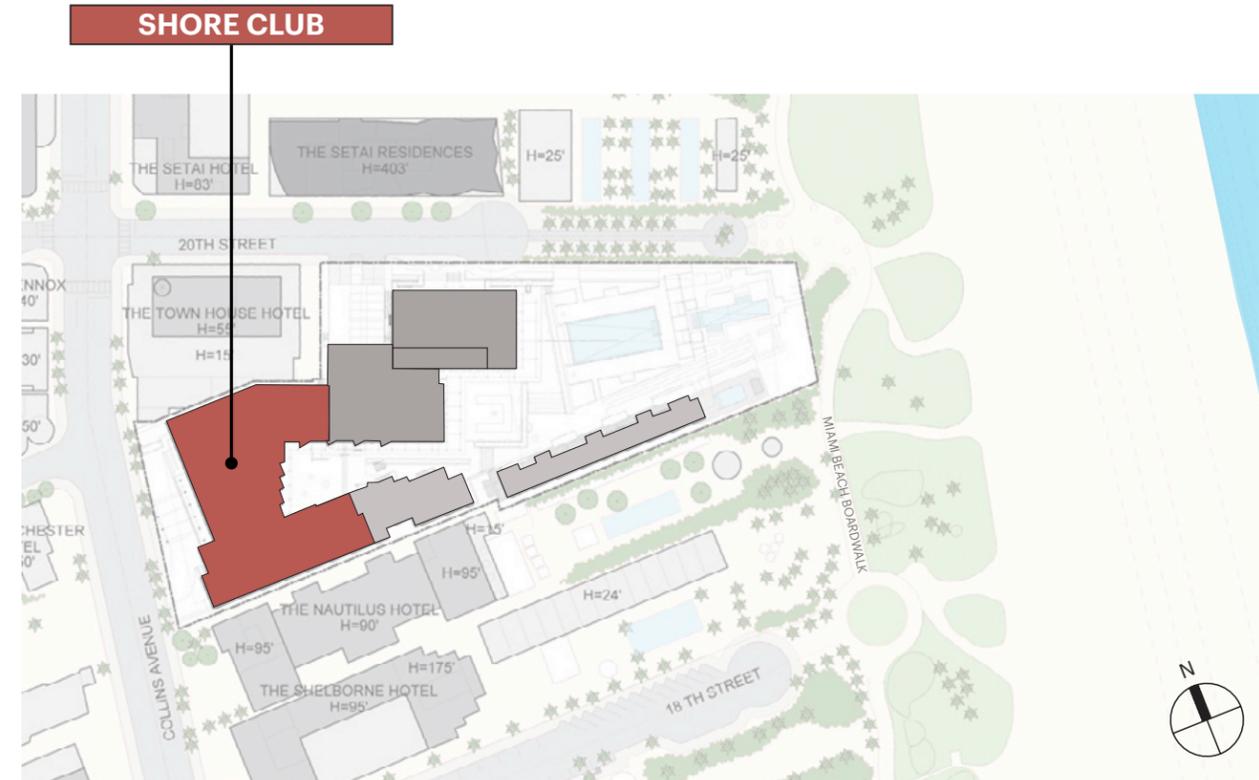
ART DECO - CROMWELL HOTEL (20TH STREET FACADE)
ROBERT A. TAYLOR, 1939



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



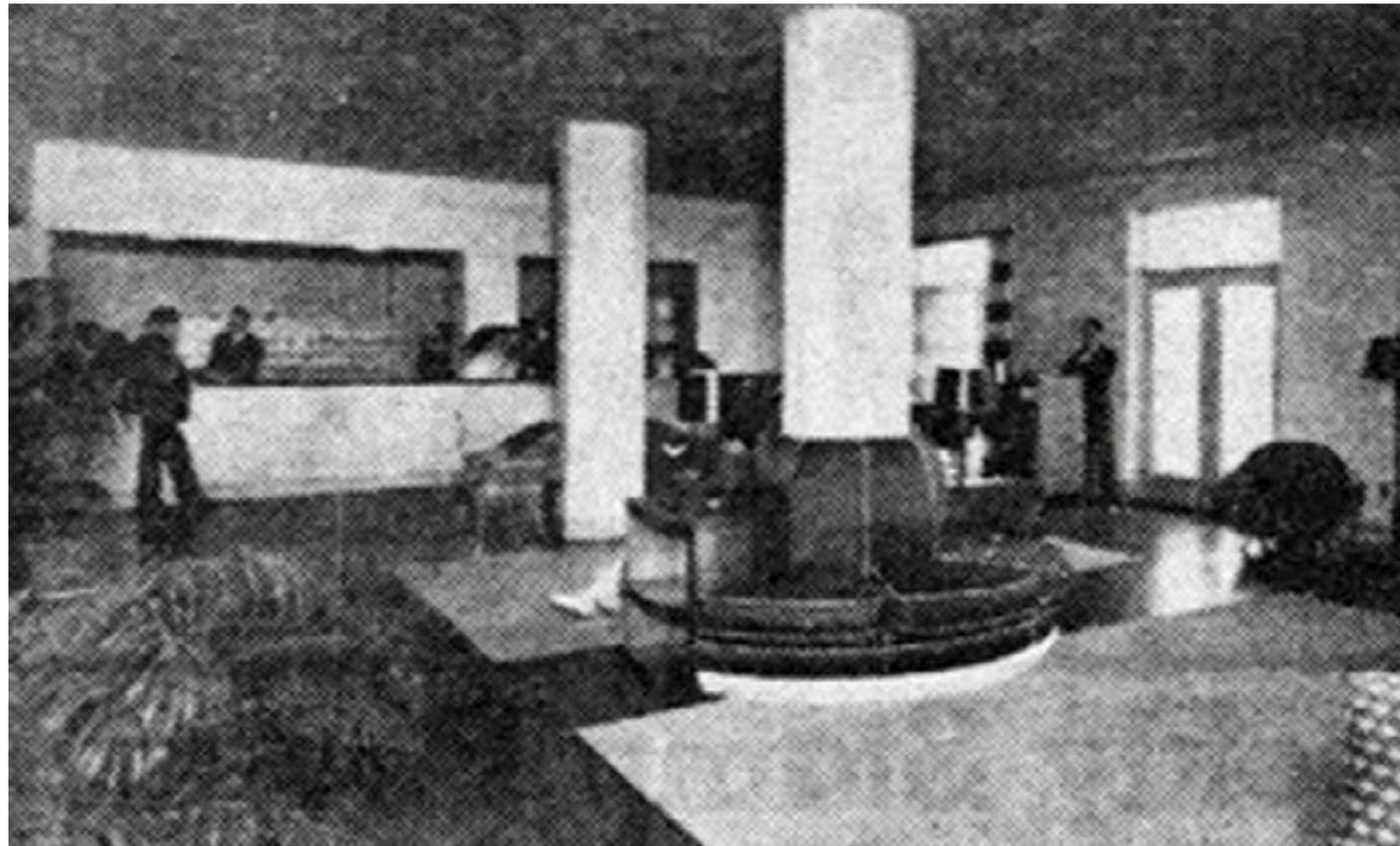
