



THE JAMES HOTELS NAUTILUS MIAMI BEACH

Application to the Historic Preservation Board (“HPB”)
for Certificate of Appropriateness and Front Signage Setback Variance
1825 Collins Avenue, Miami Beach, FL
HPB 24-0643 | April 22, 2025





INTRODUCTIONS

Legal Representative: David J. Coviello
Armando Hassun
Shutts & Bowen LLP

Project Manager: Sean Beausoleil
Chris Cotter
The RMR Group LLC

Architect of Record: Miriam Salas
Campo Architecture &
Interior Design, LLC

Historic Resources
Consultant: Arthur Marcus
Arthur Marcus Architect



BUILDING INFORMATION

ARCHITECTS: Albert Anis with
Morris Lapidus and
Melvin Grossman

CONSTRUCTION: 1950

STYLE: MiMo

HISTORIC STATUS: **CONTRIBUTING**

LOCATED IN THE:

OCEAN DRIVE / COLLINS AVENUE
HISTORIC DISTRICT.

MIAMI BEACH ARCHITECTURAL DISTRICT

Zoned RM-3



SCOPE SUBJECT TO HPB REVIEW

Renovations of first-floor interior and exterior public spaces

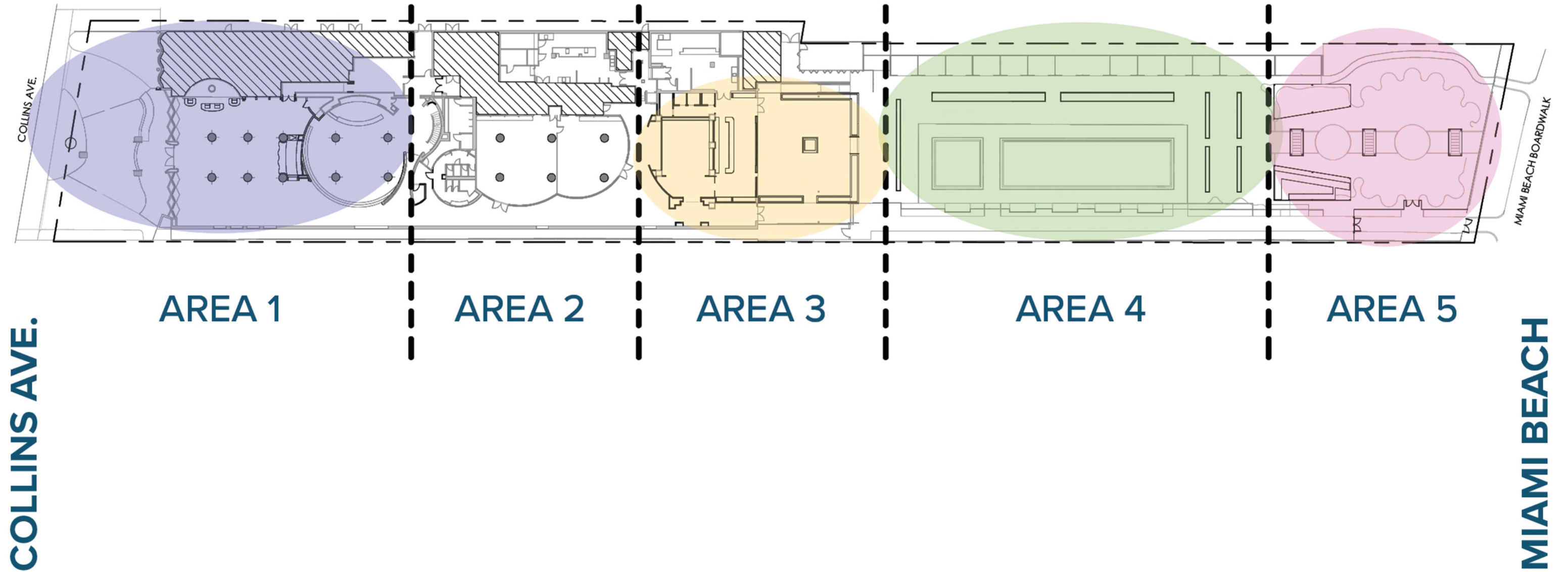
Replacement of windows with doors leading to the existing terrace on the rear facade of the second floor

ARCHITECTURAL PLANS

GUEST
ARRIVAL

INDOOR
OUTDOOR

POOL & BEACH



THE APPROACH: PRESERVATION OF HISTORIC
COMPONENTS TO THE EXTENT THEY CURRENTLY EXIST

FIRST FLOOR

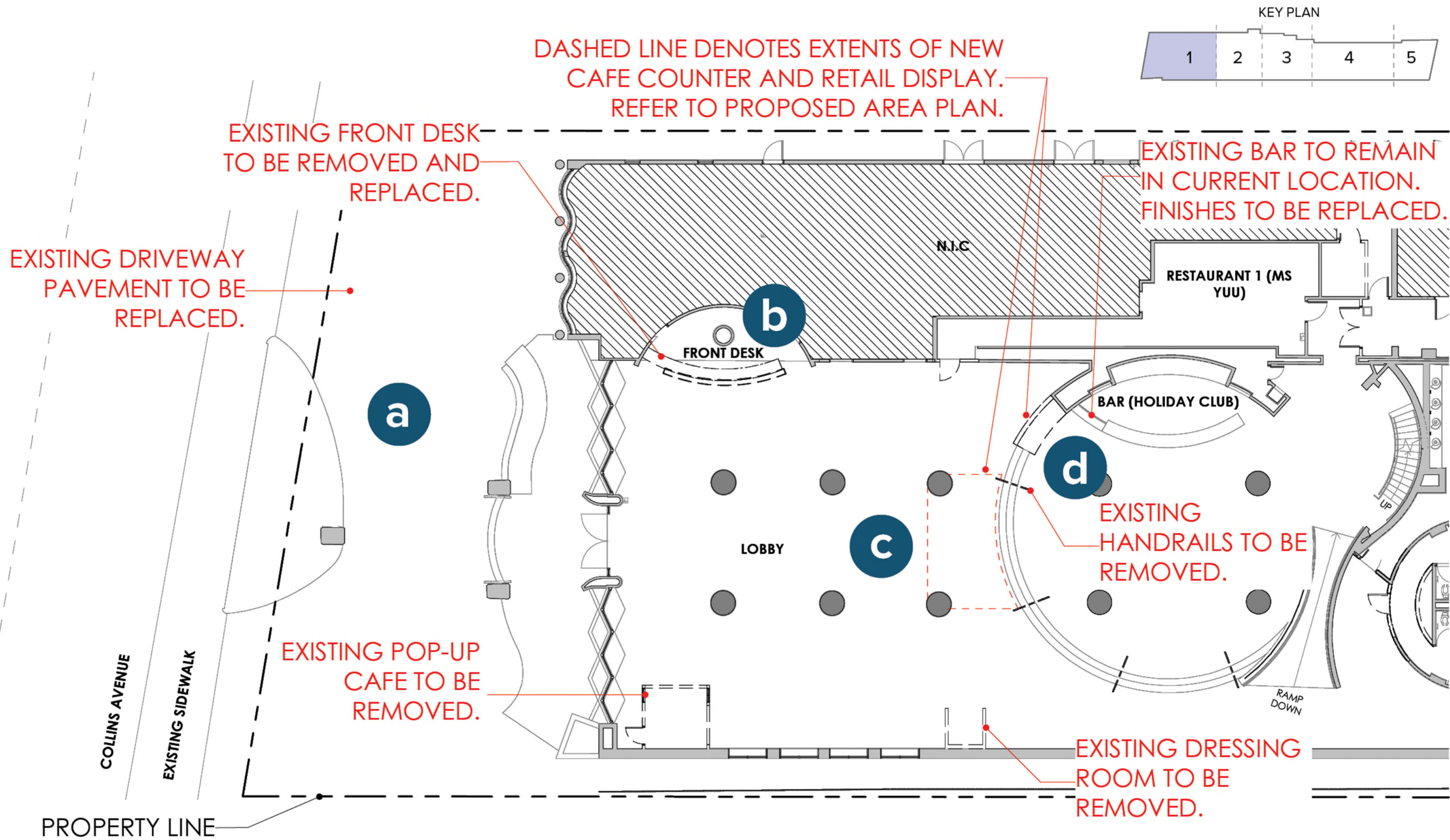
THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design

AREA 1 | GUEST ARRIVAL SCOPE OF WORK

- a. REPLACEMENT OF DRIVEWAY PAVERS WITH PERMEABLE PAVERS
- b. REPLACEMENT OF FRONT DESK MILLWORK IN ORIGINAL LOCATION
- c. NEW LOBBY CAFE COUNTER
- d. NEW GLAZED PARTITION BETWEEN LOBBY AND SUNKEN LOBBY LOUNGE

