

Premier Hotel, Miami Beach, Florida



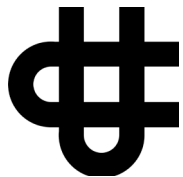
The Premier Hotel, Lawrence Murray Dixon, 1940. Historic postcard postmarked 1949. Ricky Flanagan Collection

CHURCH & UNION @ 745 COLLINS AVE MIAMI BEACH

HPB23-0582 - Request for Certificate of Appropriateness for the interior renovation of 745 Collins Avenue to accommodate a new restaurant tenant.

The project proposes demolition of certain non-historic floorplates.

**City of Miami Beach
Historic Preservation
Board Hearing
June 11, 2023**



CLIENT

**Shulman +
Associates**

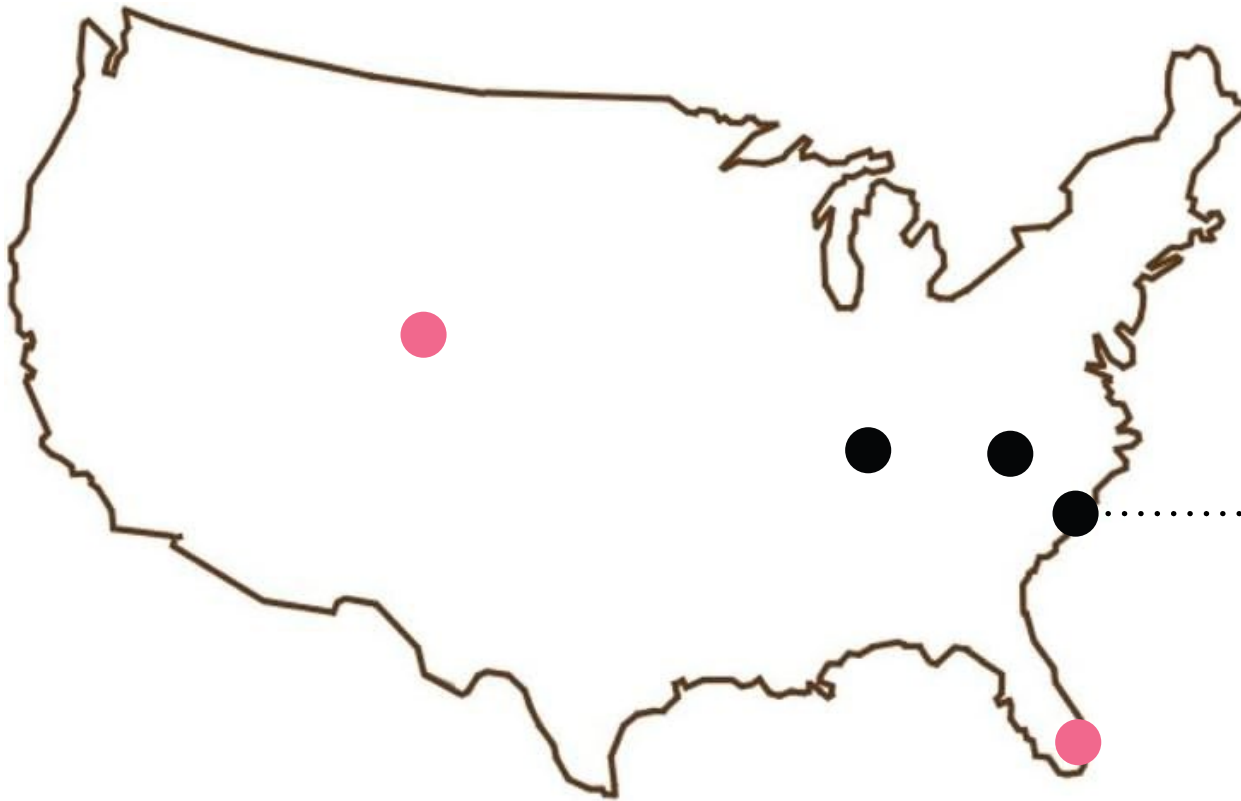
DESIGN ARCHITECT &
INTERIOR DESIGN
CONSULTANT

**NORBERTO ROSENSTEIN
ARCHITECT**

ARCHITECT OF
RECORD

McKENZIE
DESIGN · BUILD · CRAFT

BUILDER



RESTAURANTS:

- CHARLOTTE, NC
- CHARLESTON, SC
- NASHVILLE, TN
- DENVER, CO (COMING SOON)
- MIAMI BEACH, FL (PROPOSED)



Church & Union in historic downtown Charleston, SC (2016).

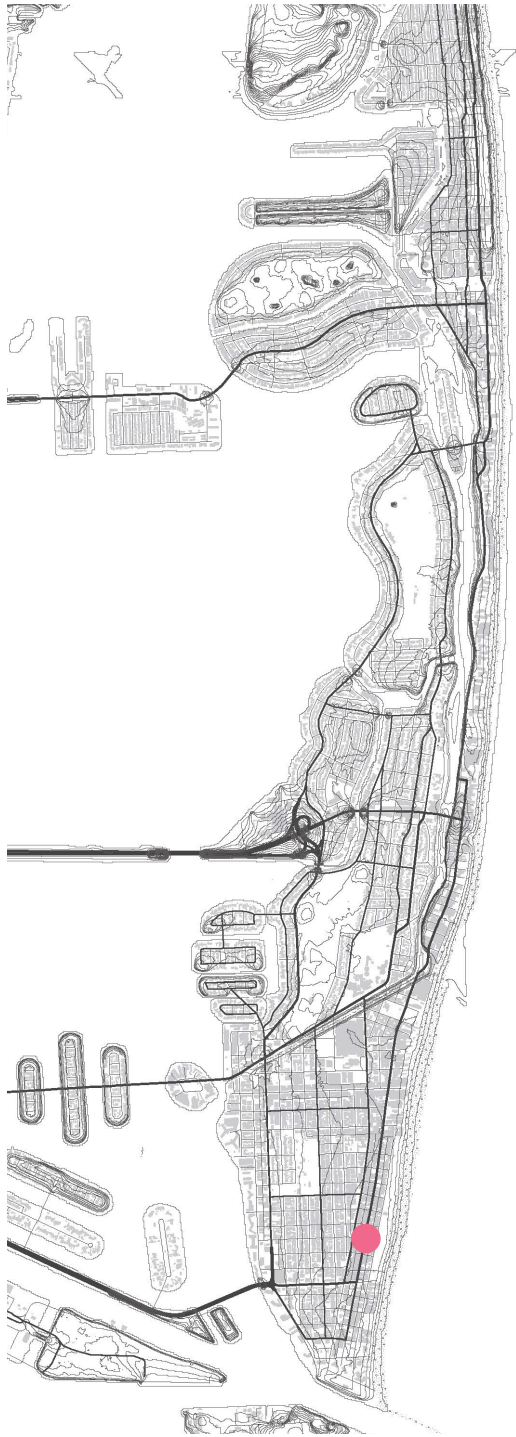
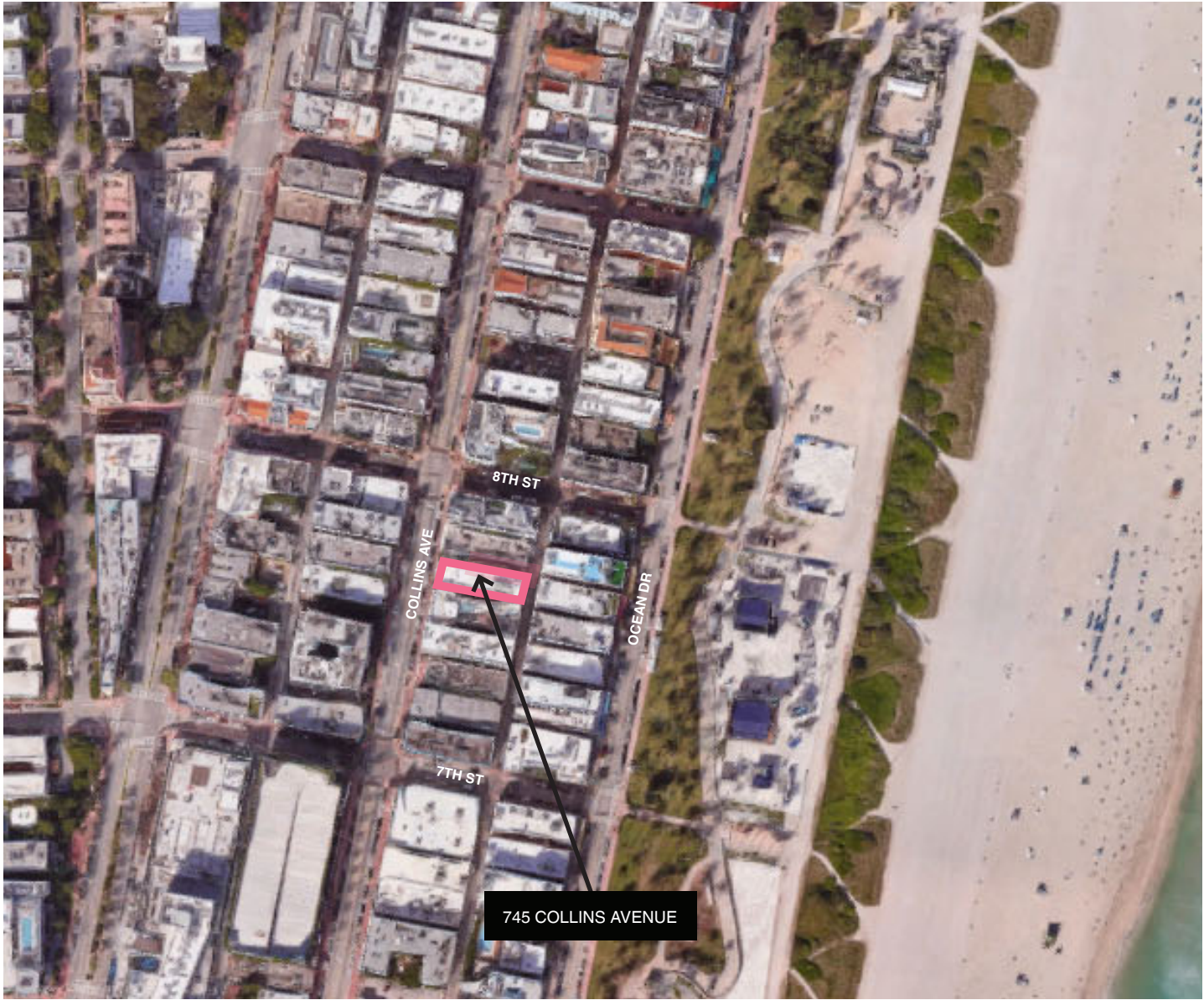
Restaurant is sited in desacralized church dating to 1916. Approved by Charleston Historic Preservation Commission.

