

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: October 13, 2015

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB File No. 7515. **1901 Collins Avenue – The Shore Club.**

The applicant, Shore Club Property Owner LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications. Specifically, the applicant is requesting design modifications and additional demolition within the existing Shore Club Hotel building.

### **STAFF RECOMMENDATION**

**Continue the application to a date certain.**

### **EXISTING STRUCTURES**

Local Historic District: Ocean Drive/Collins Avenue

#### **Cromwell Hotel**

Original Construction Date: 1939  
Original Architect: Robert A. Taylor  
Status: Contributing

The Cromwell Hotel, located at 110 20th Street, was constructed in 1939 and designed by Robert A. Taylor. The original 7-story structure was first owned and developed by N.B.T. Roney and is an excellent example of classic Art-Deco, resort hotel architecture. With significant nautical references, stepped pedestal, vertical window openings, raised vertical bands on the west elevation and portholes on the east elevation, the subject structure is very reflective of the period of architecture in which it was built. In 1997, the Joint DRB/HPB reviewed and approved a Certificate of Appropriateness for a 1-story roof top addition, designed by David Chipperfield Architects.

#### **Shore Club Hotel**

Original Construction Date: 1949  
Original Architect: Albert Anis  
Status: Contributing

The Shore Club Hotel, located at 1901 Collins Avenue, was constructed in 1949 and designed by Albert Anis as a 3-story hotel. This structure is a very good example of the Post WWII

Modern style by Anis. In 1955, an 8-story attached addition, designed by Melvin Grossman, was constructed at the end of the southeast wing of the hotel. In 1997, the Joint DRB/HPB reviewed and approved a Certificate of Appropriateness for a 17-story tower addition, designed by David Chipperfield Architects, on top of the existing 3-story north wing of the hotel.

The lobby of the Shore Club Hotel is also significant, including feature columns, which have a rounded cross shape in plan and increase in width as they rise to a special "cloud like" ceiling feature, backlit wall sculpture mounted on a sweeping curved wall and a decorative terrazzo floor. Equally significant is the stepped glass curtain wall of the lobby which overlooks the central courtyard.

### **BACKGROUND**

On February 11, 2015, the City Commission adopted an ordinance which allows for projecting balconies and balconies supported by columns to extend up to 30 feet from an existing building wall up to the highest habitable floor of the non-conforming building and not be considered a ground floor addition.

On March 10, 2015, the Board continued the application to the April 14, 2015 meeting.

On April 14, 2015, the Board continued the application to the May 12, 2015 meeting.

On May 12, 2015, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications, with the exception of the demolition plan for the Cromwell Hotel structure fronting on 20<sup>th</sup> Street. The Board continued the demolition plan for the Cromwell building to a date certain of July 14, 2015.

On July 14, 2015, the Board approved the demolition plan for the Cromwell Hotel.

On September 9, 2015, the Board denied an application for modification of the previous Orders in order to introduce projecting balconies on the primary façade of the Cromwell Hotel.

### **ZONING / SITE DATA**

Legal Description:

All of Lot 1 and a portion of Lots 2 and 3, Block B, of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, According to the Plat Thereof, as Recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTION BEACH, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the East line of said Blocks B and 1.

Zoning:

RM-3, Residential Multifamily, High Intensity

Future Land Use Designation:

RM-3, Residential Multifamily, High Intensity

Lot Size:

125,604 S.F. (Max FAR 3.0)

|                         |  |
|-------------------------|--|
| Existing FAR:           | 282,472 S.F. / 2.24                                      |
| Proposed FAR:           | 354,406 S.F. / 2.82 FAR, as represented by the architect |
| Existing Height:        | 21-stories / ~200'-0"                                    |
| Proposed Height:        | No change  |
| Existing Use/Condition: | 307 room hotel   |
| Proposed Use:           | 106 room hotel & 89 residential units                    |

### **THE PROJECT**

The applicant has submitted plans entitled "The Shore Club" as prepared by ADD Inc, dated August 20, 2015.

**The applicant is requesting design modifications and additional demolition within the existing Shore Club Hotel building.**

### **CONSISTENCY WITH 2025 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed **hotel** and **residential uses** appear to be **consistent** with the Future Land Use Map of the Comprehensive Plan.

### **COMPLIANCE WITH ZONING CODE**

The application for modifications to a previously issued Certificate of Appropriateness appears consistent with the City Code; this shall not be considered final zoning review or approval.