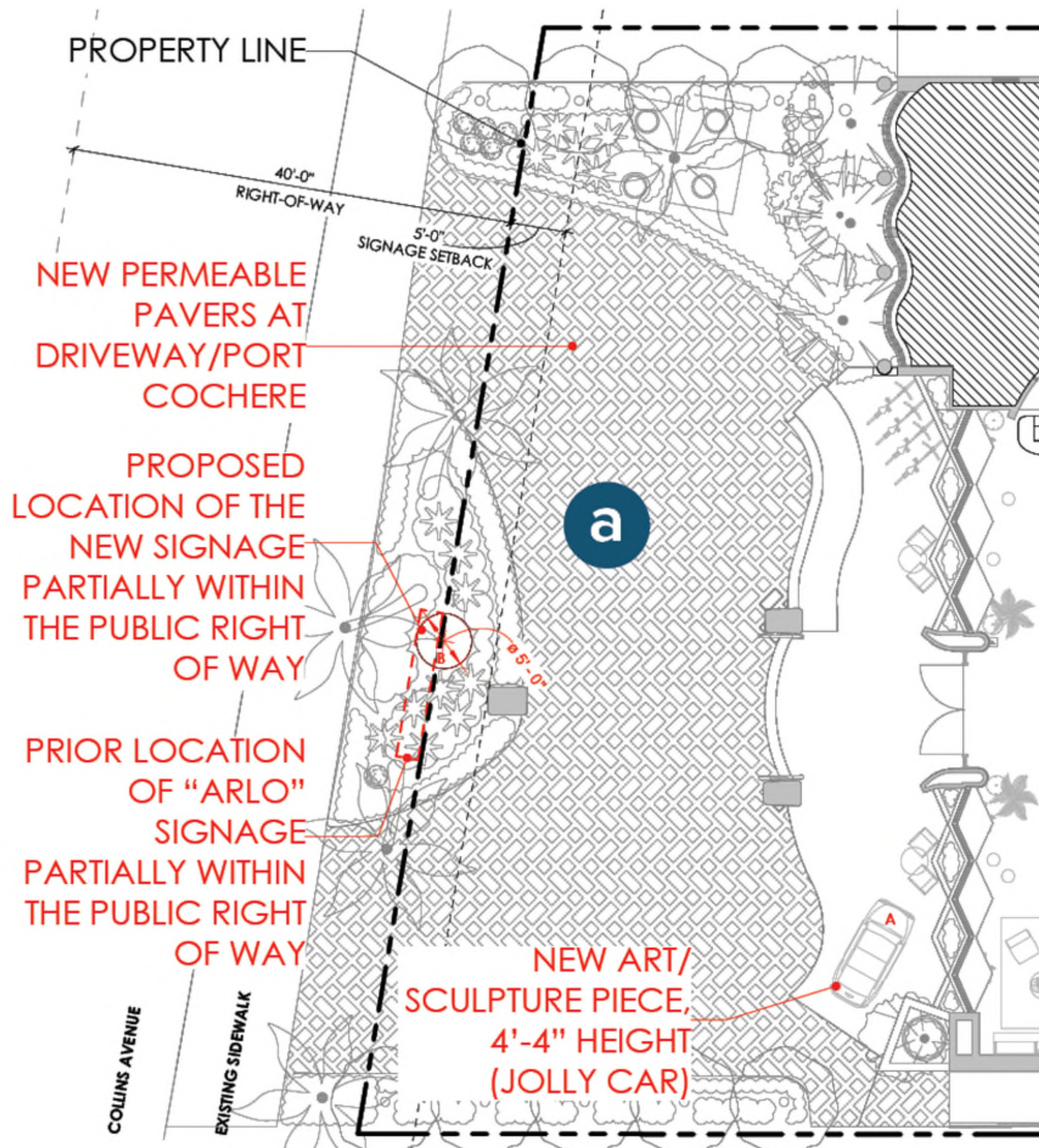




LEVEL 01 AREA 1 - DEMOLITION PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



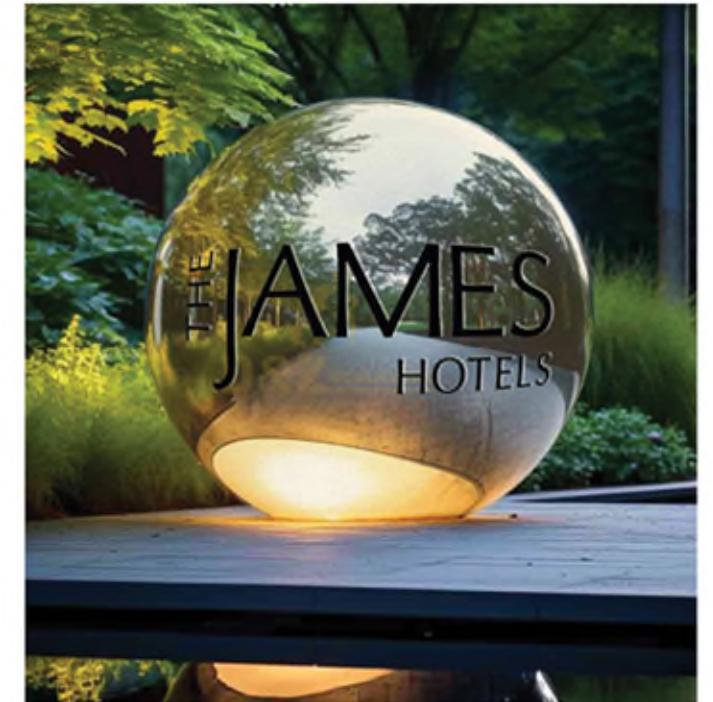
PROPOSED PERMEABLE PAVERS



A - JOLLY CAR CONCEPT IMAGE



PREVIOUS SIGNAGE, MARCH 2018
SOURCE: GOOGLE MAPS

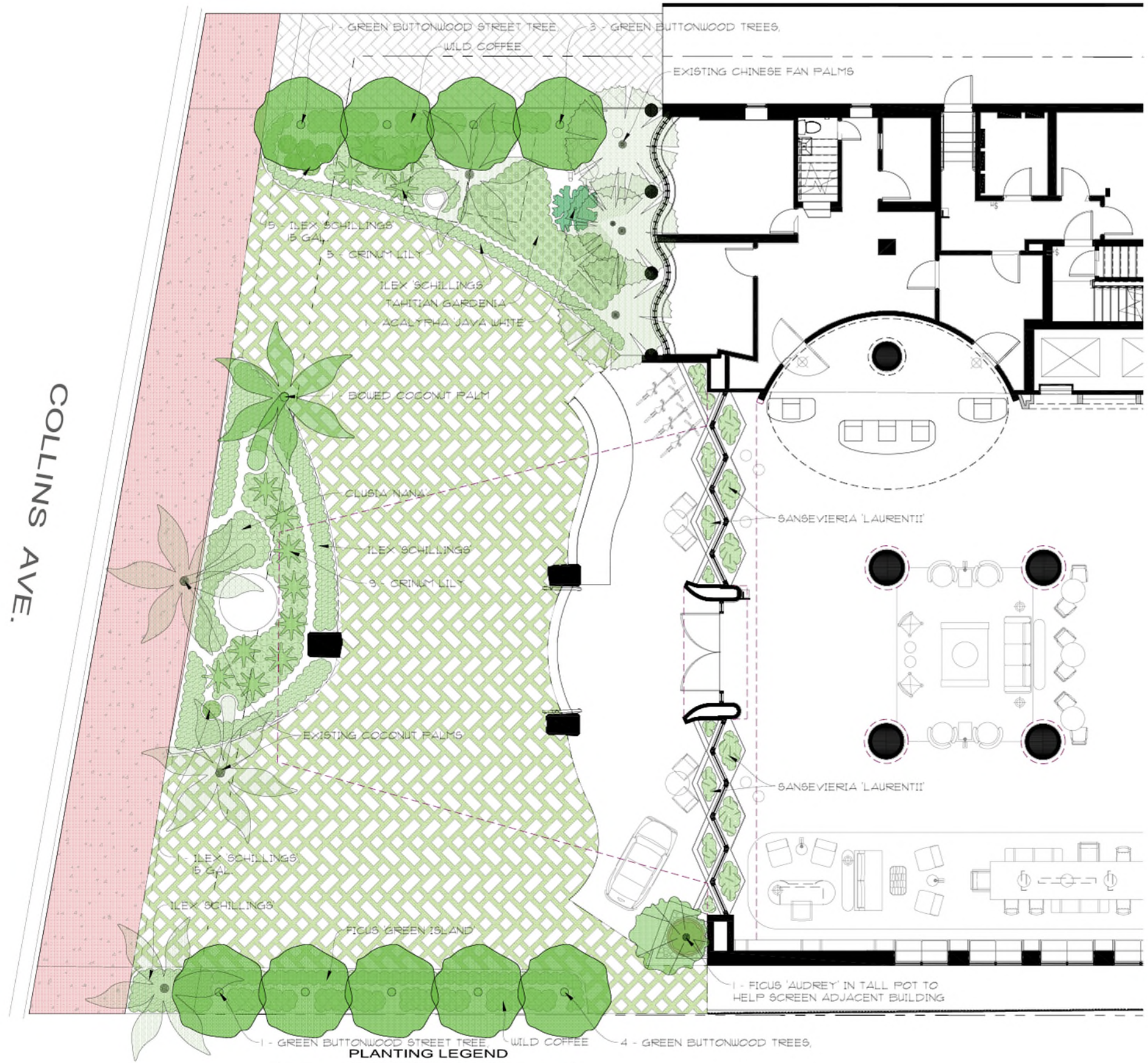


B - SIGNAGE CONCEPT IMAGE
(5' DIAMETER)

LEVEL 01 AREA 1 - ENLARGED PORTE COCHERE ENHANCEMENTS

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



CONCEPT PLANTING IMAGES



GREEN BUTTONWOOD TREE HEDGE



BOWED COCONUT PALMS



ILEX 'SCHILLINGS'