The 5th Street Group/CHURCH & UNION



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



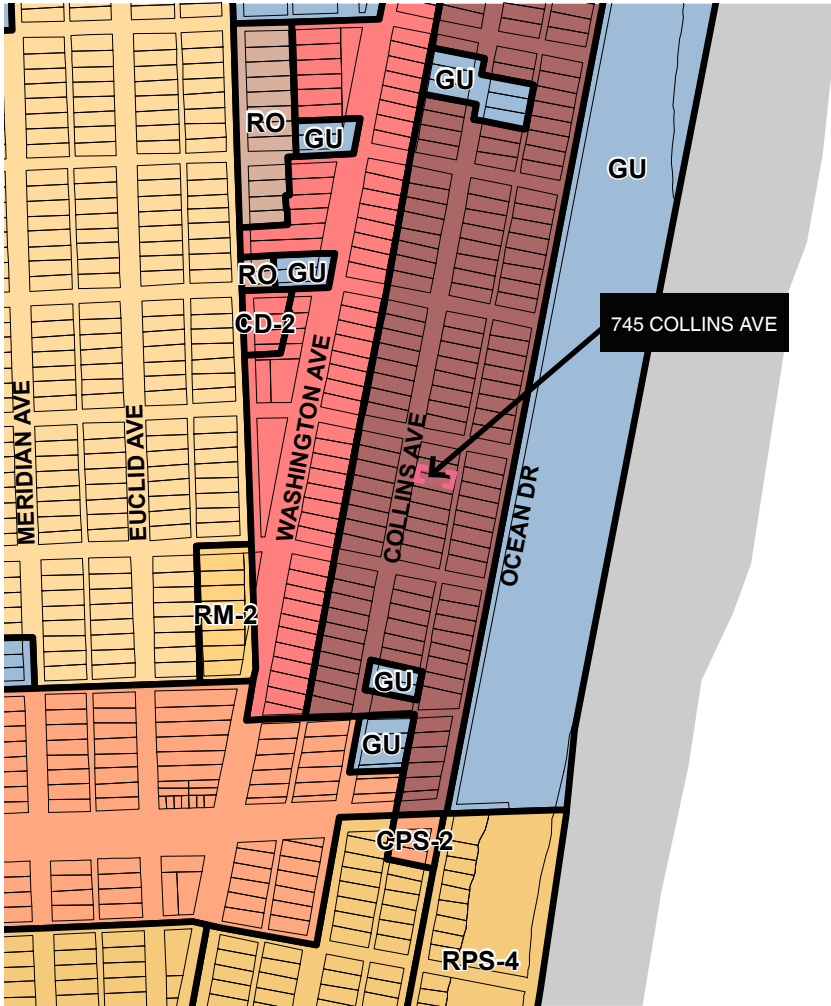
LOCATION



Shulman + Associates
 NORBERTO ROSENSTEIN
 ARCHITECT



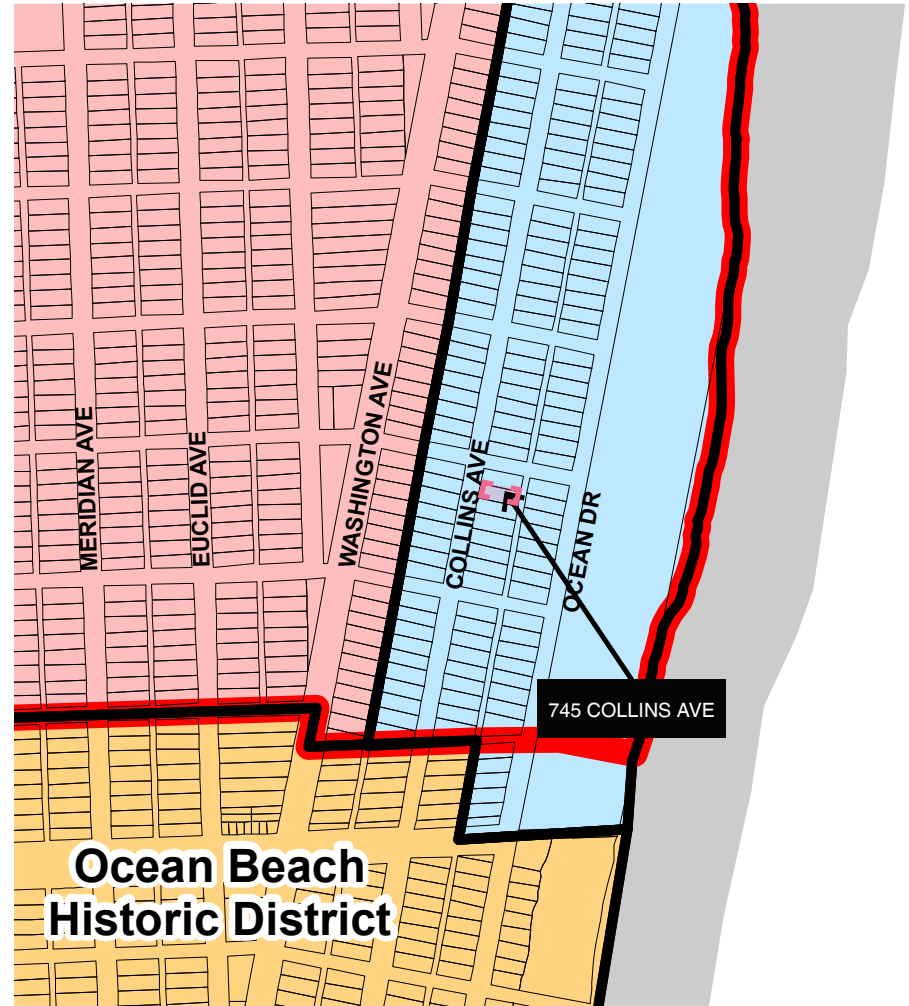
Scale = NTS



ZONING MAP

 MXE Zoning District

 Site



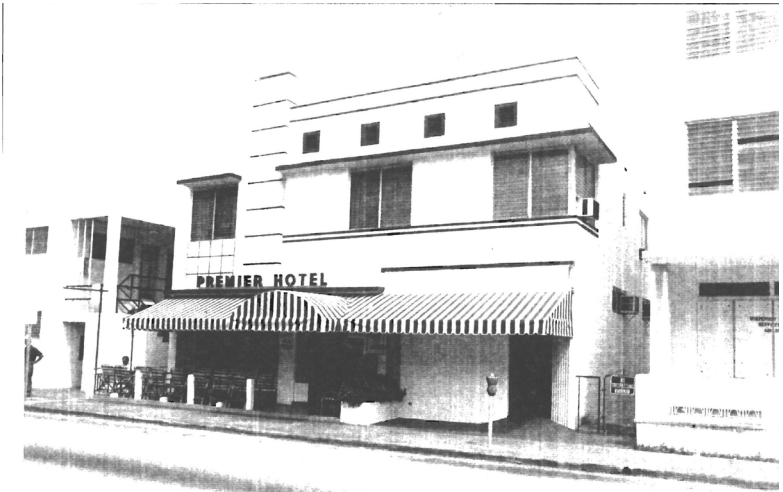
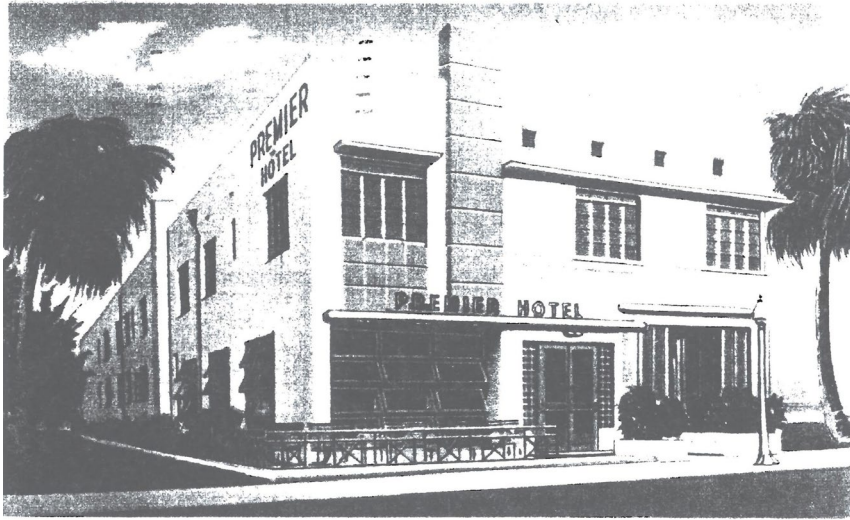
HISTORIC DISTRICT MAP

 Ocean Drive/ Collins Avenue Historic District

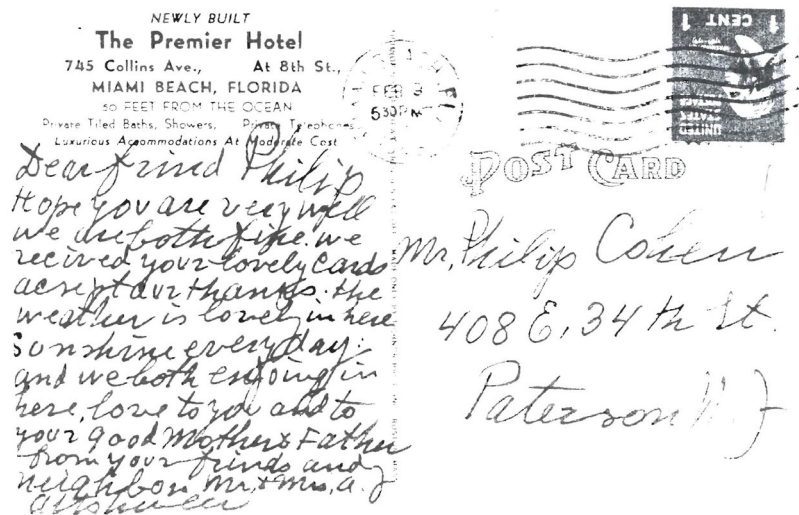
 Miami Beach Architectural District

LOCATION

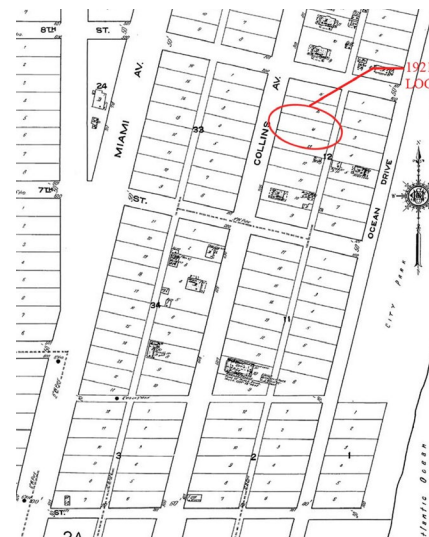
Premier Hotel, Miami Beach, Florida



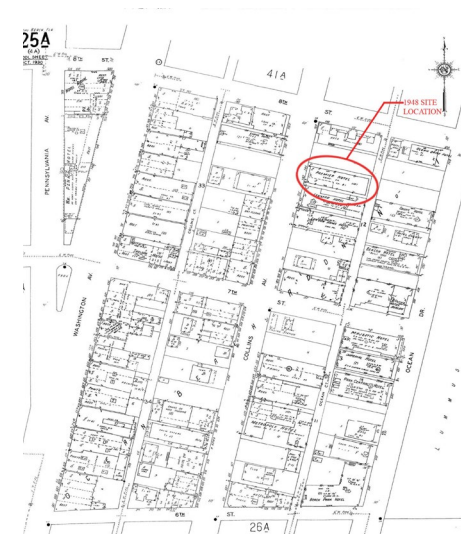
The Premier Hotel, ca 1985/87
Courtesy of the City of Miami Beach Property Record Database