These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.  
**Not Satisfied**  
**Insufficient detailed plans have been provided for staff to fully evaluate the proposed modifications and any potential adverse impacts on the original lobby space. Additionally, the level of demolition proposed for the Shore Club Hotel is excessive and could potentially compromise the structural integrity of the building.**
  - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.  
**Satisfied**
- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the

Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. Exterior architectural features.  
**Satisfied**
  - b. General design, scale, massing and arrangement.  
**Insufficient detailed plans have been provided for staff to fully evaluate the proposed modifications and any potential adverse impacts on the original lobby space.**
  - c. Texture and material and color.  
**Insufficient detailed plans have been provided for staff to fully evaluate the proposed modifications and any potential adverse impacts on the original lobby space.**
  - d. The relationship of a, b, c, above, to other structures and features of the district.  
**Satisfied**
  - e. The purpose for which the district was created.  
**Not Satisfied**  
**Insufficient detailed plans have been provided for staff to fully evaluate the proposed modifications and any potential adverse impacts on the original lobby space. Additionally, the level of demolition proposed for the Shore Club Hotel is excessive and could potentially compromise the structural integrity of the building.**
  - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.  
**Not Applicable**
  - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.  
**Satisfied**
  - h. The original architectural design or any subsequent modifications that have acquired significance.  
**Not Satisfied**  
**Insufficient detailed plans have been provided for staff to fully evaluate the proposed modifications and any potential adverse impacts on the original lobby space. Additionally, the level of demolition proposed for the Shore Club Hotel is excessive and could potentially compromise the structural integrity of the building.**
- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above

are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Not Applicable**
- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Satisfied**
- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.  
**Not Satisfied**  
**Insufficient detailed plans have been provided for staff to fully evaluate the proposed modifications and any potential adverse impacts on the original lobby space. Additionally, the level of demolition proposed for the Shore Club Hotel is excessive and could potentially compromise the structural integrity of the building.**
- d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.  
**Not Applicable**
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.  
**Not Satisfied**  
**Insufficient detailed plans have been provided for staff to fully evaluate the proposed modifications and any potential adverse impacts on the original lobby space. Additionally, the level of demolition proposed for the Shore Club Hotel is excessive and could potentially compromise the structural integrity of the building.**
- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads

shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

**Not Applicable**

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.

**Not Applicable**

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

**Satisfied**

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from Structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**Not Applicable**

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

**Not Applicable**

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

**Not Applicable**

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

**Not Applicable**

- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

**Not Applicable**

- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

**Not Applicable**

- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

**Not Applicable**

**CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA**

Section 118-564 (f)(4) of the Land Development Regulations of the Miami Beach Code provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The Building, Structure, Improvement, or Site is designated on either a national or state level as a part of an Historic Preservation District or as a Historic Architectural Landmark or Site, or is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Building, Historic Structure or Historic Site, Historic Improvement, Historic Landscape Feature, historic interior or the Structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.

**Satisfied**

**The existing structures are designated as part of the Ocean Drive/Collins Avenue Local Historic District; the 3 and 8-story Shore Club Hotel and the 7-story Cromwell Hotel are designated as ‘Contributing’ structures in the historic district. The 18-story roof top addition is designated ‘Non-Contributing’.**

- b. The Building, Structure, Improvement, or Site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**Satisfied**

**The principal hotel structures on the site possess surviving original detailing, craftsmanship and materials that would be difficult and costly to reproduce today, and hence should be preserved.**

- c. The Building, Structure, Improvement, or Site is one of the last remaining examples of its kind in the neighborhood, the country, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.

**Satisfied**

**Both principal original hotel structures on the subject site are distinctive examples of their respective architectural styles and periods of construction in Miami Beach (1949 Post War Modern and 1939 Art Deco respectively); both make a significant contribution to the special design character of the Ocean Drive/Collins Avenue Local Historic District as well as the National Register District.**

- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in section 114-1, or is an architecturally significant feature of a public area of the interior of a historic or contributing building.

**Satisfied**

**Both principal original hotel structures on the subject site are distinctive examples of their respective architectural styles and periods of construction in**

**Miami Beach (1949 Post War Modern and 1939 Art Deco respectively); both make a significant contribution to the special design character of the Ocean Drive/Collins Avenue Local Historic District as well as the National Register District.**

- e. Retention of the Building, Structure, Improvement, Landscape Feature or Site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied**

**Retention of the *Shore Club* and *Cromwell* original structures, including significant public areas will promote and benefit the general welfare of the City by providing an opportunity to experience, understand and appreciate excellent examples of the unique evolution of resort hotel architecture in Miami Beach between 1939 and 1949.**

- f. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district.

**Not Applicable**

**The demolition proposed in the subject application is not for the purpose of constructing a parking garage.**

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

**Satisfied**

**The applicant has presented plans for renovation and restoration of the property.**

- h. The Dade County Unsafe Structures Board has ordered the demolition of a Structure without option.