VIEW OF RESORT POOL & CROMWELL DINING TERRACE FACING WEST



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

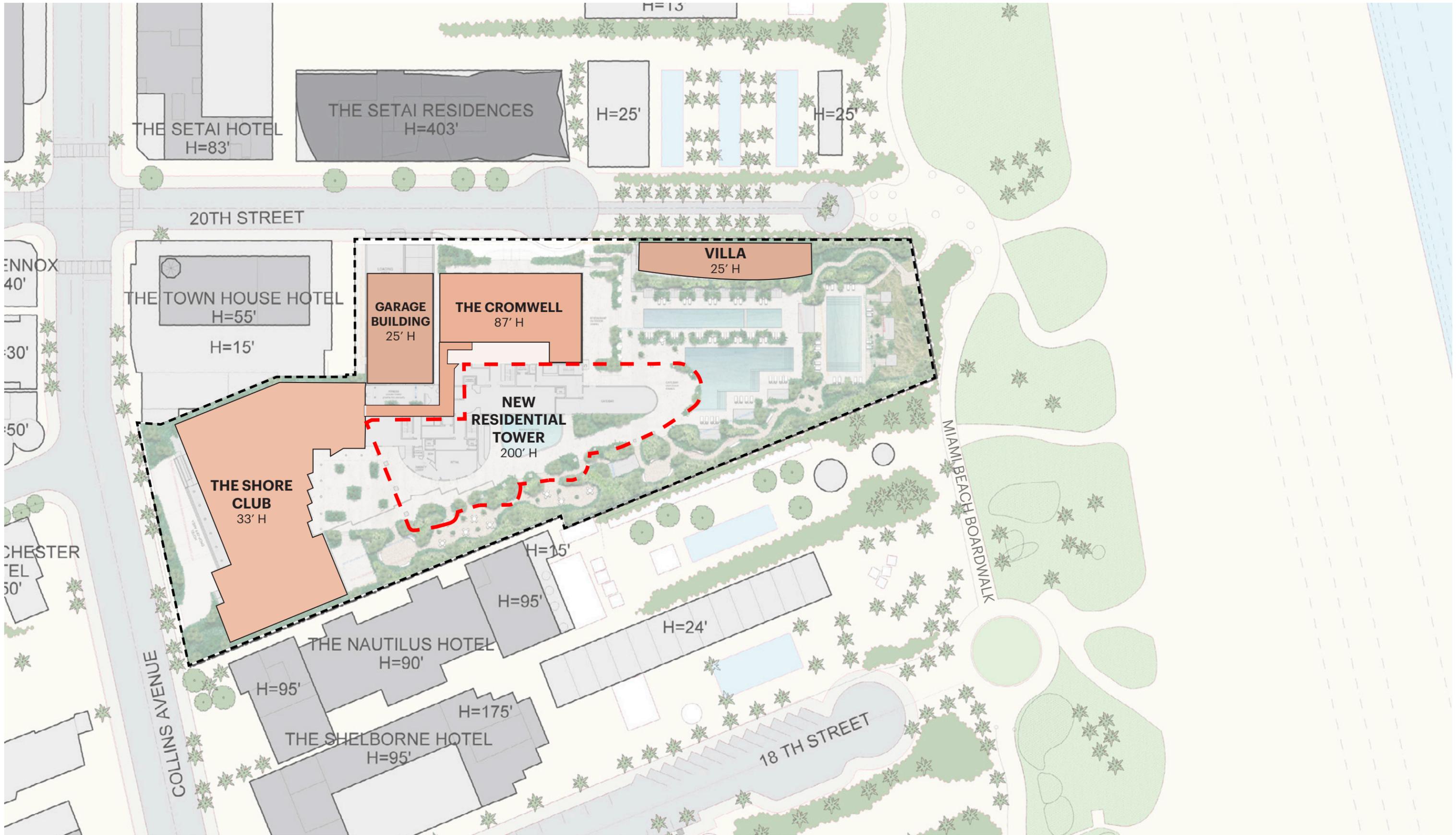
HISTORIC CROMWELL LOBBY