Postcard of The Premier Hotel, postmarked 1949
Courtesy of the Ricky Flanagan Collection



1921 Sanborn



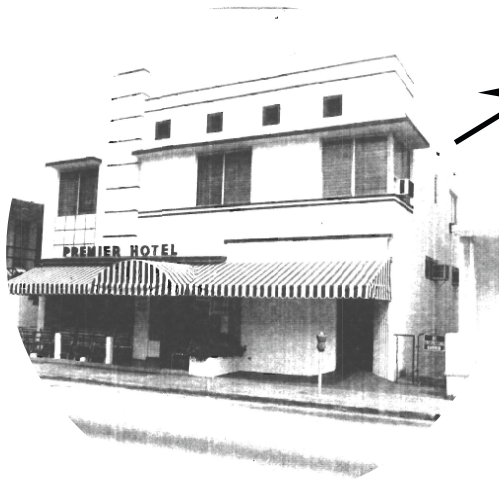
1948 Sanborn

HISTORY



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



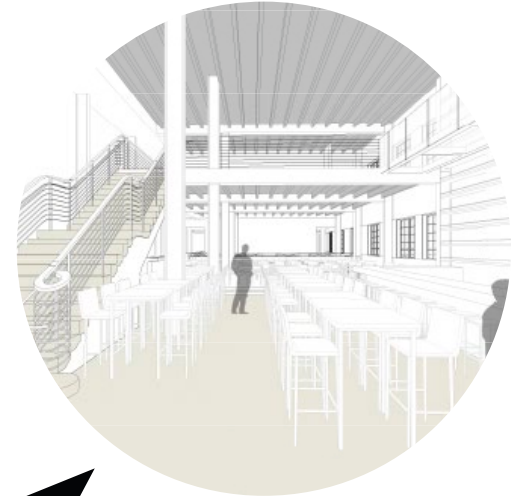
PREMIER HOTEL
L. MURRAY DIXON
1940



EXPRESS
LANE PETTIGREW KARP
1995



VICTORIA'S SECRET
SHULMAN + ASSOCIATES
2007



CHURCH & UNION
SHULMAN + ASSOCIATES/ NRA
PROPOSED
2023

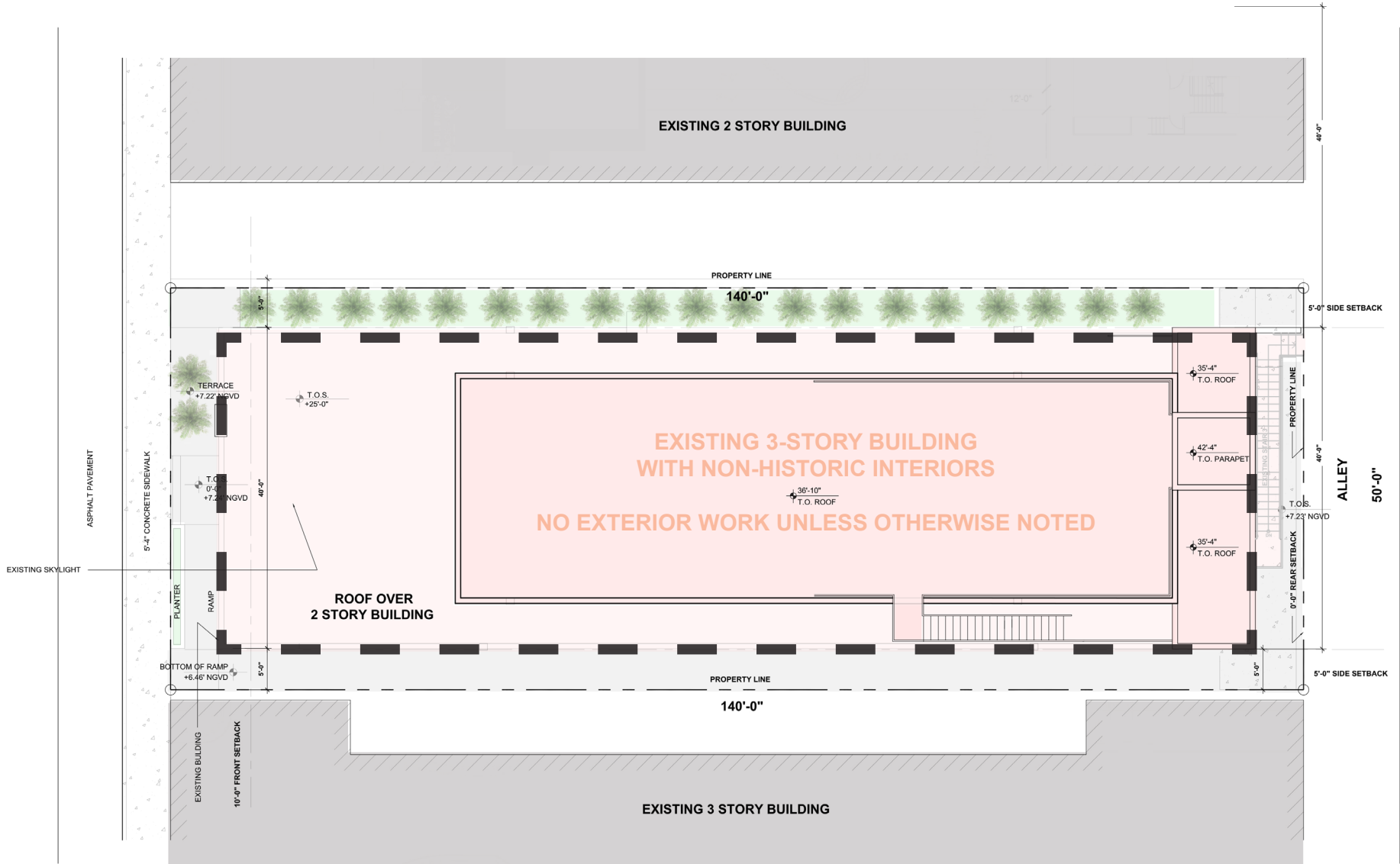
TIMELINE



**Shulman +
Associates**

NORBERTO ROSENSTEIN
ARCHITECT

< COLLINS AVENUE

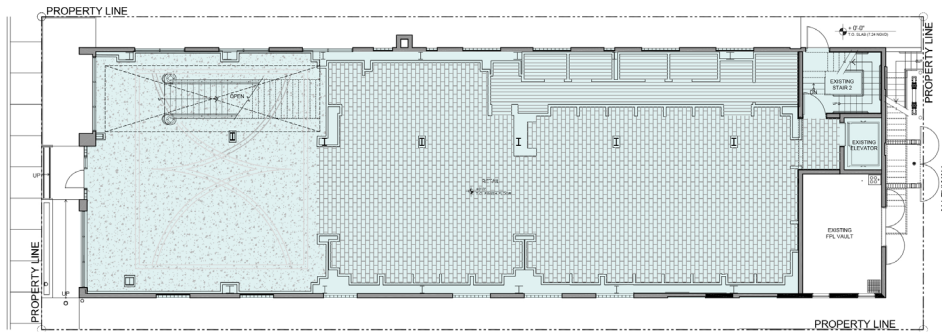


SITE PLAN

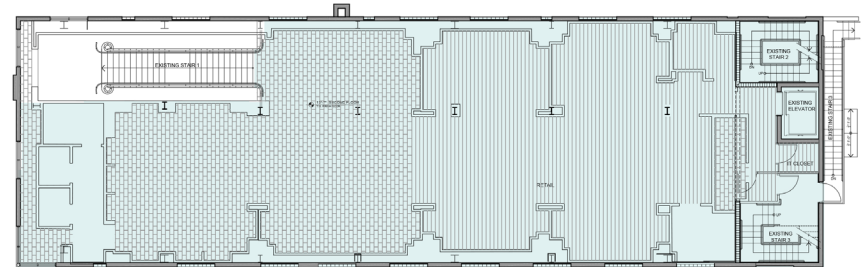


**Shulman +
Associates**

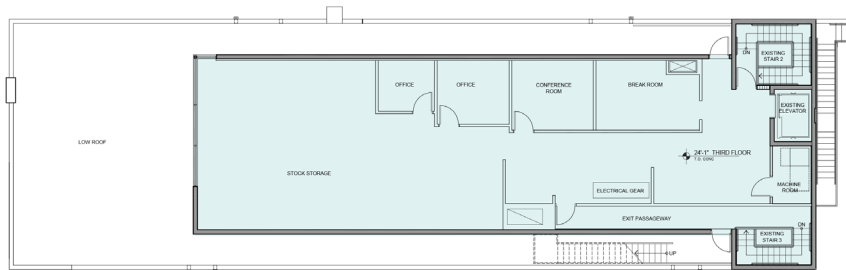
**NORBERTO ROSENSTEIN
ARCHITECT**



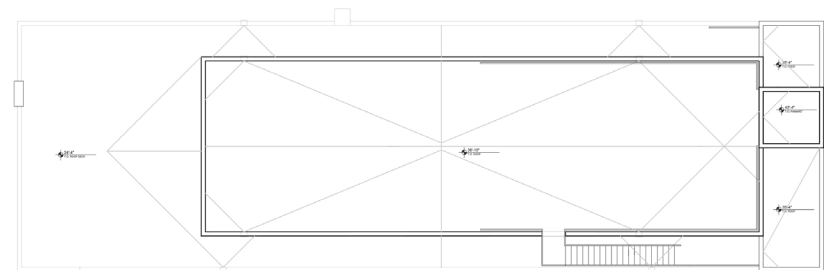
EXISTING GROUND FLOOR
4,625 SF



EXISTING SECOND FLOOR
4,128 SF



EXISTING THIRD FLOOR
2,819 SF



EXISTING ROOF
0 SF

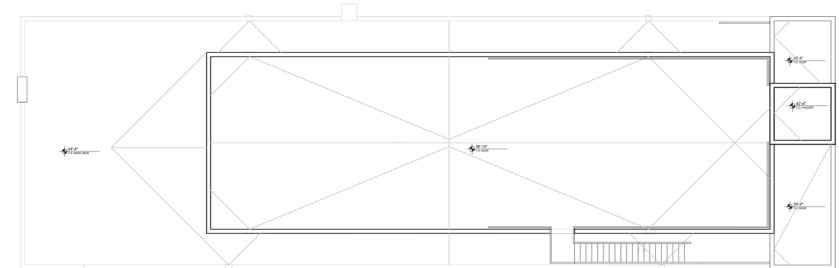
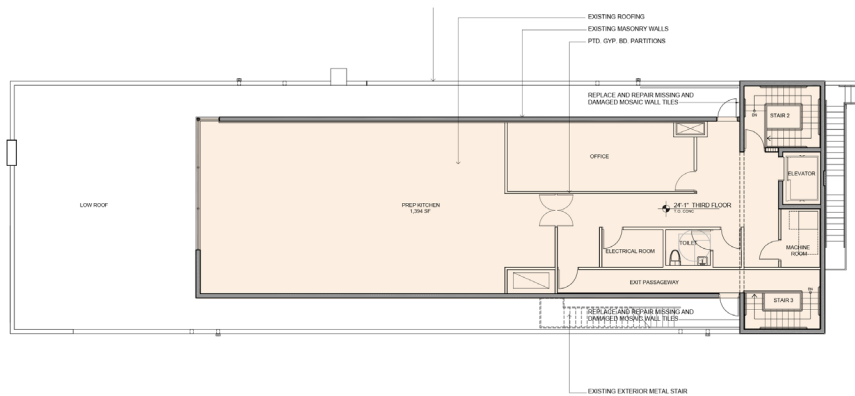
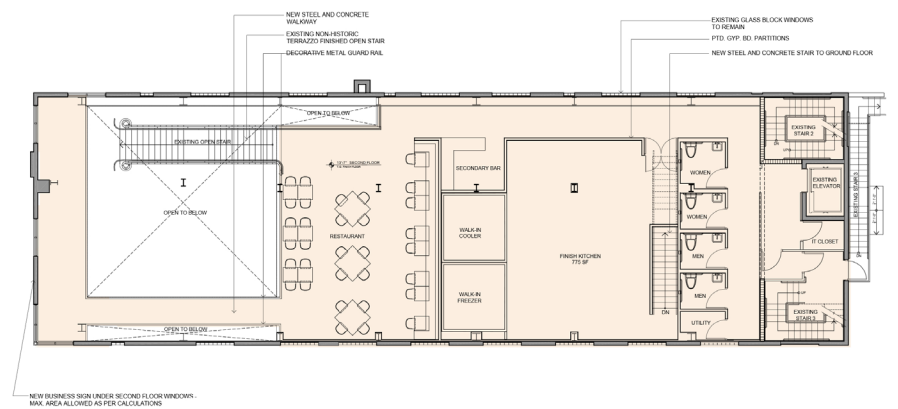
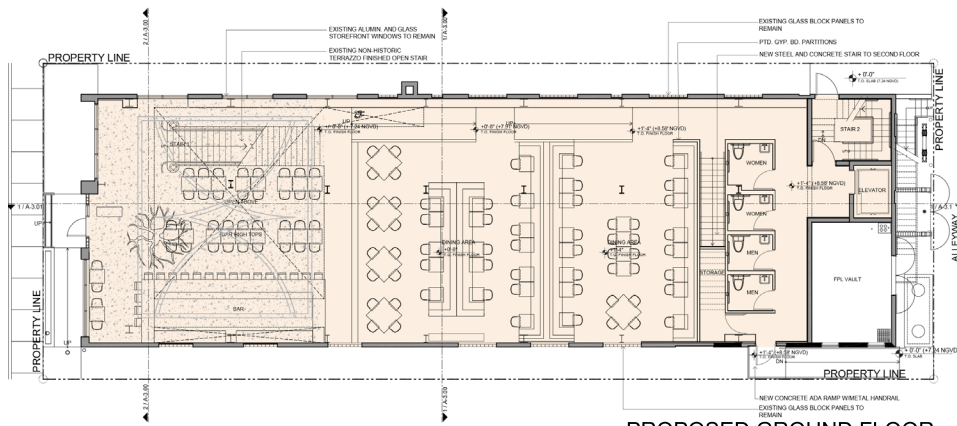
EXISTING GROUND: 4,625 SF
EXISTING SECOND: 4,128 SF
EXISTING THIRD: 2,819 SF
EXISTING ROOF: 0 SF

ALLOWABLE FLOOR AREA: 14,000 SF (FAR 2.0 X LOT AREA)
EXISTING FLOOR AREA: 11,572 SF

EXISTING FAR DIAGRAMS



Shulman + Associates
NORBERTO ROSENSTEIN
ARCHITECT



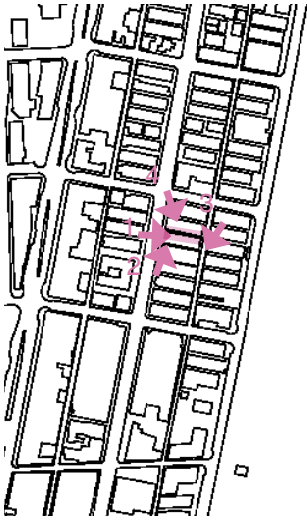
PROPOSED GROUND: 4,625 SF
 PROPOSED SECOND: 3,045 SF
 PROPOSED THIRD: 2,819 SF
 PROPOSED ROOF: 0 SF