**Not Applicable**

**The Miami-Dade County Unsafe Structures Board has not ordered the demolition of any of the subject structures.**

**ANALYSIS**

The applicant is proposing several alterations to the Shore Club Hotel Structure including the reconfiguration of the ground level interior courtyard facades and demolition and reconstruction of portions of the floor plates and roof structure. Staff has no objection to the proposed reconfiguration of the ground level interior courtyard facades of the Shore Club Hotel building mainly due to the significant alterations which were previously undertaken or are currently approved. However, staff has significant concerns with regard to the level of demolition proposed for the north and south wings of the historic hotel structure.

As indicated in the applicant's structural report prepared by McNamara Salvia Structural Engineers, dated August 19, 2015, a phased demolition schedule is proposed for the removal of portions of the floor plates and roof structure similar to the demolition plan approved by the

Board for the Cromwell hotel structure. The report, however, fails to demonstrate a structural need to replace vast sections of the floor plates and roof. The majority of which would be necessitated by the applicants desire to introduce double height atrium spaces on the second level of the structure. In fact, the structural report notes that the existing structural members were rehabilitated and supplemented as a part of a previous renovation of the building in 1999. Staff is concerned that the level of demolition proposed may adversely impact the historic lobby space and may potentially compromise the structural integrity of the building and would recommend the scope of demolition be minimized to the greatest extent possible. Staff is generally supportive of the introduction of new vertical circulation systems and a lower floor elevation within the southwest corner of the structure in order to expand the hotel lobby. It is not yet clear however, how this will be accomplished and what if any impacts the required temporary shoring will have on the historic lobby including the terrazzo floor, decorative columns and ceiling details.

Further, staff would note that there are number of discrepancies and inconsistencies within the sets of plans provided. Most notably, the structural engineer's diagram on sheet SSK-P5C indicates that **60** new 16"x16" or 18"x18" columns are to be constructed throughout the interior. However, the proposed floor plans and the rendering on sheet B-3 of the architectural plans do not indicate the introduction of any new columns.

Although it appears that most of these columns will not directly impact the original lobby, according to the structural diagram several of these columns will be introduced in close proximity to the lobby and 2 columns will be introduced at the southern edge of the lobby.

Staff's primary concern is with regard to the total lack of details provided for these new structural supports. Consequently, staff would recommend that revised plans be submitted including floor plans, interior elevations and renderings, in order to determine whether these columns will have any adverse impact on the character of the historic lobby. Although staff may not be opposed to the additional columns, the lack of information provided renders staff unable to issue a recommendation to the Board at this time and recommends the application be continued to a future meeting.

Finally, staff would note that the amount of demolition proposed which exceeds 25% of the first floor slab and the building will require a waiver from Section 118-395 of the City Code below, be approved by the Historic Preservation Board.

**Sec. 118-395. - Repair and/or rehabilitation of nonconforming buildings and uses.**

- \* \* \*
- (b) *Nonconforming buildings.*
  - \* \* \*
  - (2) Nonconforming buildings which are repaired or rehabilitated by more than 50 percent of the value of the building as determined by the building official shall be subject to the following conditions:
    - \* \* \*
    - d. Development regulations for buildings located within a designated historic district or for an historic site:
      - 1. The existing structure's floor area, height, setbacks and any existing parking credits may remain, if the following portions of the building remain substantially intact, and are retained, preserved and restored:
        - i. At least 75 percent of the front and street side facades;

- ii. At least 75 percent of the original first floor slab;
  - iii. For structures that are set back two or more feet from interior side property lines, at least 66 percent of the remaining interior side walls; and
  - iv. All architecturally significant public interiors.
2. For the replication or restoration of contributing buildings, but not for noncontributing buildings, the historic preservation board may, at their discretion, waive the requirements of subsection(b)(2)d.1. above, and allow for the retention of the existing structure's floor area, height, setbacks or parking credits, if at least one of the following criteria is satisfied, as determined by the historic preservation board:
- i. The structure is architecturally significant in terms of design, scale, or massing;
  - ii. The structure embodies a distinctive style that is unique to Miami Beach or the historic district in which it is located;
  - iii. The structure is associated with the life or events of significant persons in the City;
  - iv. The structure represents the outstanding work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
  - v. The structure has yielded or is likely to yield information important in prehistory or history; or
  - vi. The structure is listed in the National Register of Historic Places.

If the Board should determine that the level of demolition is appropriate, staff has found that Criteria i., ii., iv., v. & vi, above are satisfied.

### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends the application be **continued to a future date** in order for the applicant to submit the following documents for further evaluation:

1. Revised floor plans, interior elevations and renderings which correspond to the introduction of new columns as indicated in the structural diagrams prepared by McNamara Salvia Structural Engineers.
2. The location of new columns within the original lobby and the elevated lobby shall be further studied in order to determine locations that will be most appropriate to the historic lobby space.
3. Materials and finishes shall be indicated for the proposed new columns within the lobby.