VIEW OF EXISTING CONDITIONS AT 20TH STREET FRONTAGE

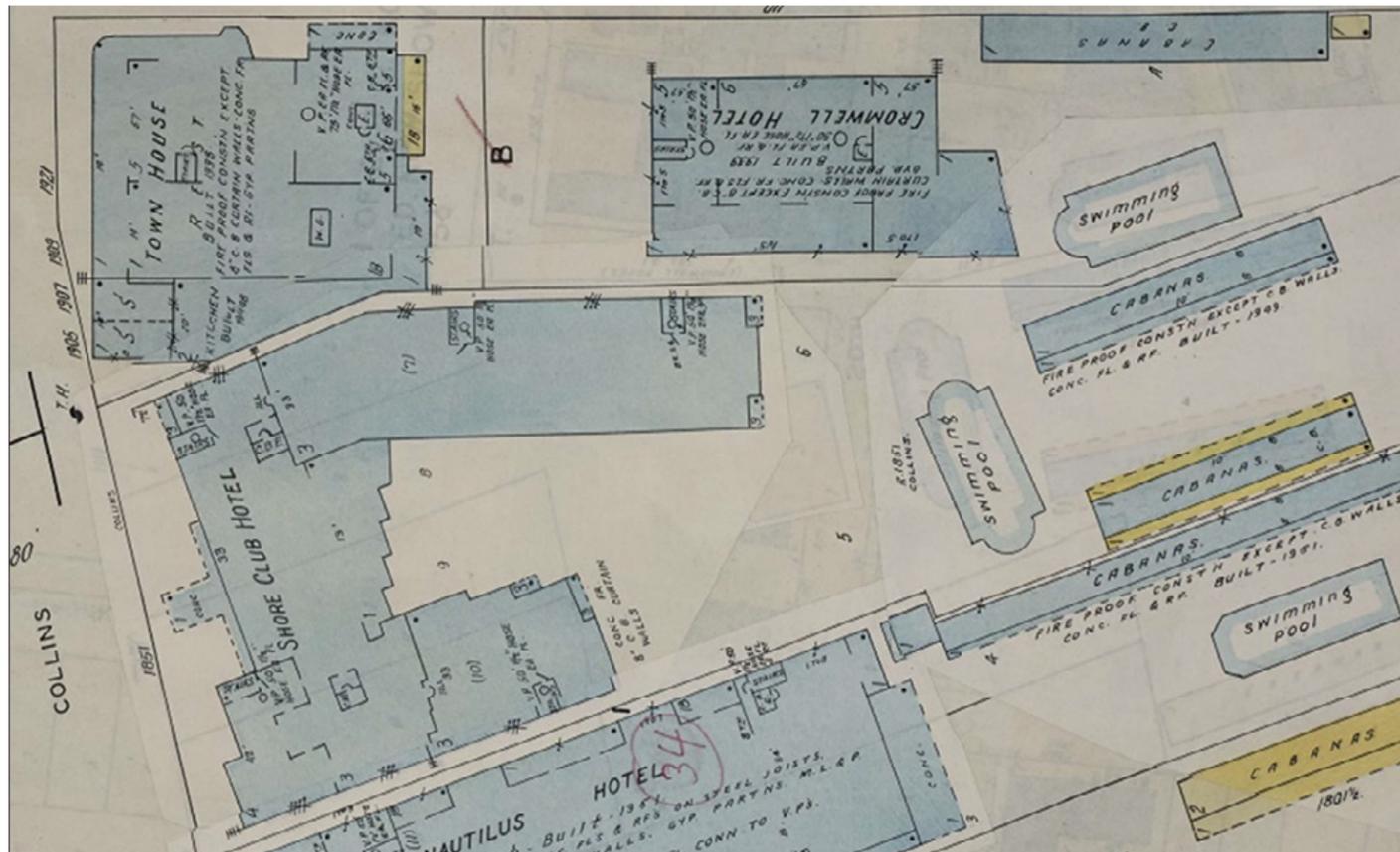


VIEW OF PROPOSED IMPROVEMENTS TO 20TH STREET FRONTAGE



SHORE CLUB SITE PLAN



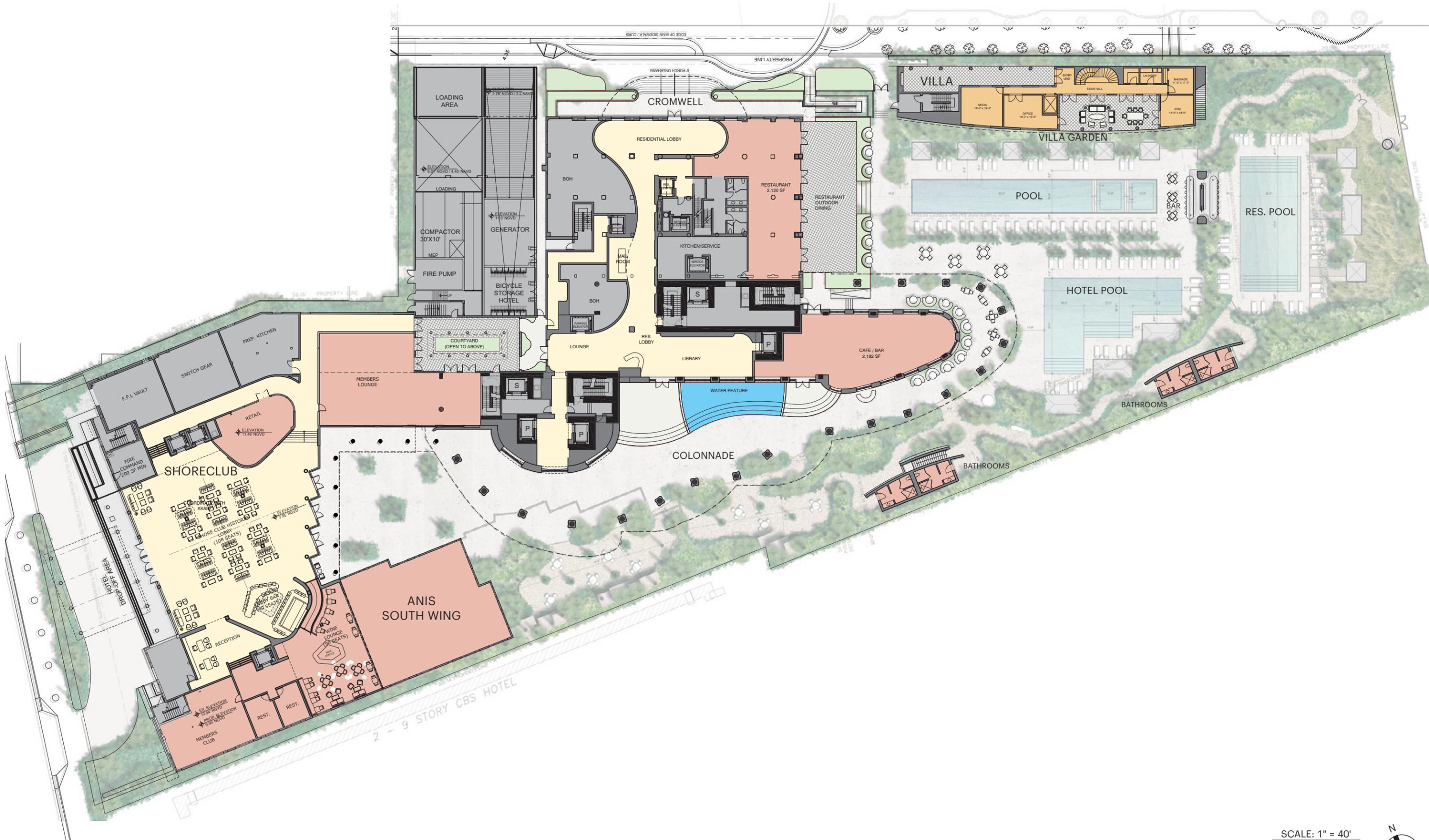