ALLOWABLE FLOOR AREA: 14,000 SF (FAR 2.0 X LOT AREA)
 PROPOSED FLOOR AREA: 10,489 SF

PROPOSED FAR DIAGRAMS



Shulman + Associates
 NORBERTO ROSENSTEIN
 ARCHITECT



PHOTOS TAKEN FEBRUARY 23, 2023



1



2



3



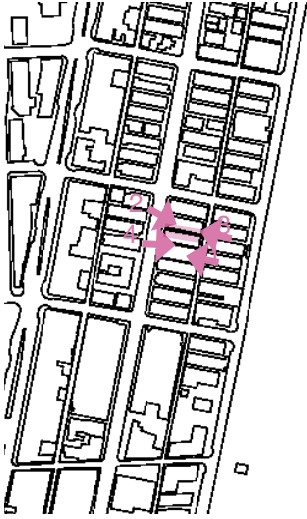
4

SITE



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



PHOTOS TAKEN FEBRUARY 23, 2023



1



2



3



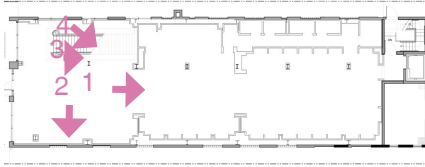
4

SITE



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



PHOTOS TAKEN FEBRUARY 23, 2023



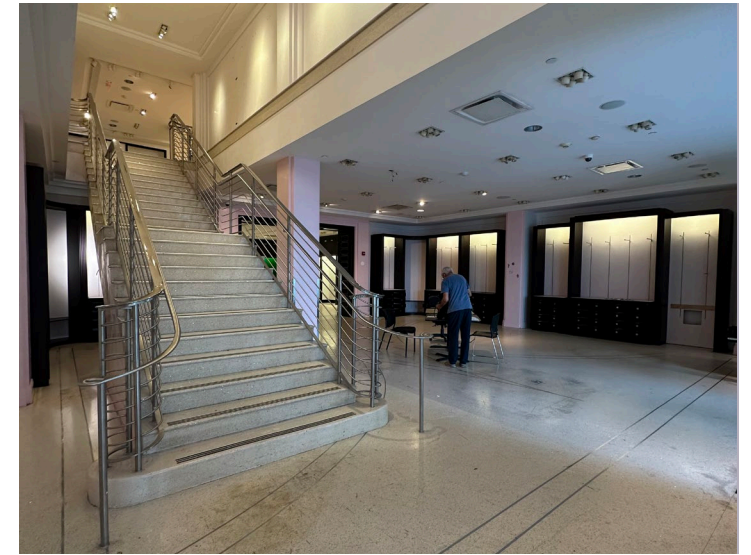
1



2



3



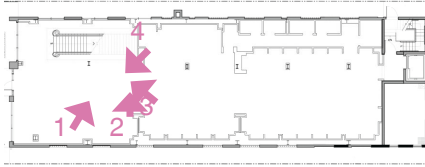
4

EXISTING INTERIOR

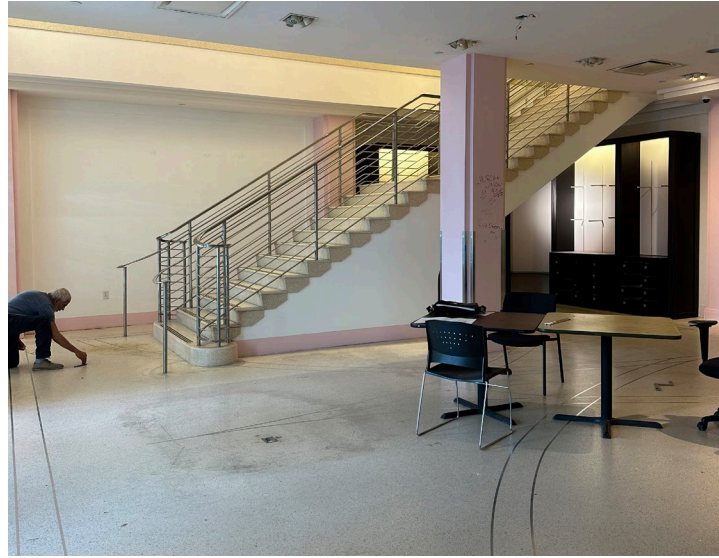


**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



PHOTOS TAKEN FEBRUARY 23, 2023