CLUSIA ROSEA NANA



CRINUM LILY



ACALYPHA 'JAVA WHITE'



WILD COFFEE



SANSEVIERIA 'LAURENTII'

ARRIVAL AREA SCALE: 3/16" = 1'-0"

**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1111 GALLIANO STREET - 2ND FLOOR
FORT LAUDERDALE, FLORIDA 33314
PHONE: (954) 541-8888

SEAL

LANDSCAPE ARRIVAL AREA

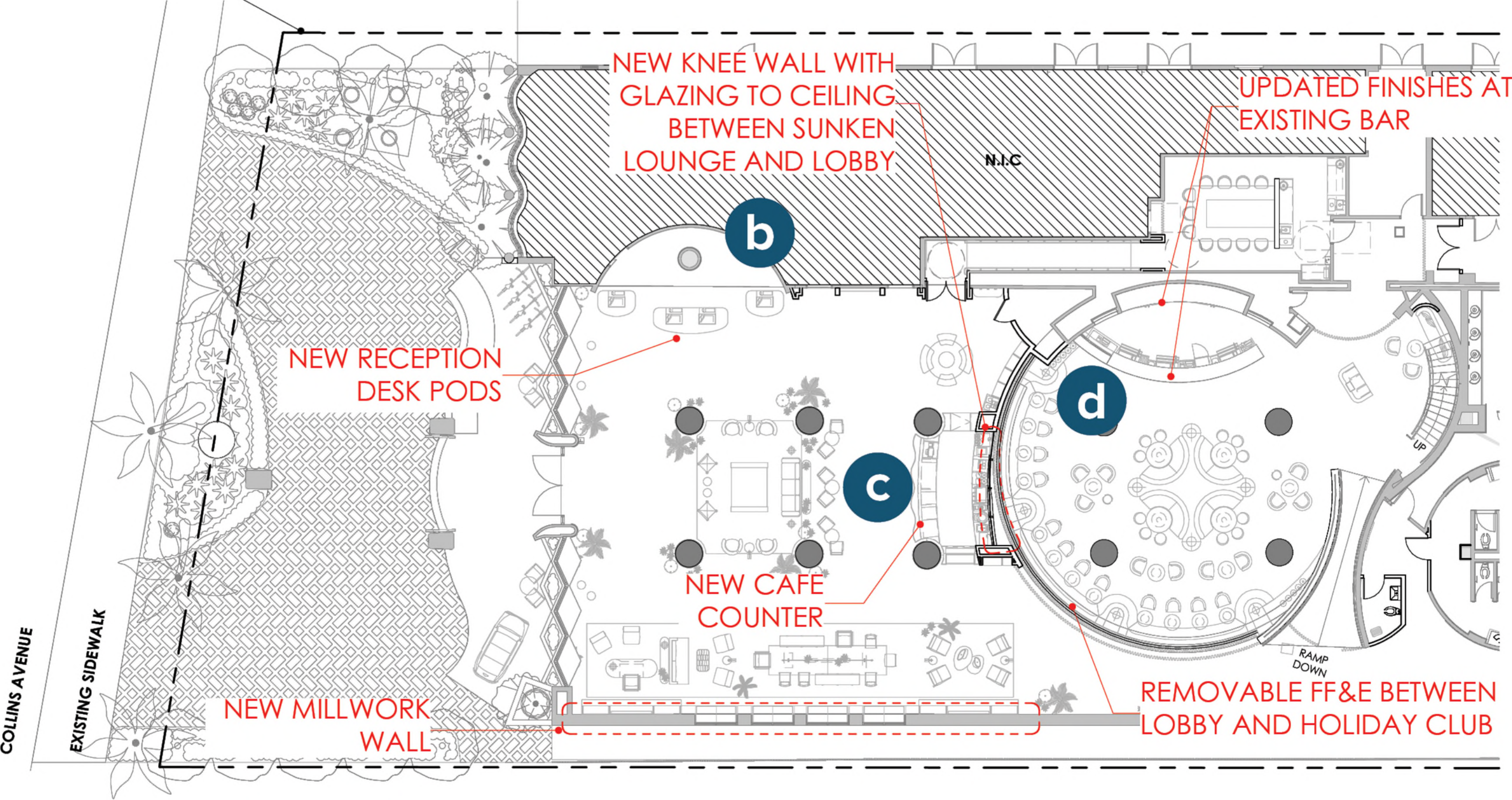
THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

| | |
|-----------------|----------|
| PROJECT NO. | 2309.00 |
| REVISION (DATE) | |
| DATE | 1/5/2025 |
| HPB | |
| L-2 | |

THE DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING OR ANY PART THEREOF. THE LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

PROPERTY LINE

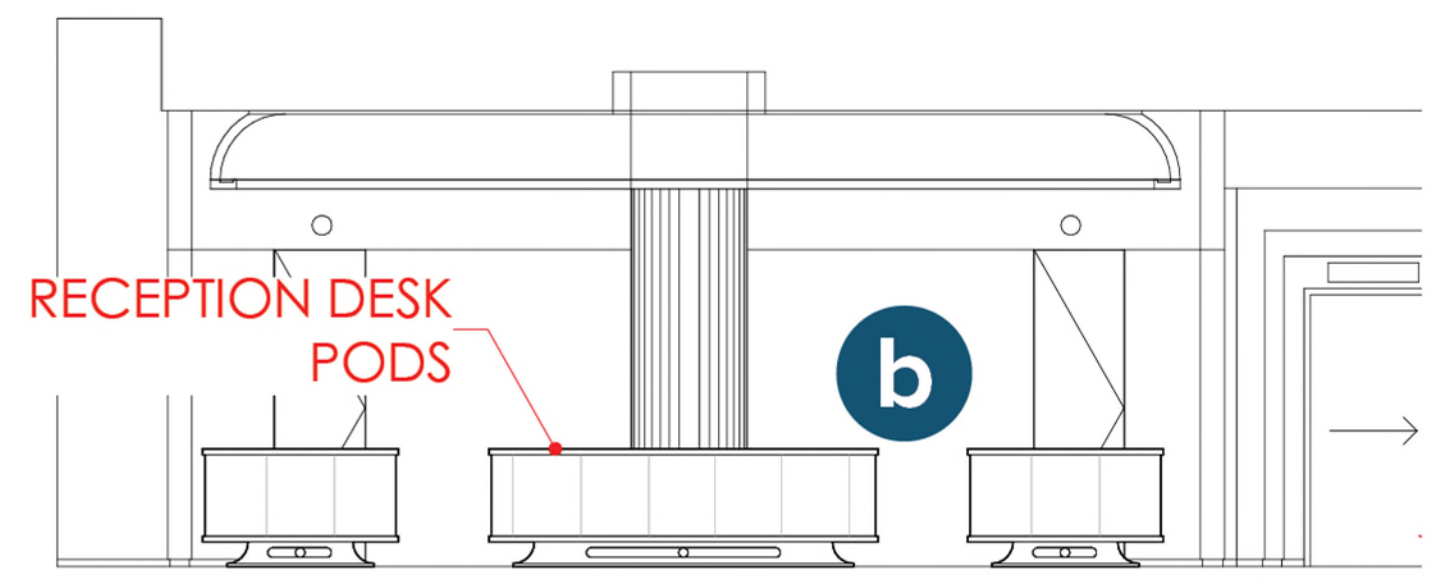
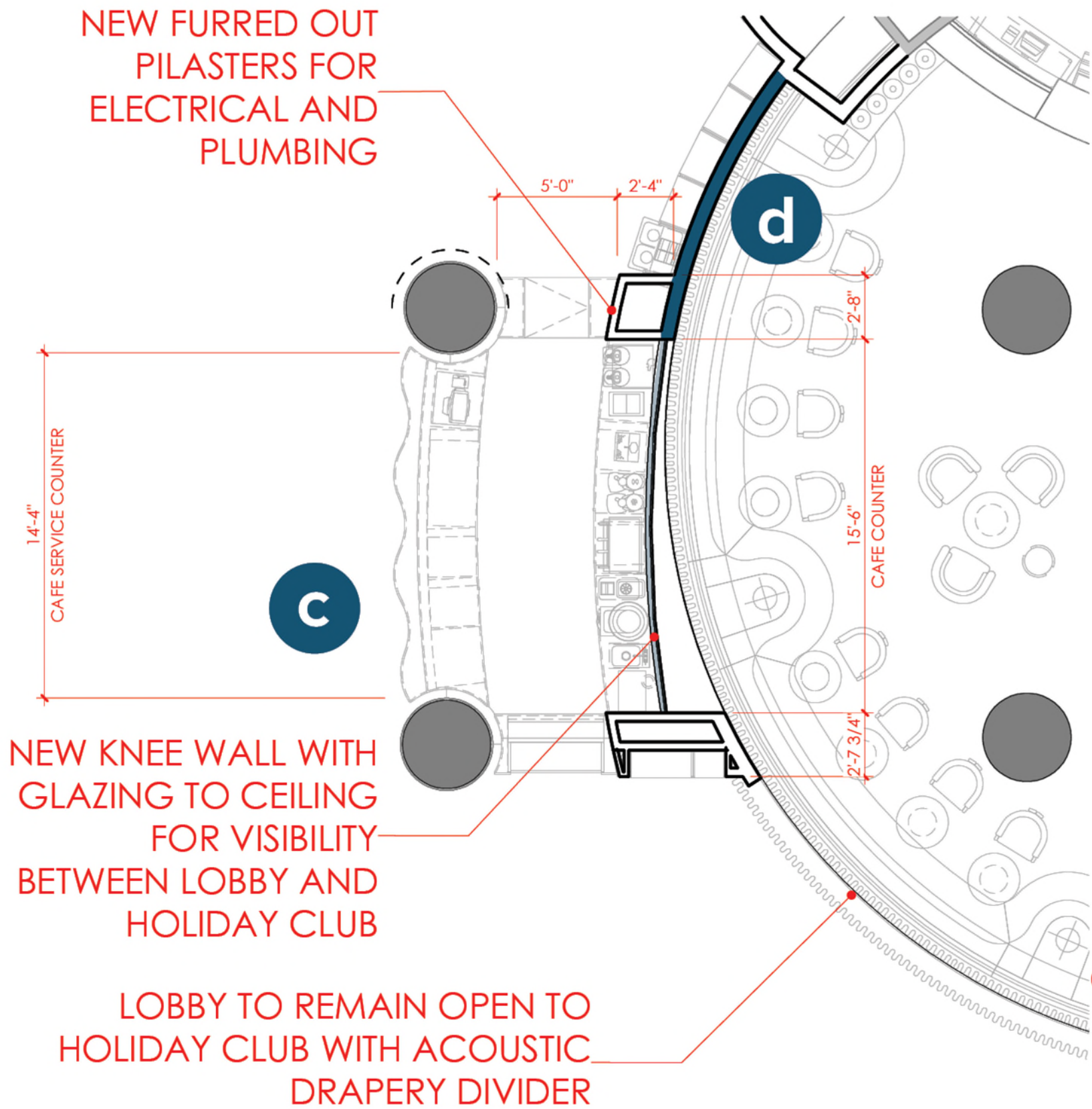
KEY PLAN