SHORE CLUB SANBORN MAP, C. 1951

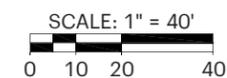


POSTCARD SHOWING EAST ELEVATION AND POOL AREA OF SHORE CLUB, C. 1953

SHORE CLUB RESORT - EAST ELEVATION & POOL



GROUND FLOOR & SITE PLAN WITH RESTORED ANIS SOUTH WING





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



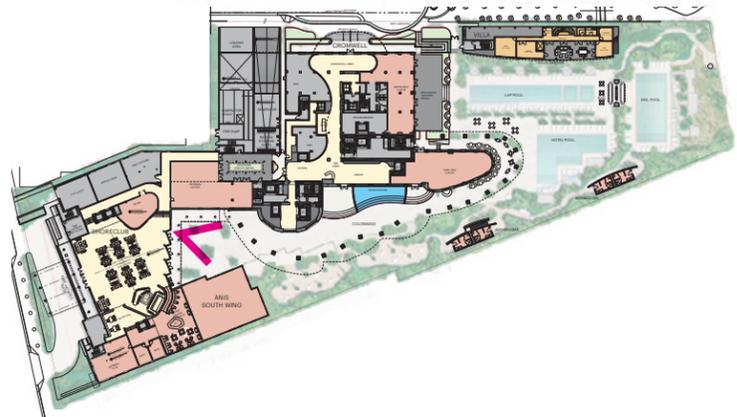
COLLINS AVENUE VIEW



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