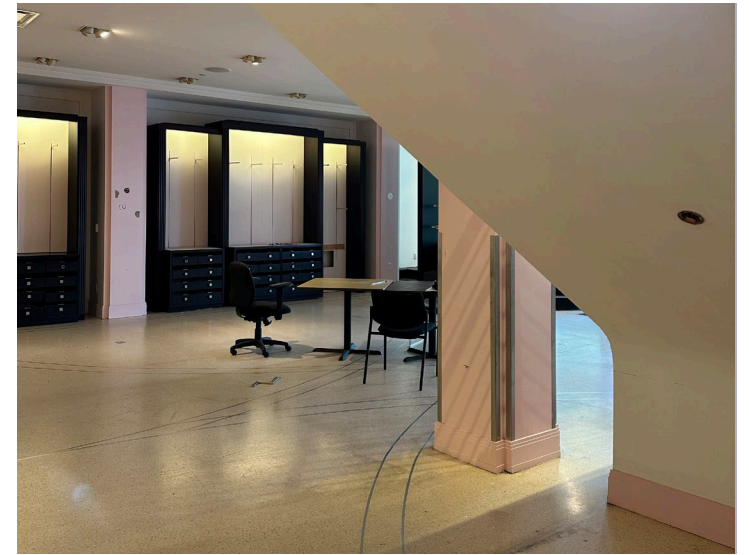
1



2



3



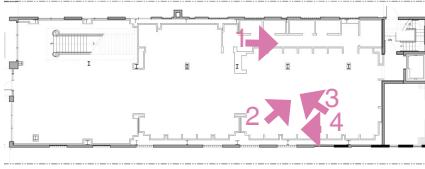
4

EXISTING INTERIOR

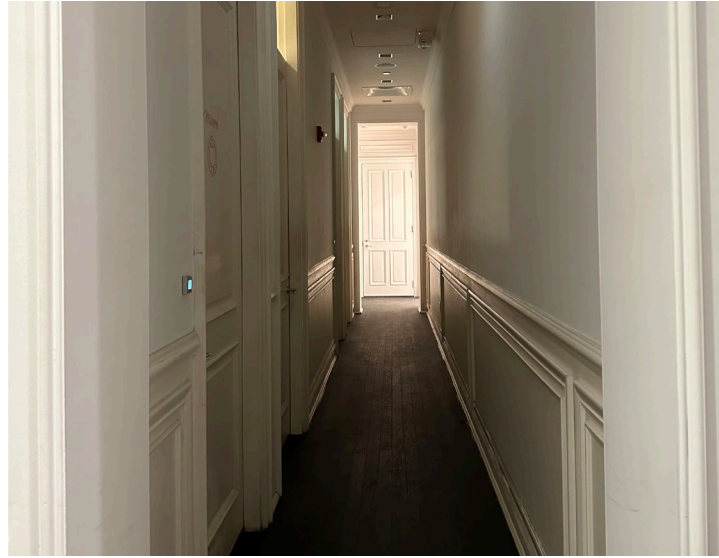


**Shulman +
Associates**

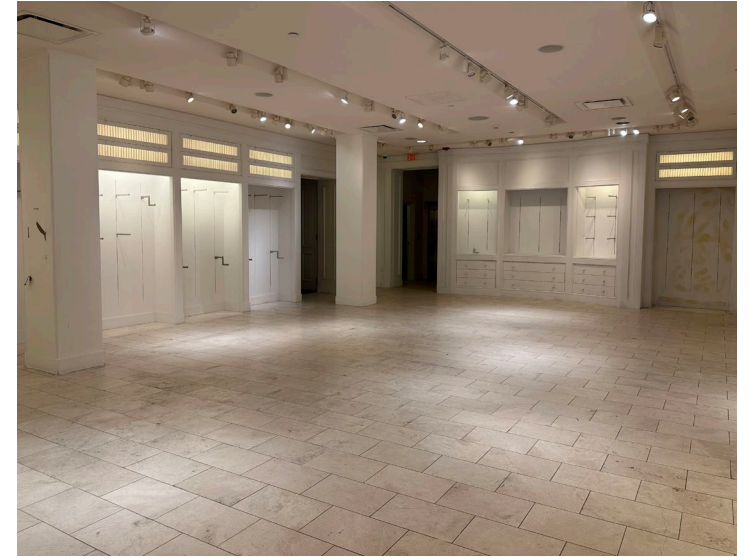
**NORBERTO ROSENSTEIN
ARCHITECT**



PHOTOS TAKEN FEBRUARY 23, 2023



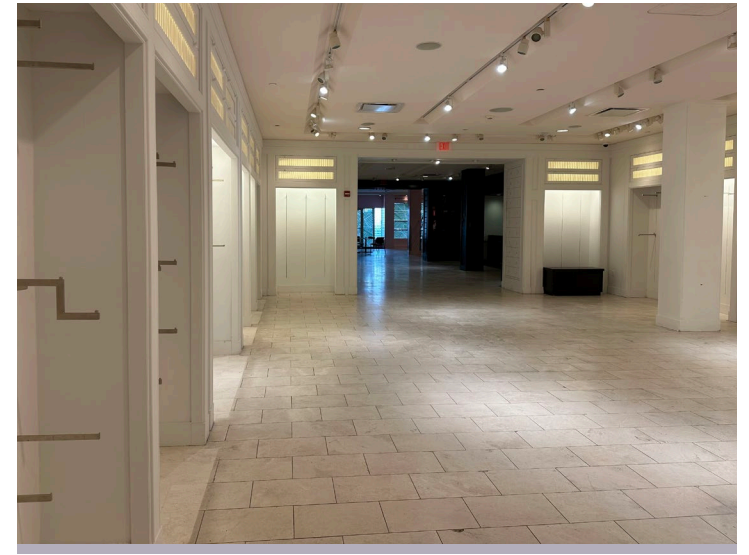
1



2



3



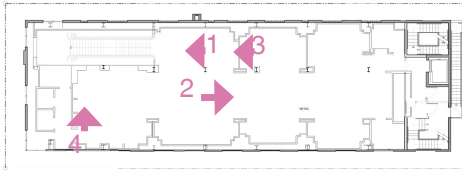
4

EXISTING INTERIOR



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



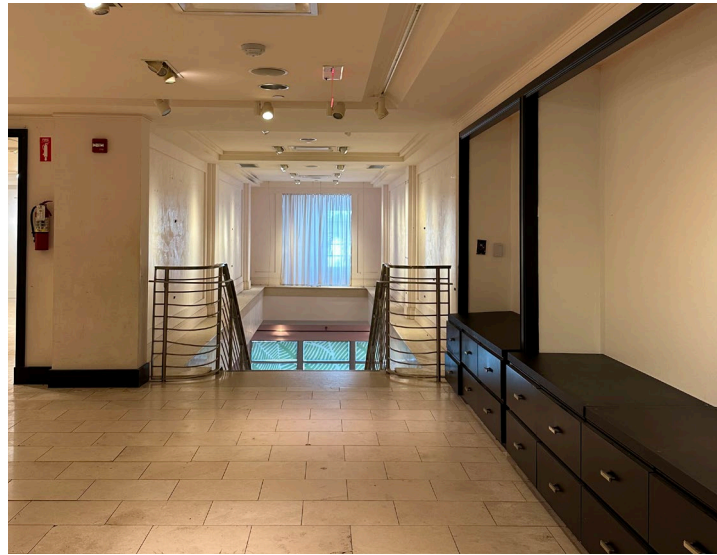
PHOTOS TAKEN FEBRUARY 23, 2023



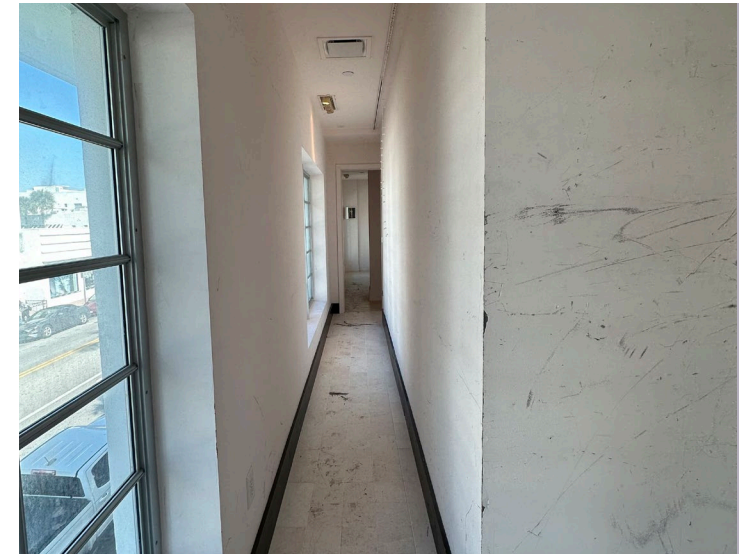
1



2



3



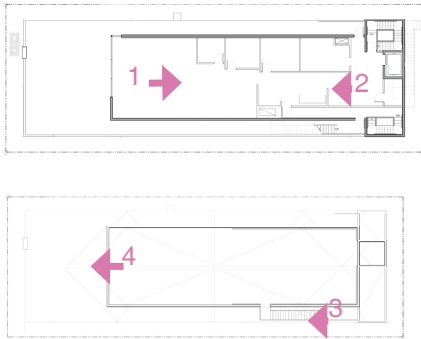
4

EXISTING INTERIOR



**Shulman +
Associates**

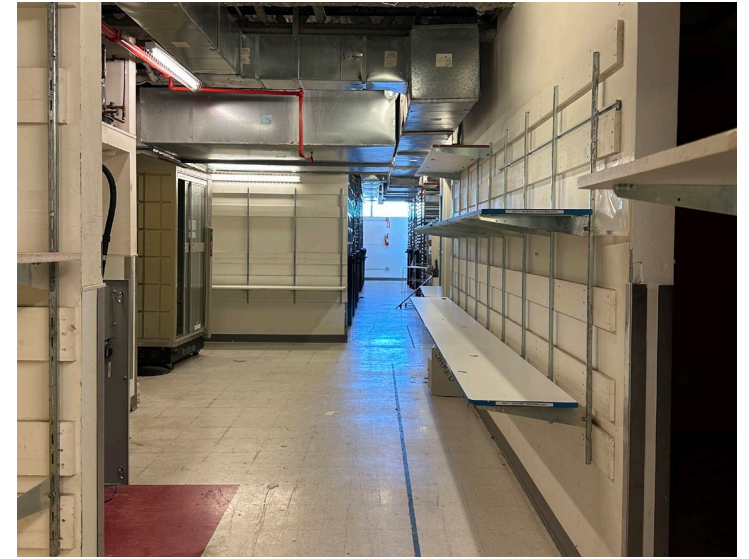
**NORBERTO ROSENSTEIN
ARCHITECT**



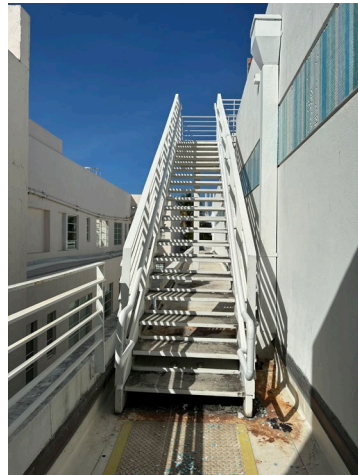