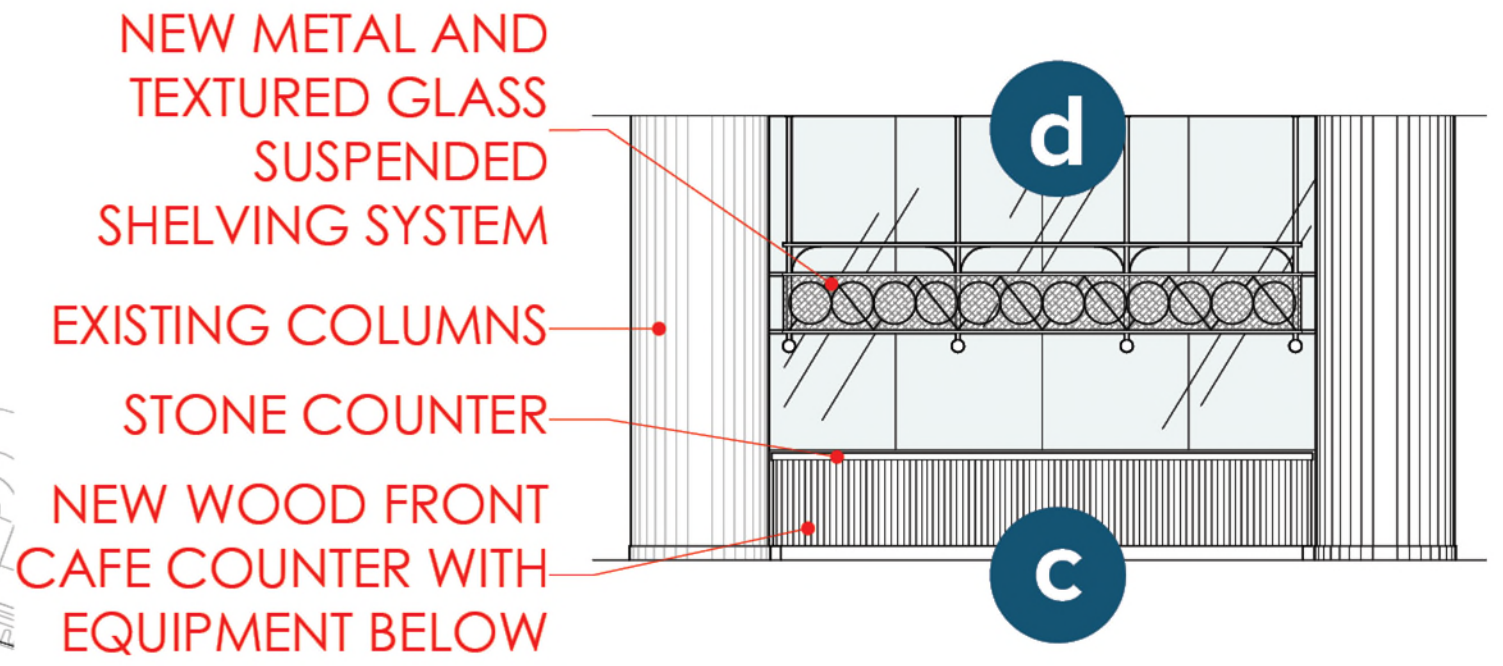
LEVEL 01 AREA 1 - PROPOSED PLAN (ARRIVAL, RECEPTION, BAR & SUNDRIES)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



LOBBY/CAFE ELEVATION
ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD



ENLARGED CAFE ELEVATION
ELEVATION COURTESY OF INTERIOR DESIGNER, ANDERSON/MILLER, LTD

LEVEL 01 AREA 1 - ENLARGED CAFE PLAN

THE JAMES HOTELS NAUTILUS MIAMI BEACH

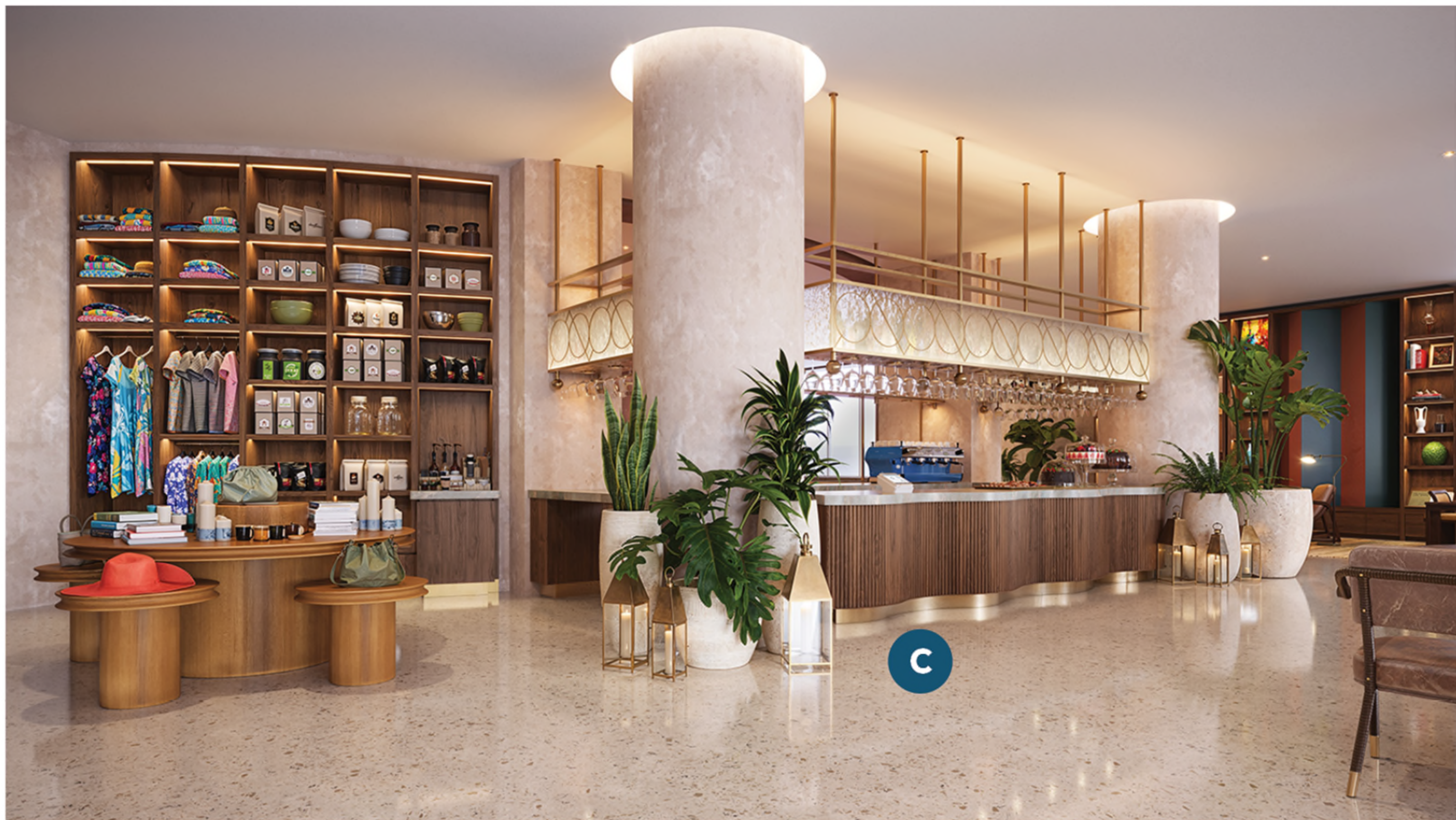
All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING EAST TOWARDS HOLIDAY CLUB)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



