

**From:** [HPB](#)  
**To:** [Bueno, Lizbeth](#); [Fons, Monique](#)  
**Cc:** [Tackett, Deborah](#)  
**Subject:** FW: Shore Club  
**Date:** Friday, January 28, 2022 12:37:17 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Lizbeth,

Please process.

Thanks,



**Jessica Gonzalez**

Clerk of Boards  
Planning Department

1700 Convention Center Drive – 2<sup>nd</sup> Floor, Miami Beach, FL 33139  
Tel: 305-673-7550 / [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

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**From:** Steve Avdakov <[savdakov@heritagearchitectural.com](mailto:savdakov@heritagearchitectural.com)>  
**Sent:** Wednesday, January 26, 2022 9:23 AM  
**To:** Barry Klein <[barrykleinboa@gmail.com](mailto:barrykleinboa@gmail.com)>  
**Cc:** HPB <[HPB@miamibeachfl.gov](mailto:HPB@miamibeachfl.gov)>  
**Subject:** Re: Shore Club

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Barry,

Thank you for your acknowledgement of receipt of my email. Per your request, I have copied the HPB email address.

As per my previous email, I would welcome the opportunity to personally review the Shore Club project with you either on site or via Zoom. Please let me know if this is a possibility for you, and I will schedule a meeting or call with you at your convenience.

Thanks,

Steve

Steven Avdakov, RA, NCARB Principal

**HERITAGE**

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On 2022-01-26 8:31 am, Barry Klein wrote:

Your email was received.  
Please include [HPB@miamibeachfl.gov](mailto:HPB@miamibeachfl.gov) in any HPB project related emails to me.  
Thank you,

On Tue, Jan 25, 2022 at 10:03 AM Steve Avdakov <[savdakov@heritagearchitectural.com](mailto:savdakov@heritagearchitectural.com)> wrote:

Barry,

I hope that this correspondence finds you well and that the new year is off to a good start.

It has been my privilege to have spoken before you and the Historic Preservation Board on several occasions to advocate on behalf of the preservation of Miami Beach's irreplaceable historic built environment. Your willingness to serve on this important Board and to be an articulate voice in support of the protection of the historic architectural resources of Miami Beach is significant and is appreciated by the residents of the community.

As an architect with a practice that has focused exclusively within the realm of historic preservation for the past 24 years, I have worked on a daily basis with the type of regulations that are codified in the City's Historic Preservation Ordinance. Additionally, I have spent most of that time as a Beach resident and have a personal connection and a deep understanding of the history and evolution of Miami Beach. I strive to utilize this professional expertise, combined with my personal passion for this unique place, to advocate for a position that aims to protect Miami Beach's irreplaceable historic architectural character while accommodating sensitive contextual design. To date, much of my advocacy has been in opposition to projects such as the Ritz-Sagamore that, in my professional opinion, have not been compatible with the historic architectural context.

However, at this time, I am reaching out to you on behalf of a project - the Shore Club - that in my professional opinion, IS compatible with the historic architectural character and context of Miami Beach. My firm, Heritage Architectural Associates, serves as the Historic Preservation Consultant for the project, and we have been involved from the outset. It is our mission to ensure the appropriate adaptive use rehabilitation of the of the Art Deco-era Cromwell Hotel and the Mid-Century-era Shore Club while accommodating new design that is referential, deferential, and compatible with the contributing architectural resources on the site as well the surrounding Historic District.

As I stated to the HPB in December during my Ritz-Sagamore testimony, historic districts are not museums. They need to evolve and accommodate appropriate new design. In an historic district, that design needs to be contextual, deferential to the surrounding historic architecture, referential and interpretive, and – essentially – compatible. I am pleased to emphatically state that in my professional expert opinion,

the proposed Shore Club project successfully meets those criteria.

I would welcome the opportunity to meet with you in person at the Shore Club site or via Zoom to informally discuss this project with you in advance of the hearing on February 8. Please let me know your scheduling parameters, and I will facilitate all arrangements.

Hope to talk with you soon,

Steve

Steven Avdakov, RA, NCARB Principal

## HERITAGE

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