PHOTOS TAKEN FEBRUARY 23, 2023



1



2



3

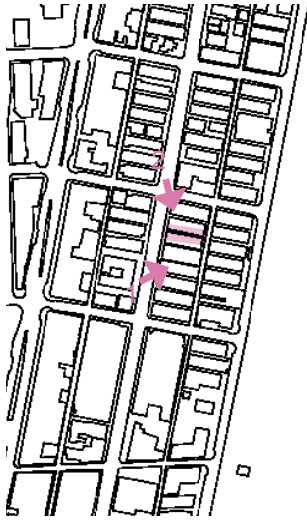


4

EXISTING INTERIOR/ ROOF



**Shulman +
Associates** NORBERTO ROSENSTEIN
ARCHITECT



PHOTOS TAKEN FEBRUARY 23, 2023

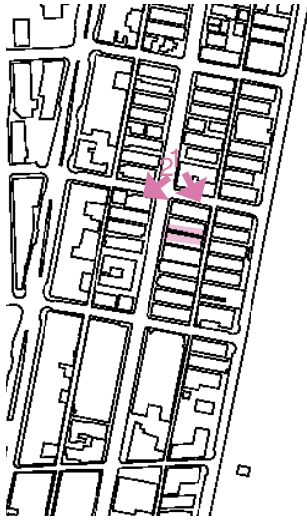


1



2

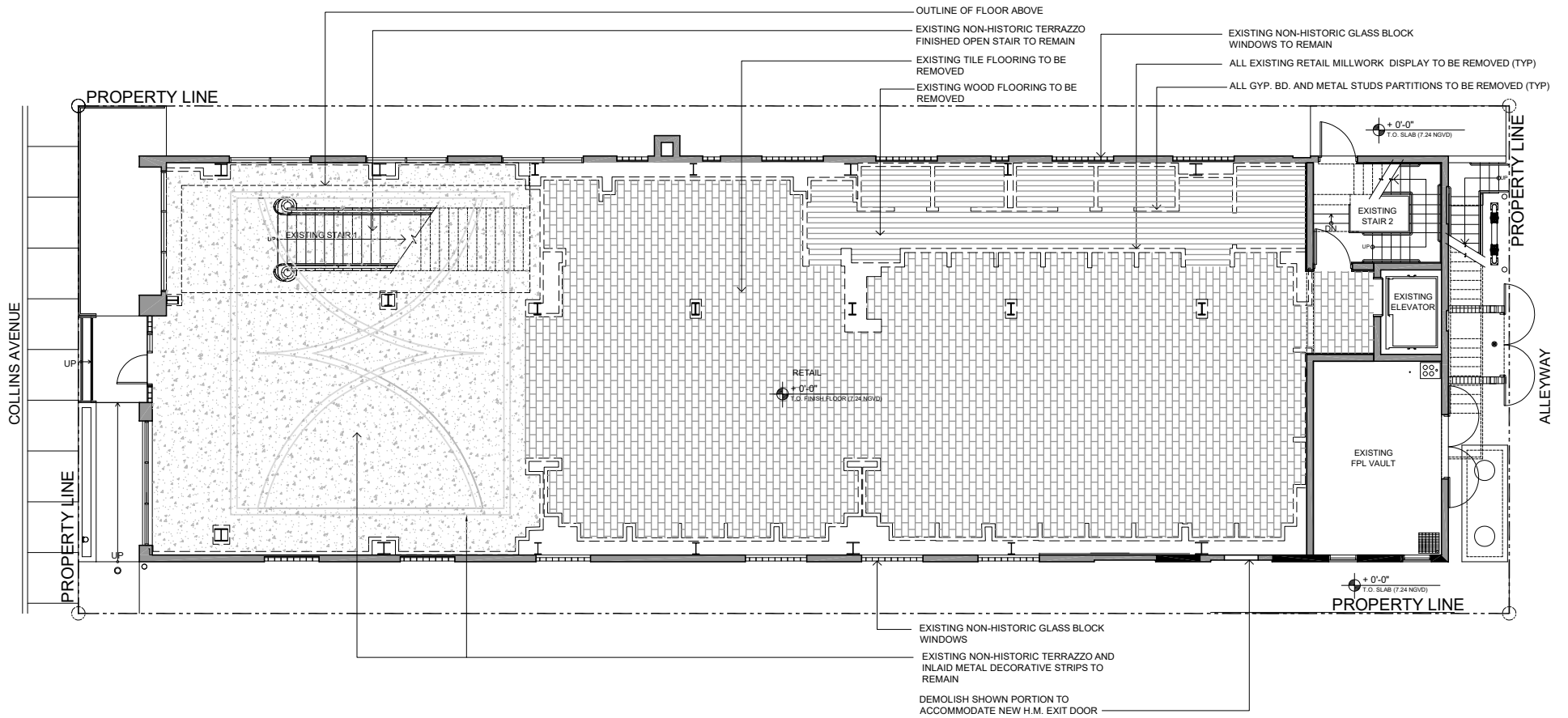
CONTEXT



PHOTOS TAKEN FEBRUARY 23, 2023



CONTEXT



PROPOSED DEMO GROUND FLOOR

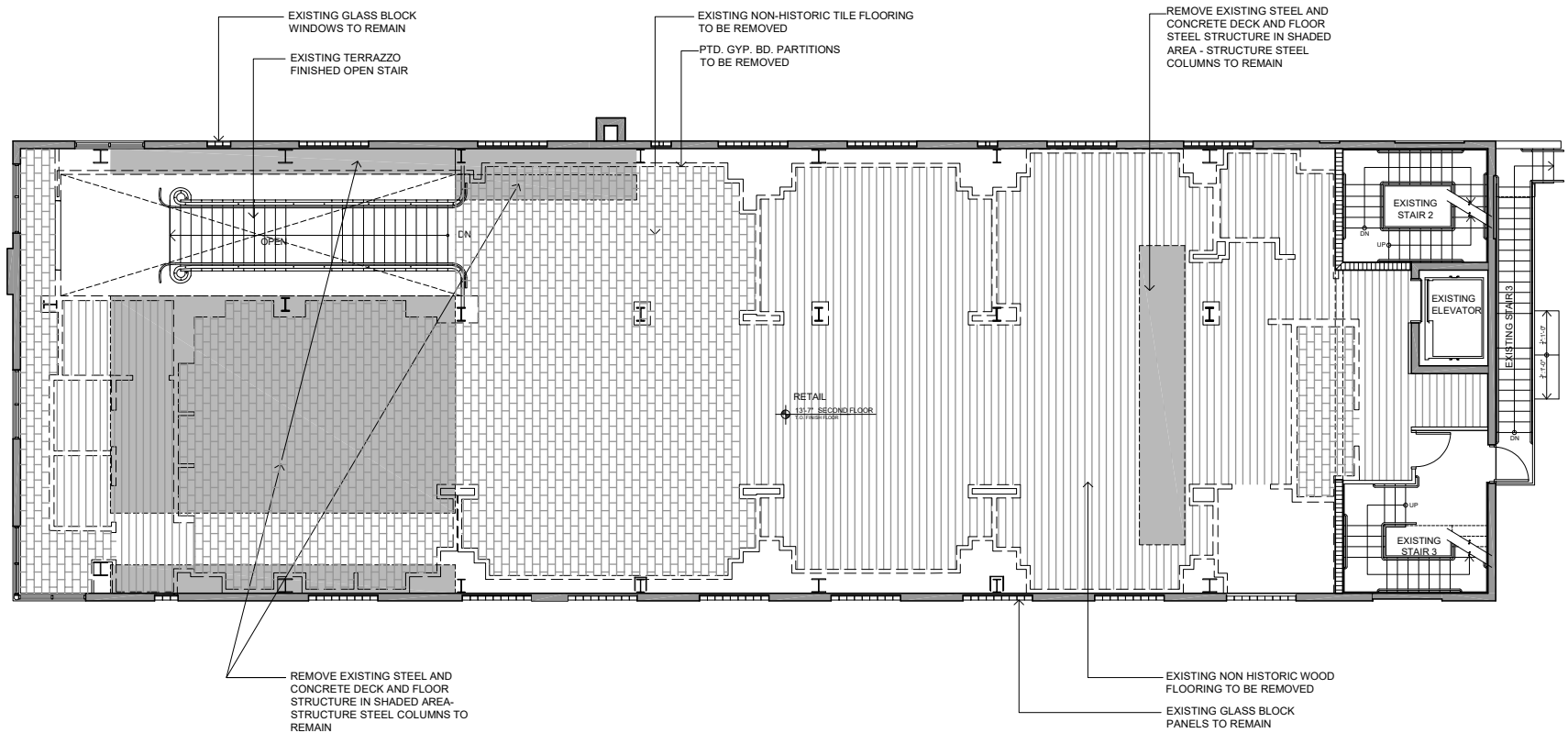


**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



Scale: 3/32" = 1'-0"



PROPOSED DEMO SECOND FLOOR

BUILDING FLOOR PLATE AREA:
MAX. ALLOWED AREA TO BE REMOVED:
FLOOR AREA REMOVED:
(FRONT 775 SF + REAR 104 SF)

4,932 SF
986 SF (20% FLOOR PLATE AREA)
879 SF (17.8%)

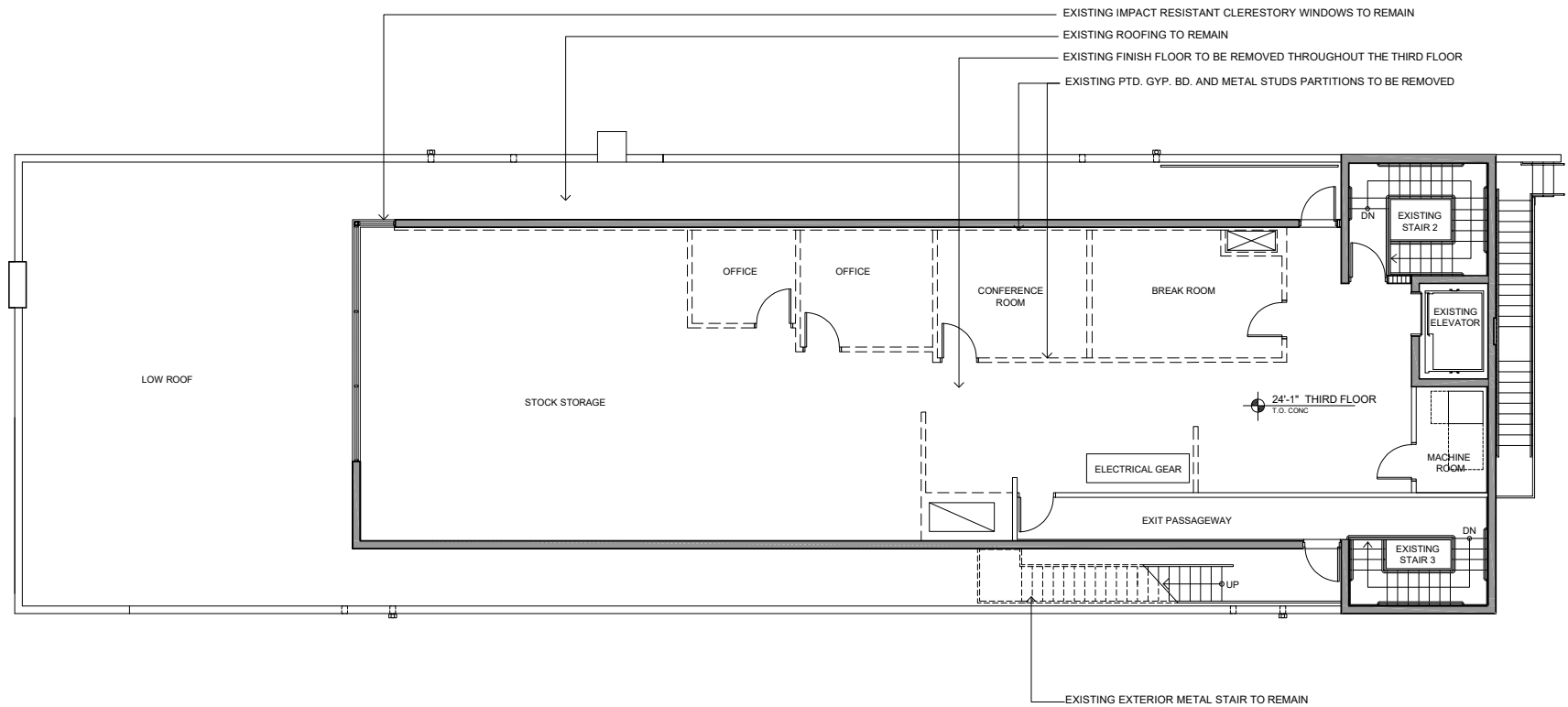


Scale: 3/32" = 1'-0"