LEVEL 01 AREA 1 - CAFE RENDERING (LOOKING SOUTH)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



LEVEL 01 AREA 1 - LOBBY RENDERING (LOOKING TOWARDS HOLIDAY CLUB)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



LEVEL 01 AREA 1 - MILLWORK WALL RENDERING

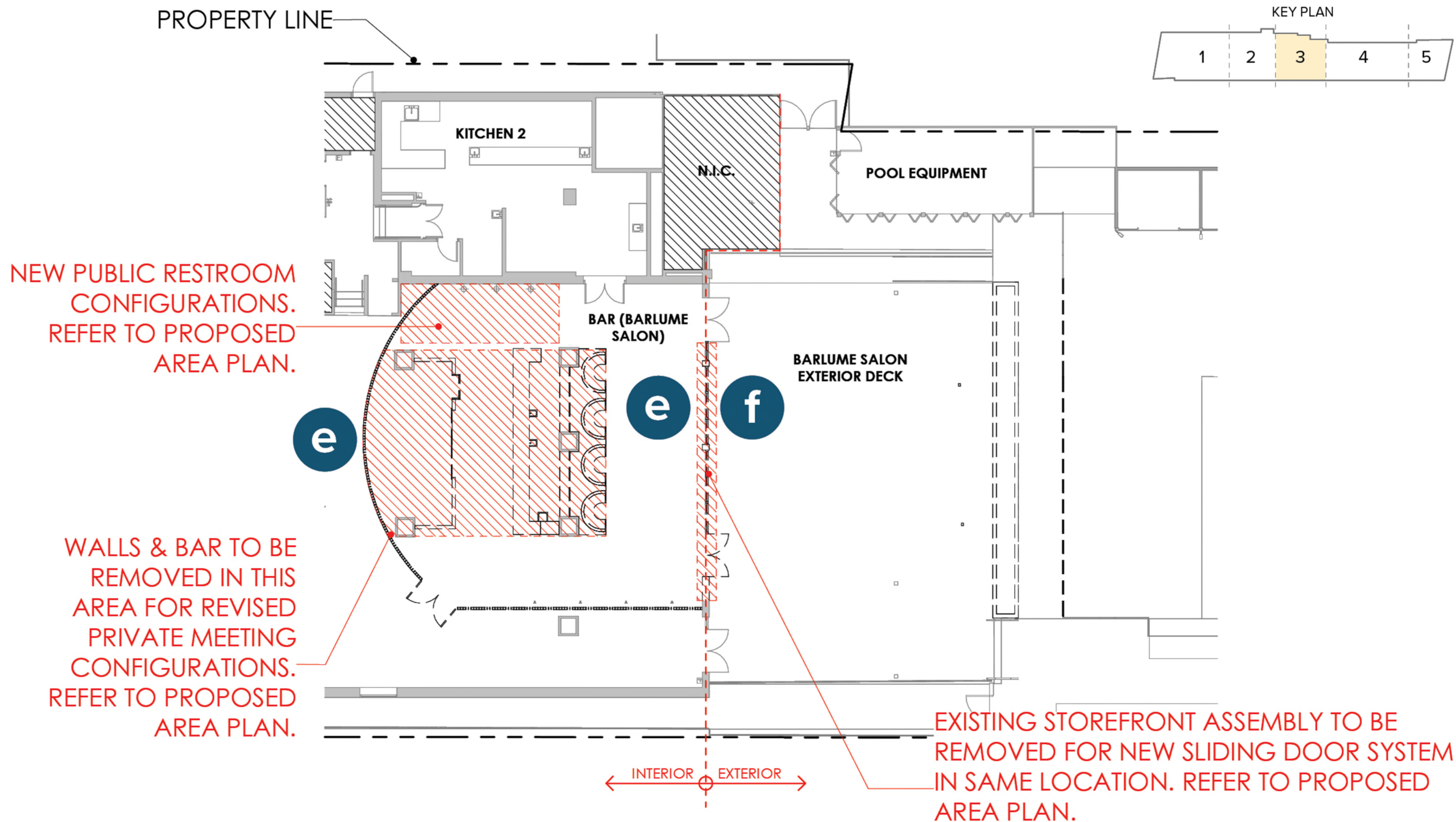
THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design

AREA 3 | INDOOR/OUTDOOR: BARLUME SALON SCOPE OF WORK

- e. RECONFIGURATION OF RESTAURANT/BAR AREA TO PROVIDE A NEW SEMI-PRIVATE MEETING OPTION AND TO PROVIDE NEW INTERIOR/EXTERIOR SEATING.
- f. REPLACE EXISTING RESTAURANT/BAR WINDOWS WITH NEW SLIDING WINDOW SYSTEM FOR INDOOR/OUTDOOR EXPERIENCE.

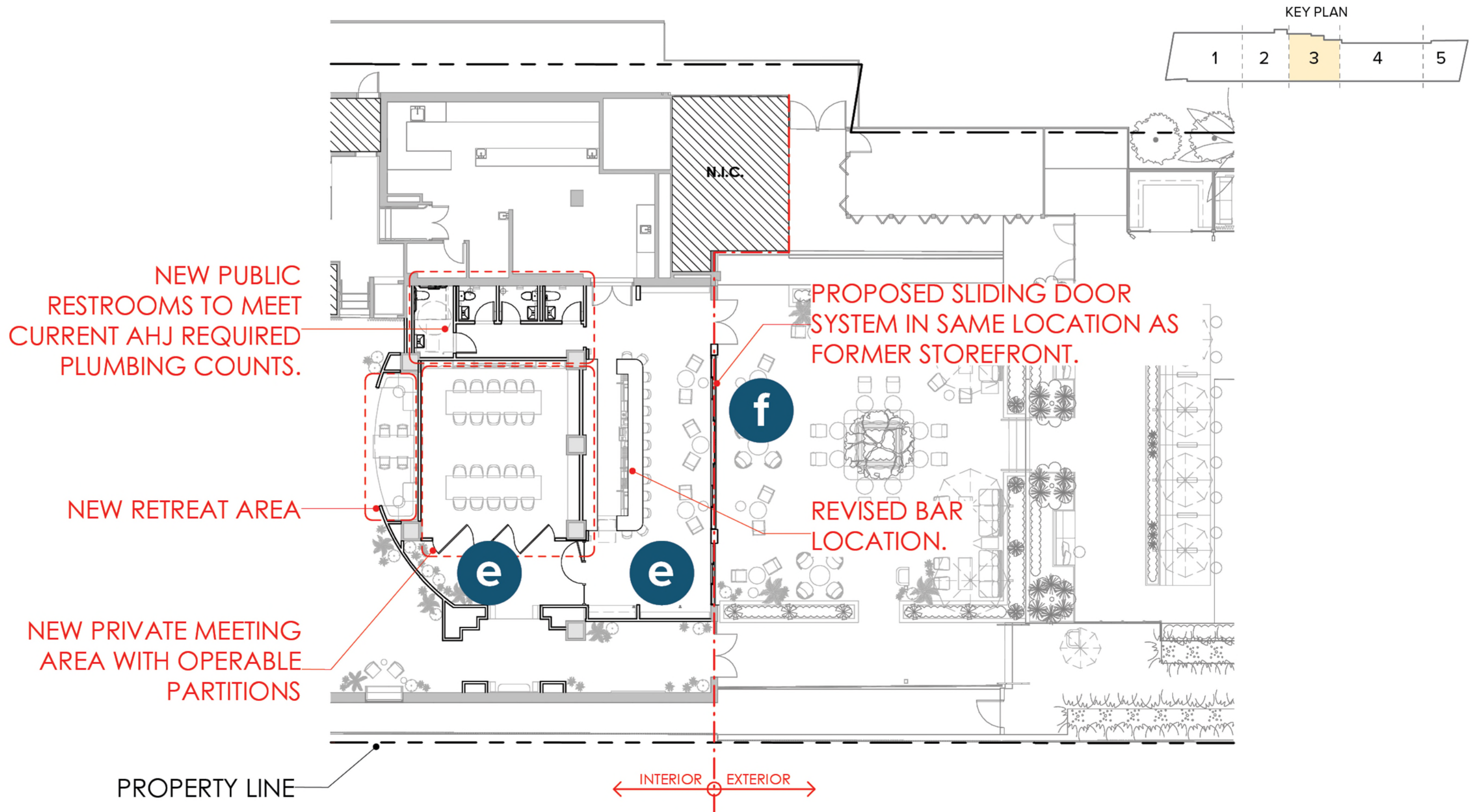




LEVEL 01 AREA 3 - DEMOLITION PLAN (RESTAURANT/BARLUME SALON)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



LEVEL 01 AREA 3 - PROPOSED PLAN (RESTAURANT/BAR/LUME SALON)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design

EXISTING CANVAS CANOPY TO BE
REFURBISHED. CANOPY STRUCTURE TO
REMAIN. CANVAS TO BE REPLACED IN-KIND.



LEVEL 01 AREA 3 - EXTENDED EXTERIOR RAISED DECK RENDERING

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design

AREA 4 | BARLUME POOL SCOPE OF WORK

h. REFURBISHMENT OF EXISTING POOL CABANAS AND WOOD POOL DECK.



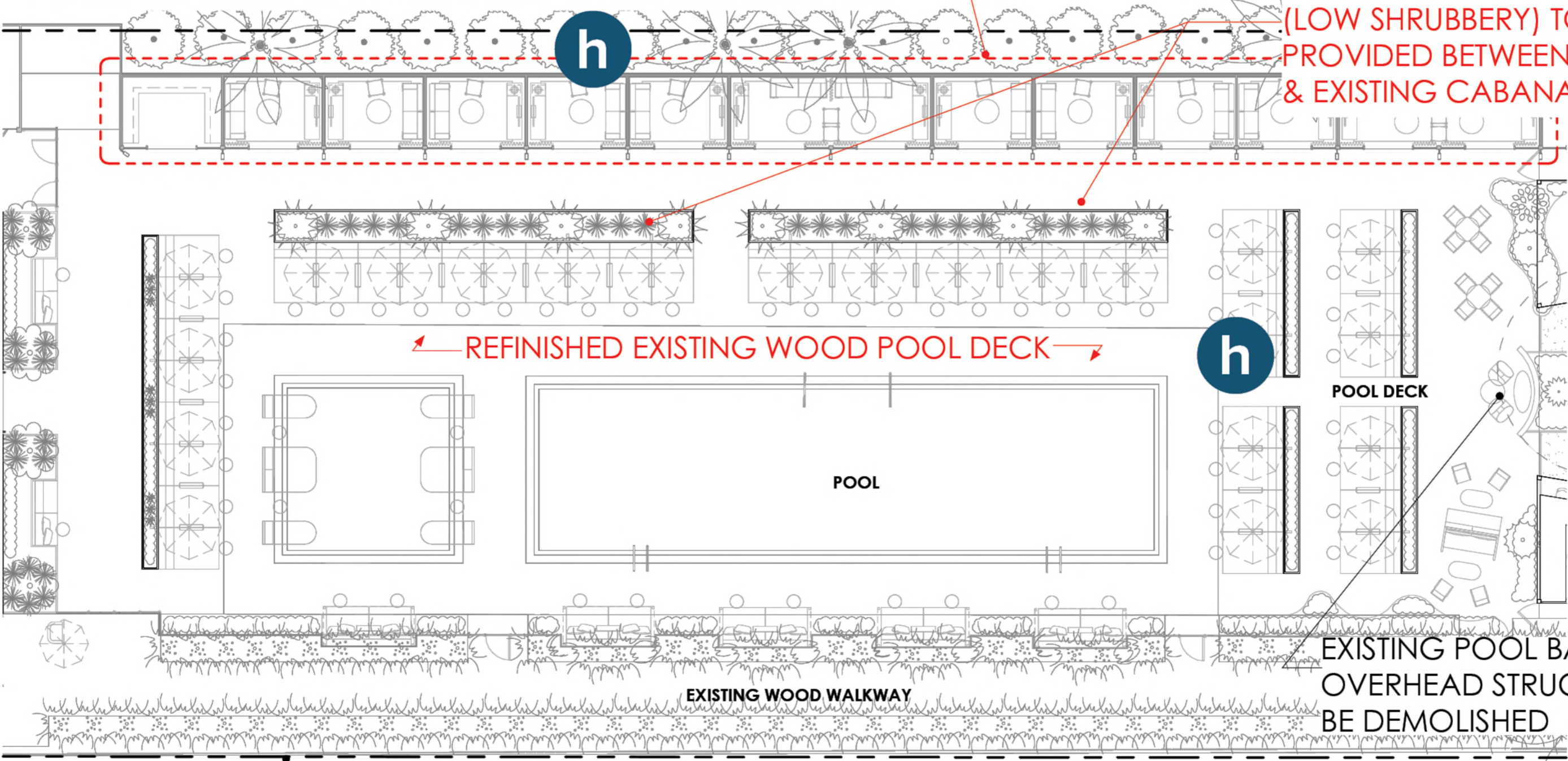
REFURBISH AND REPAIR EXISTING CABANAS

KEY PLAN



IN CONFORMANCE WITH SECTION 2.12.8(B)(4)(A) OF THE CITY'S CODE, AT LEAST 66 PERCENT OF THE REMAINING INTERIOR SIDE WALLS, EXCLUSIVE OF WINDOW OPENINGS TO BE RETAINED.¹

NEW LANDSCAPE BUFFER (LOW SHRUBBERY) TO BE PROVIDED BETWEEN POOL & EXISTING CABANAS



PROPERTY LINE

LEVEL 01 AREA 4 - PROPOSED PLAN (BARLUME POOL)

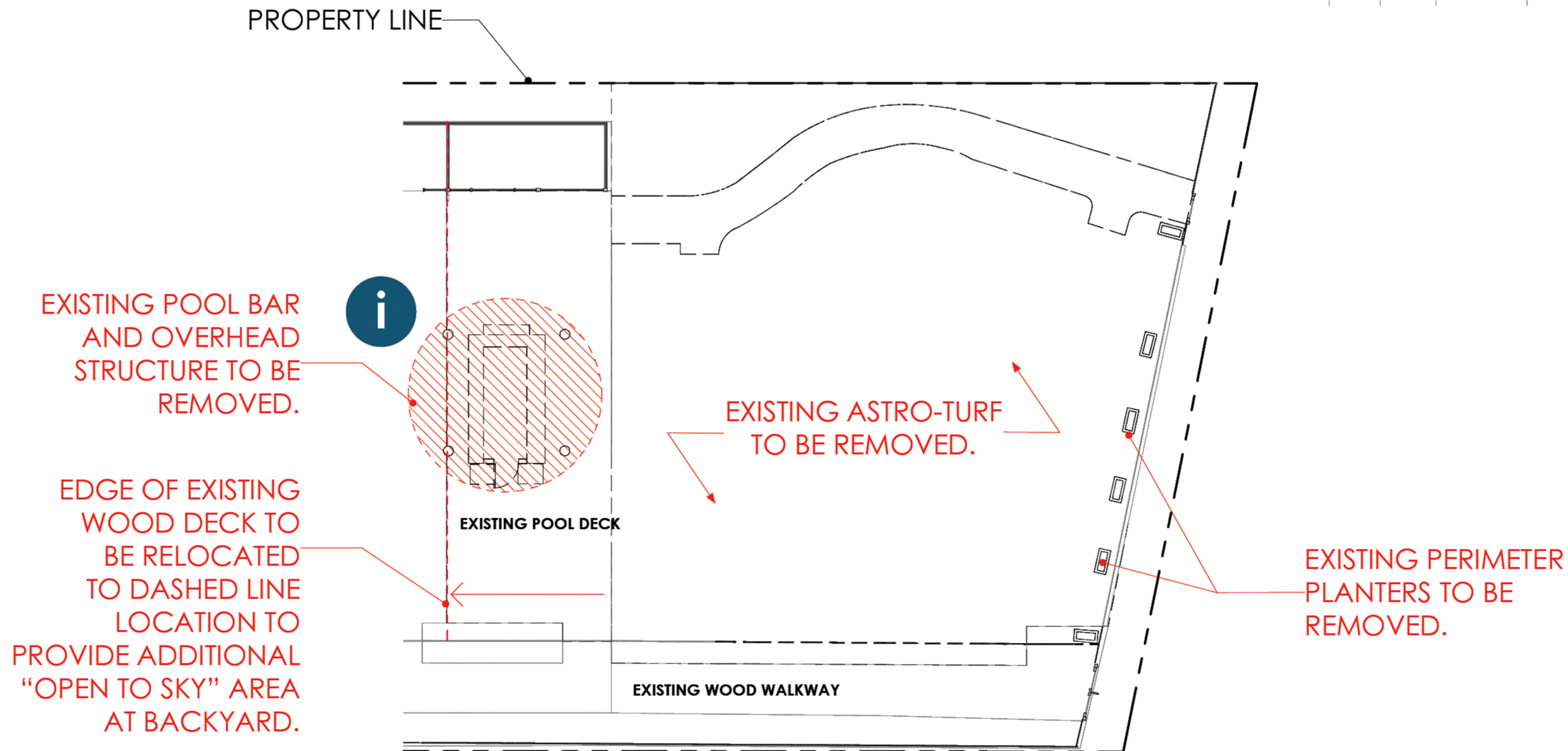
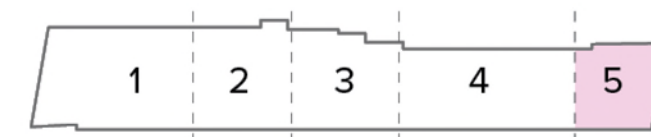
THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design