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



PROPOSED DEMO THIRD FLOOR

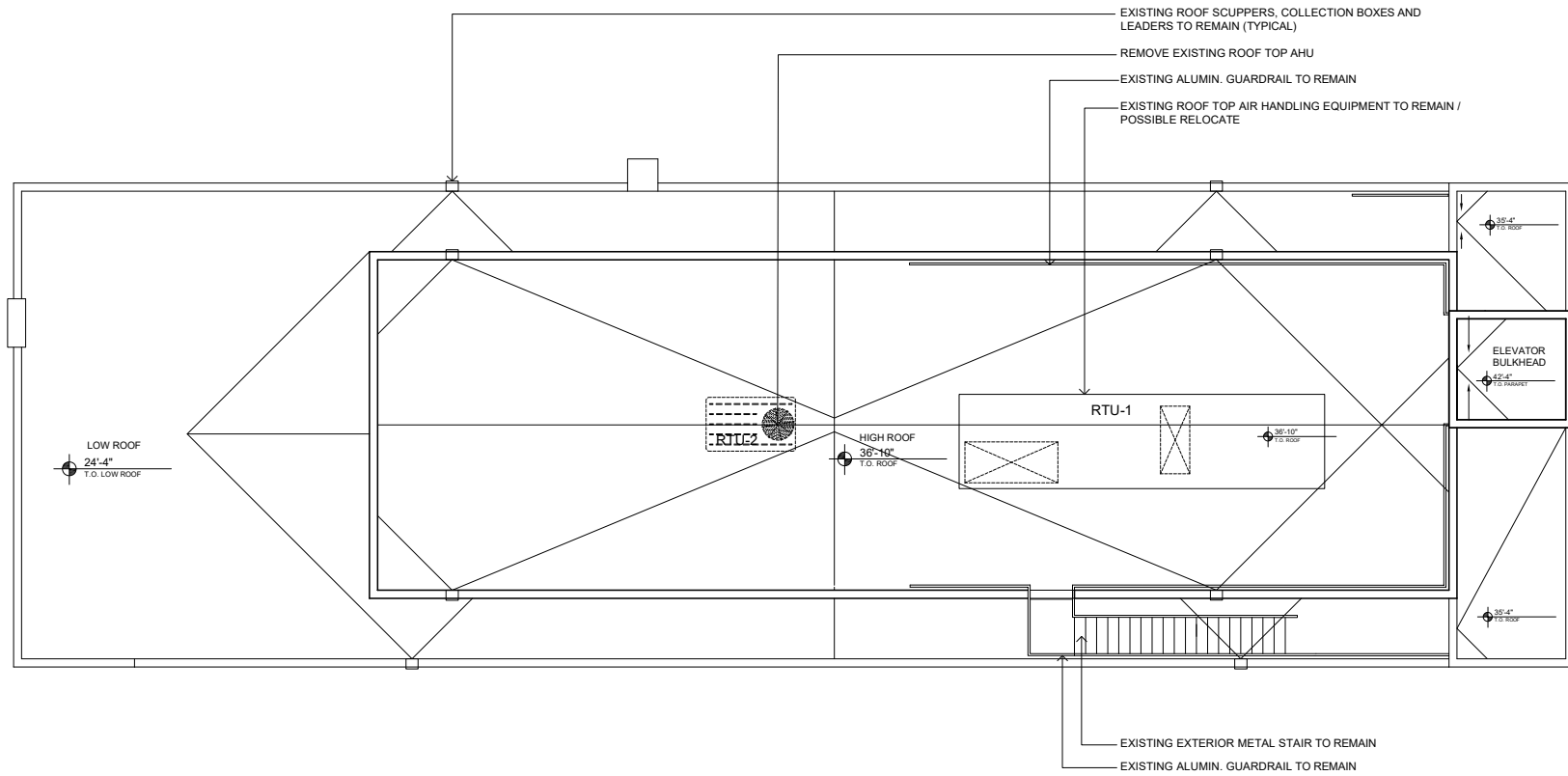


Scale: 3/32" = 1'-0"