AREA 5 | BARLUME BEACH SCOPE OF WORK

i. REPLACEMENT AND RE-ORIENTATION OF EXTERIOR BAR AND ADDITION OF NEW OPEN-AIR TRELLIS STRUCTURES

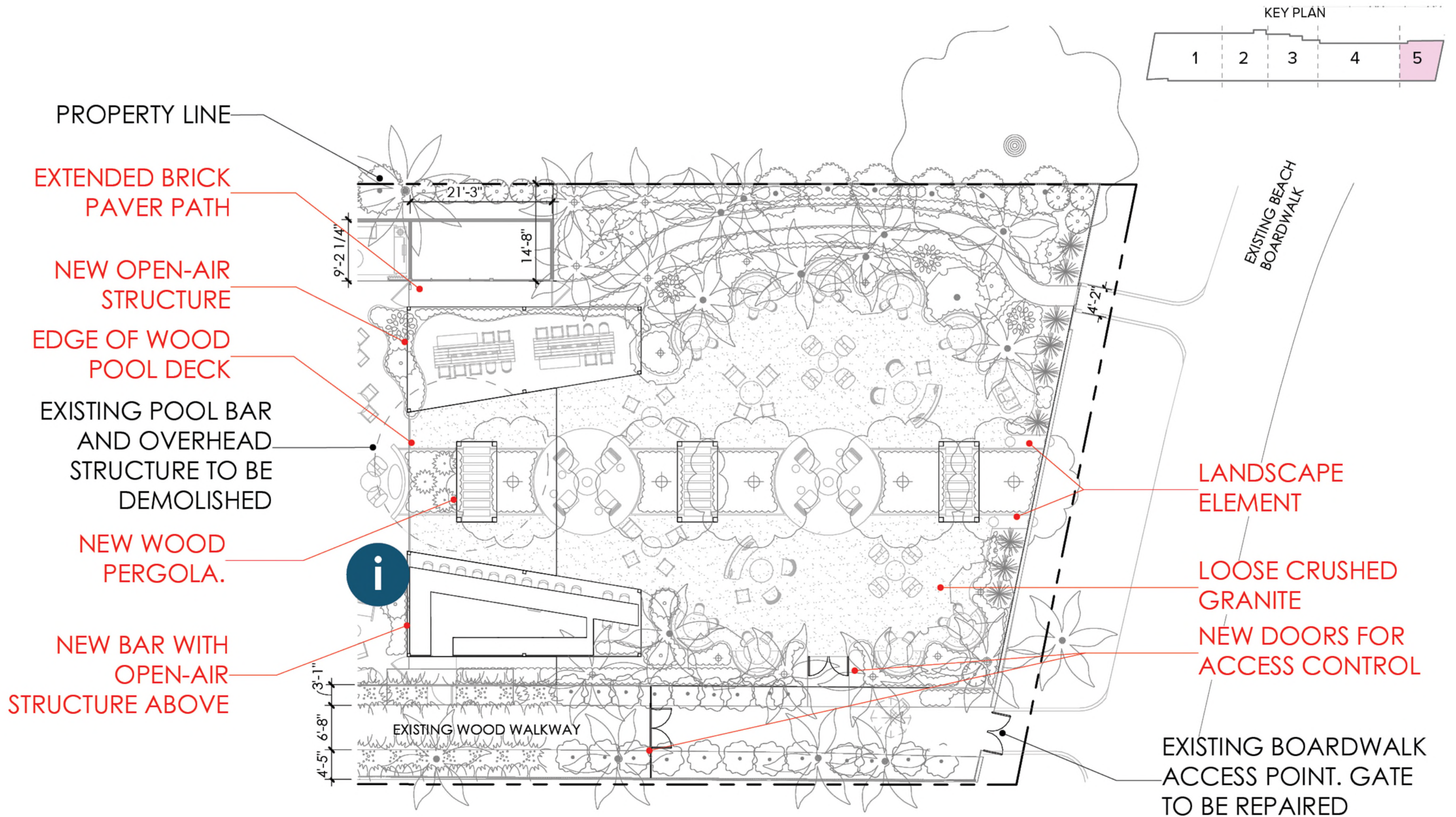




LEVEL 01 AREA 5 - DEMOLITION PLAN (BARLUME BEACH)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



LEVEL 01 AREA 5 - PROPOSED PLAN (BARLUME BEACH)

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



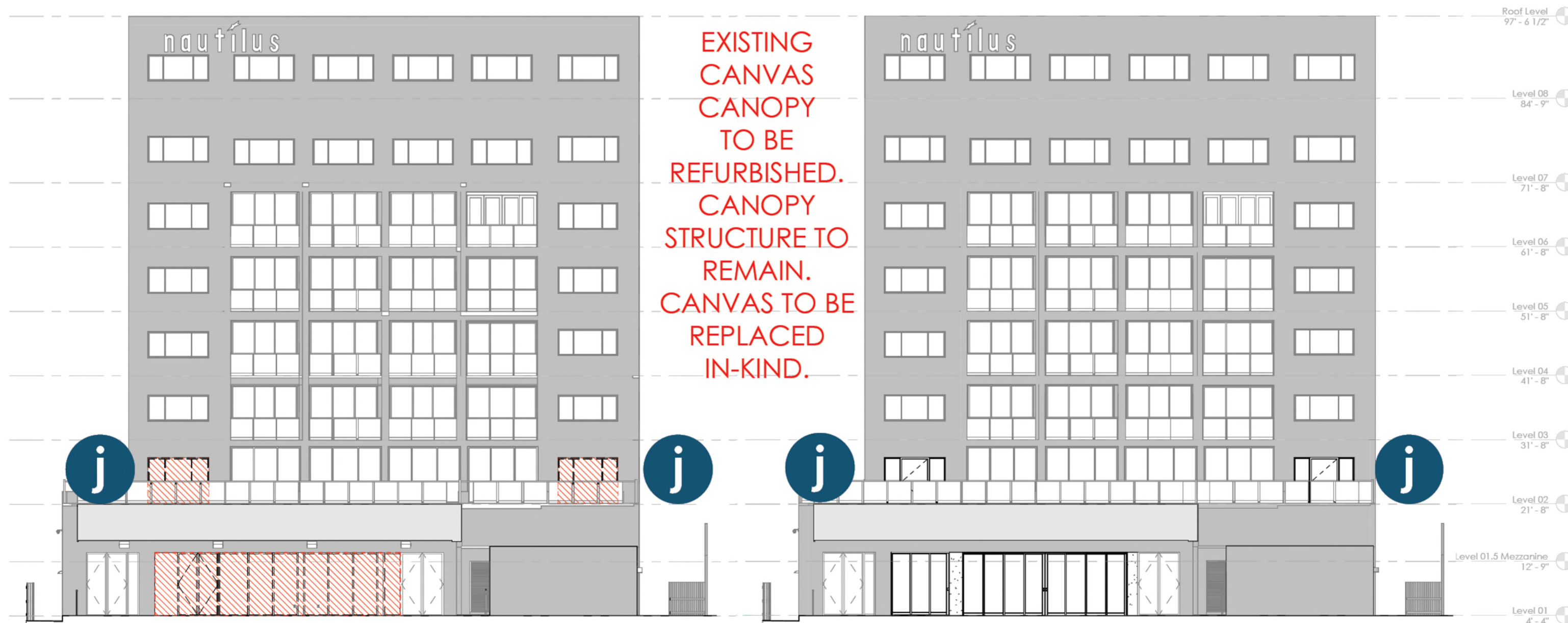
LEVEL 01 AREA 5 - BARLUME BEACH RENDERING

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design

SECOND FLOOR SCOPE OF WORK

j. REVISE TWO EXISTING WINDOWS INTO DOORS FOR ACCESS TO THE EXISTING TERRACE ON THE REAR SIDE OF THE SECOND FLOOR.