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**

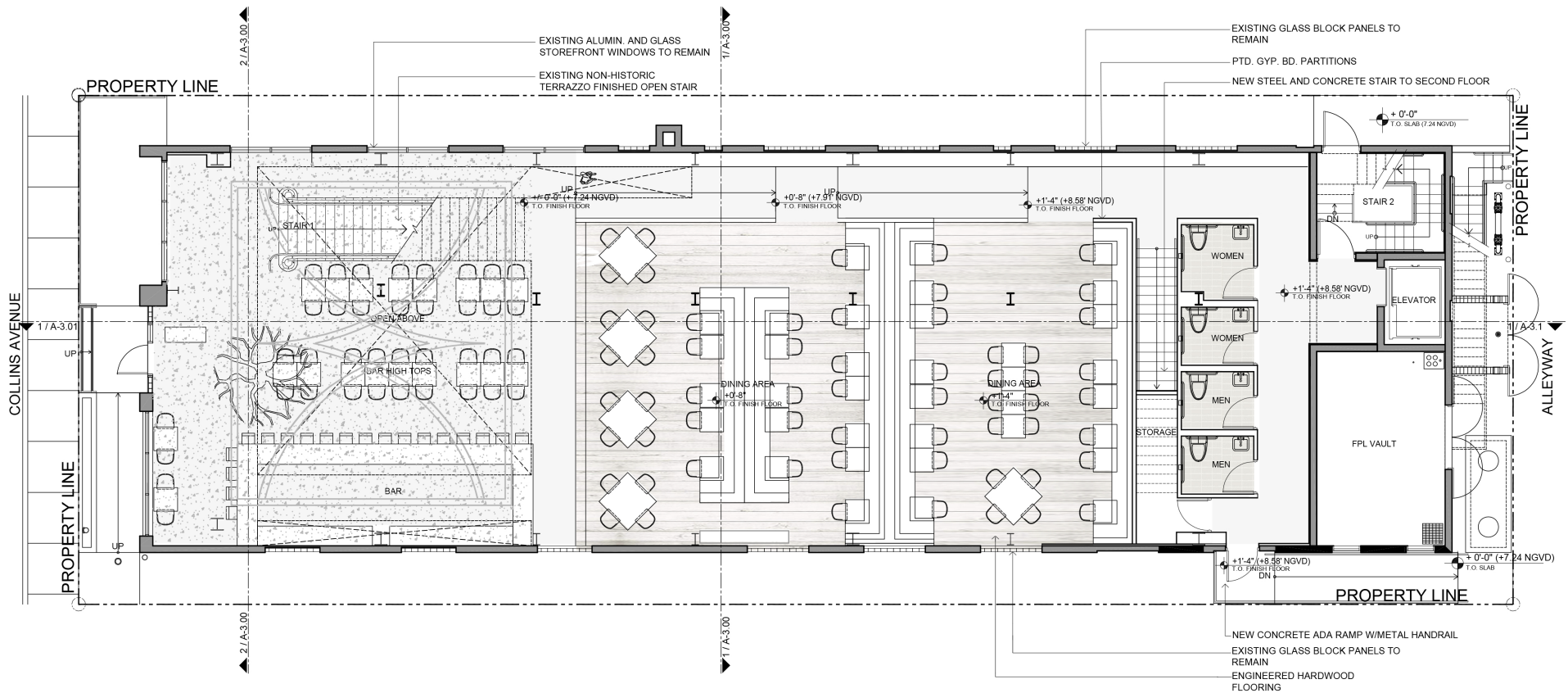


PROPOSED DEMO ROOF



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



PROPOSED GROUND FLOOR

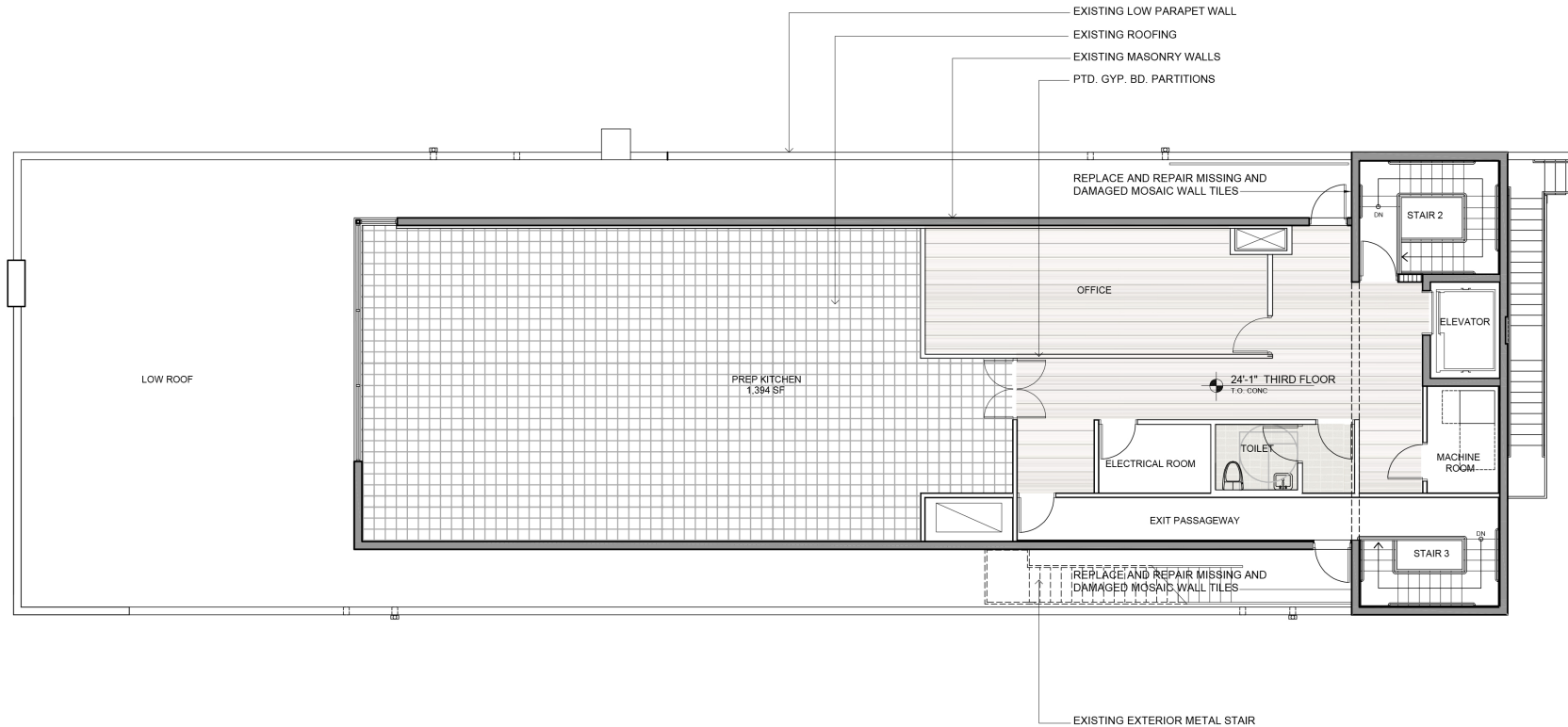


**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



Scale: 3/32" = 1'-0"



PROPOSED THIRD FLOOR

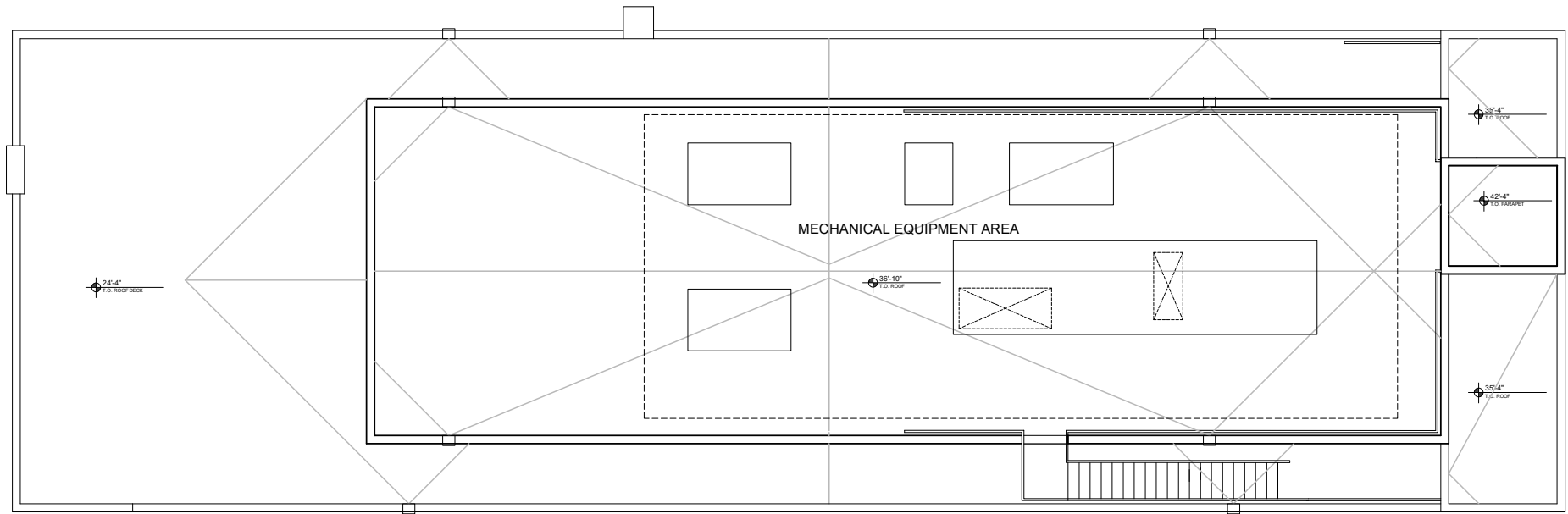


**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



Scale: 3/32" = 1'-0"



PROPOSED ROOF DECK

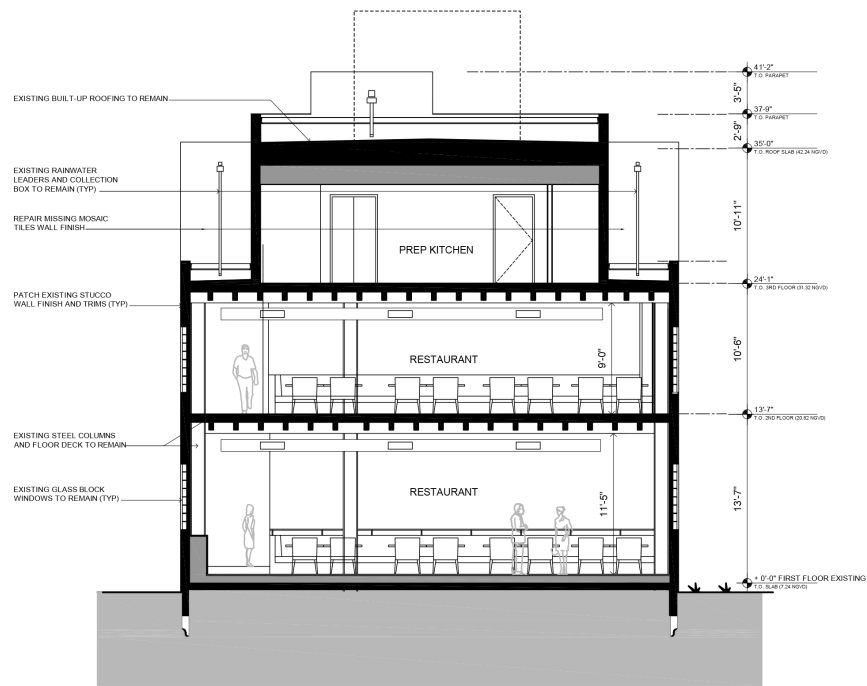


**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



Scale: 3/32" = 1'-0"



CROSS SECTION LOOKING EAST



CROSS SECTION LOOKING WEST

BUILDING SECTIONS

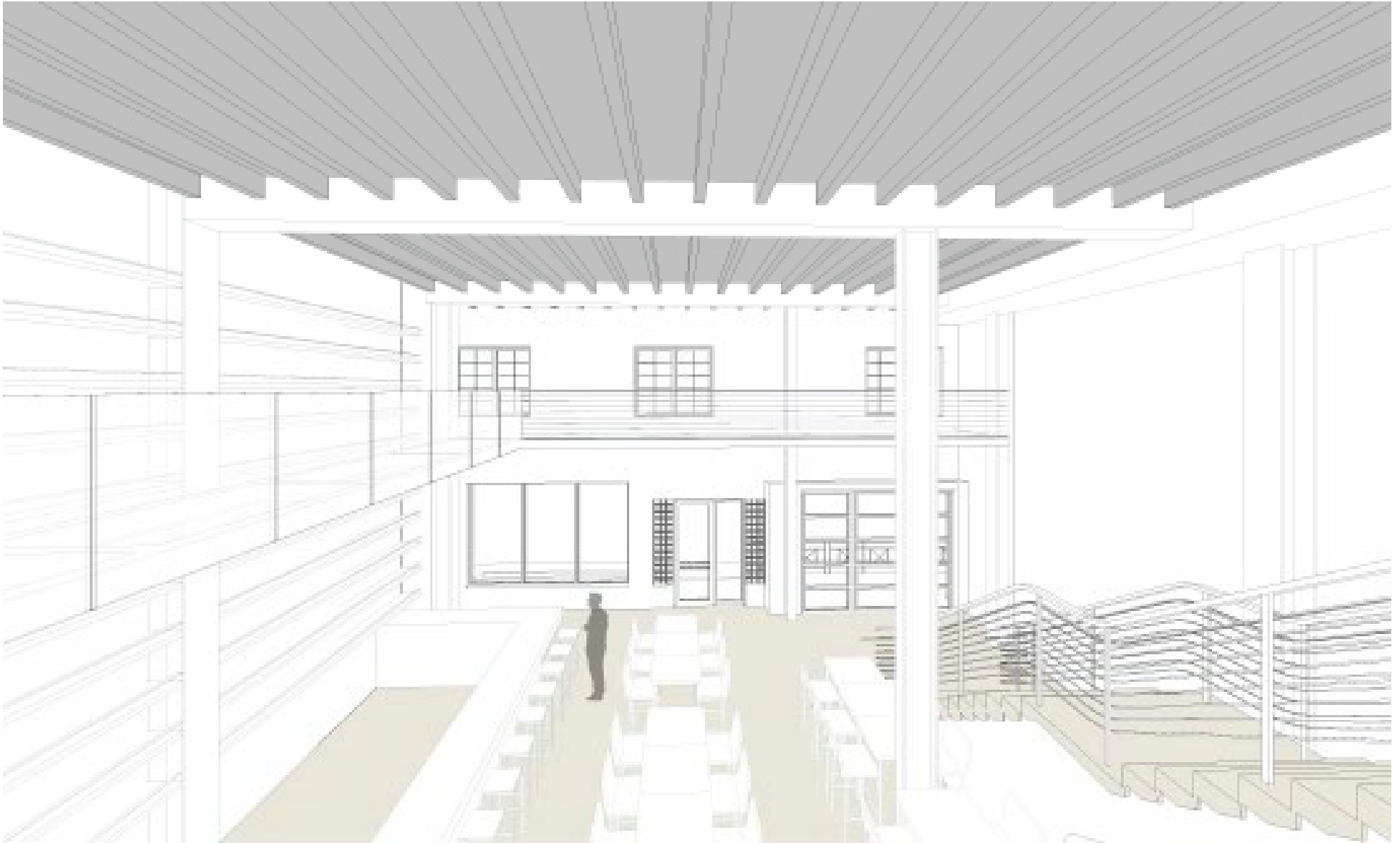


**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**



PERSPECTIVE (PRELIMINARY DEVELOPMENT)



PERSPECTIVE (PRELIMINARY DEVELOPMENT)



EXISTING TERRAZZO FLOORING
(NON-HISTORIC)



EXPOSED STEEL COLUMNS AND BEAMS



ENGINEERED HARDWOOD FLOORING



STEEL BRIDGE WITH GLASS RAIL

PROPOSED MATERIALS



**Shulman +
Associates**

**NORBERTO ROSENSTEIN
ARCHITECT**