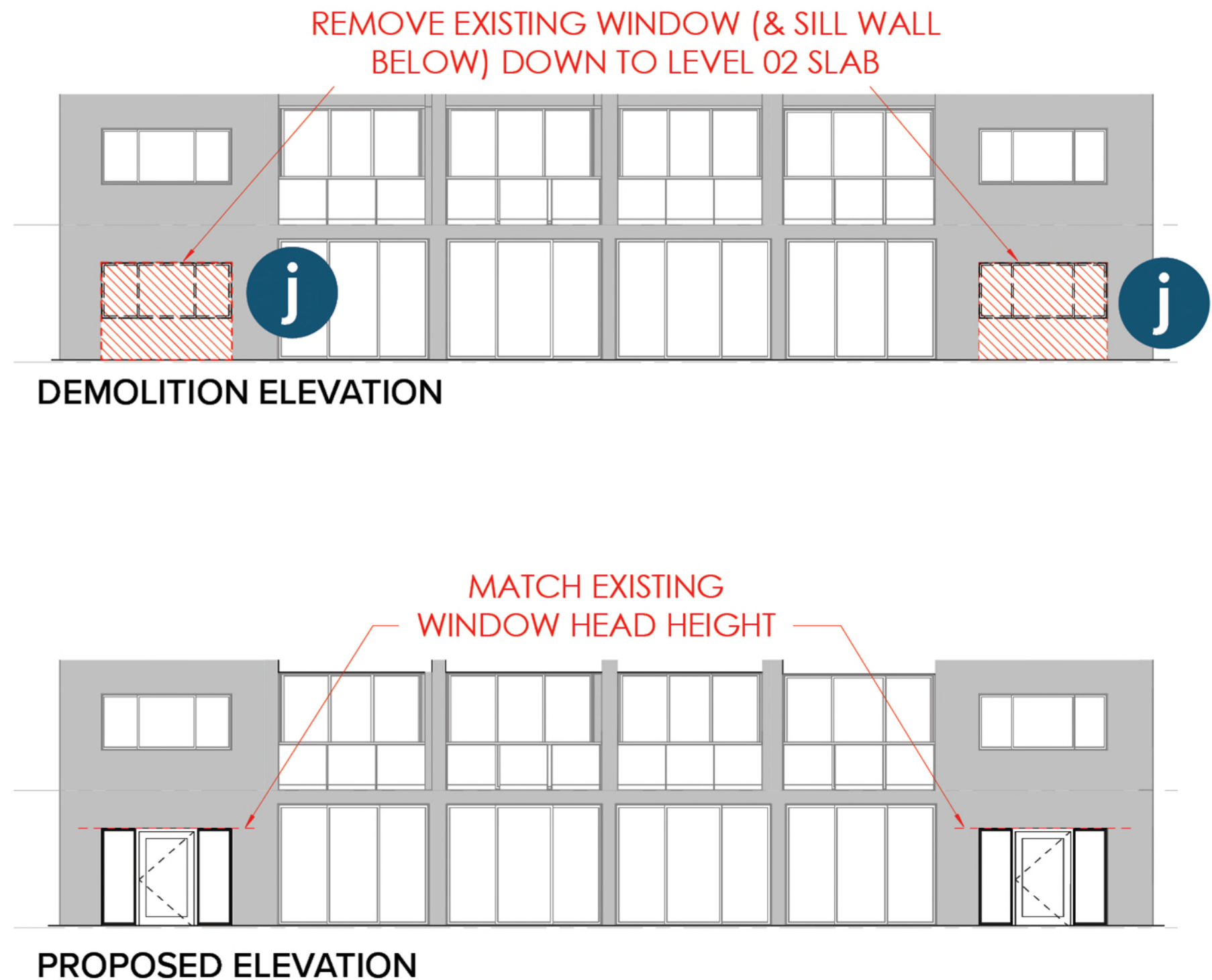
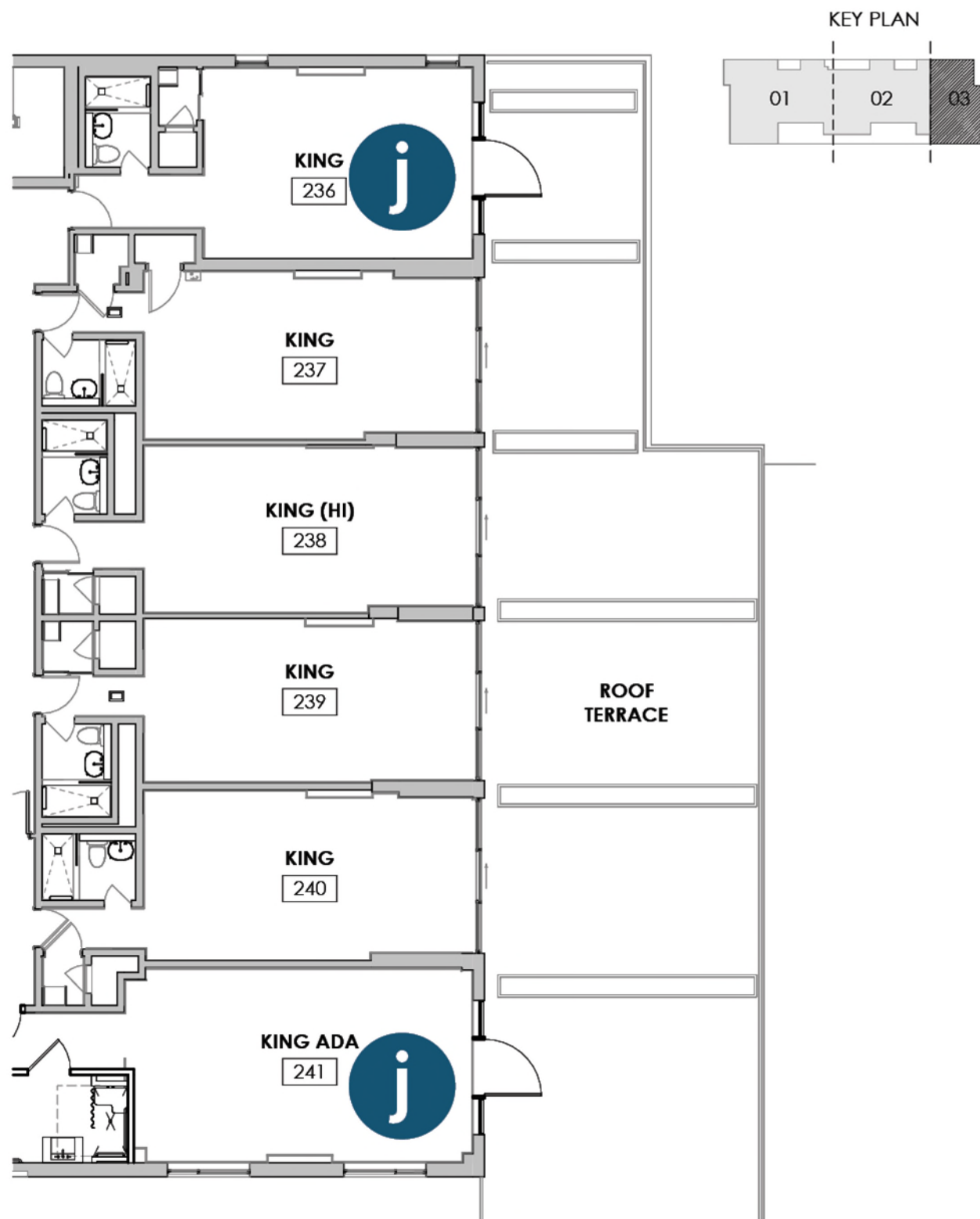
SCOPE OF SELECTIVE DEMOLITION

PROPOSED WORK

EAST (REAR) ELEVATIONS - OVERALL

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



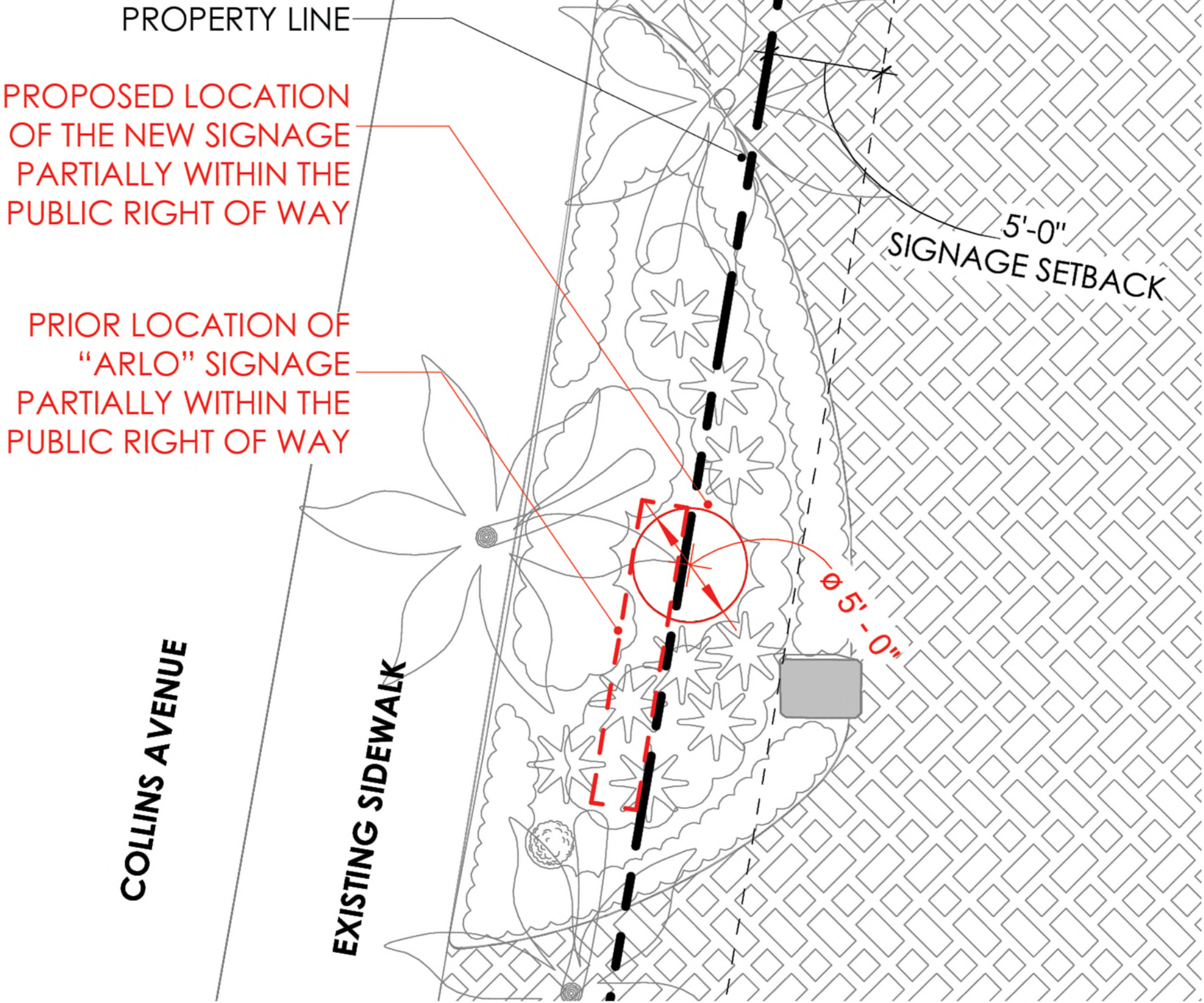
PROVIDE NEW FULL-LITE STOREFRONT DOOR WITH SIDELIGHTS FOR TERRACE ACCESS. FRAME COLOR TO BE ANODIZED ALUMINUM TO MATCH EXISTING WINDOWS.

LEVEL 2 ENLARGED PLAN AND ELEVATIONS - EAST (REAR) FACADE TERRACE ACCESS

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design

SIGNAGE VARIANCE



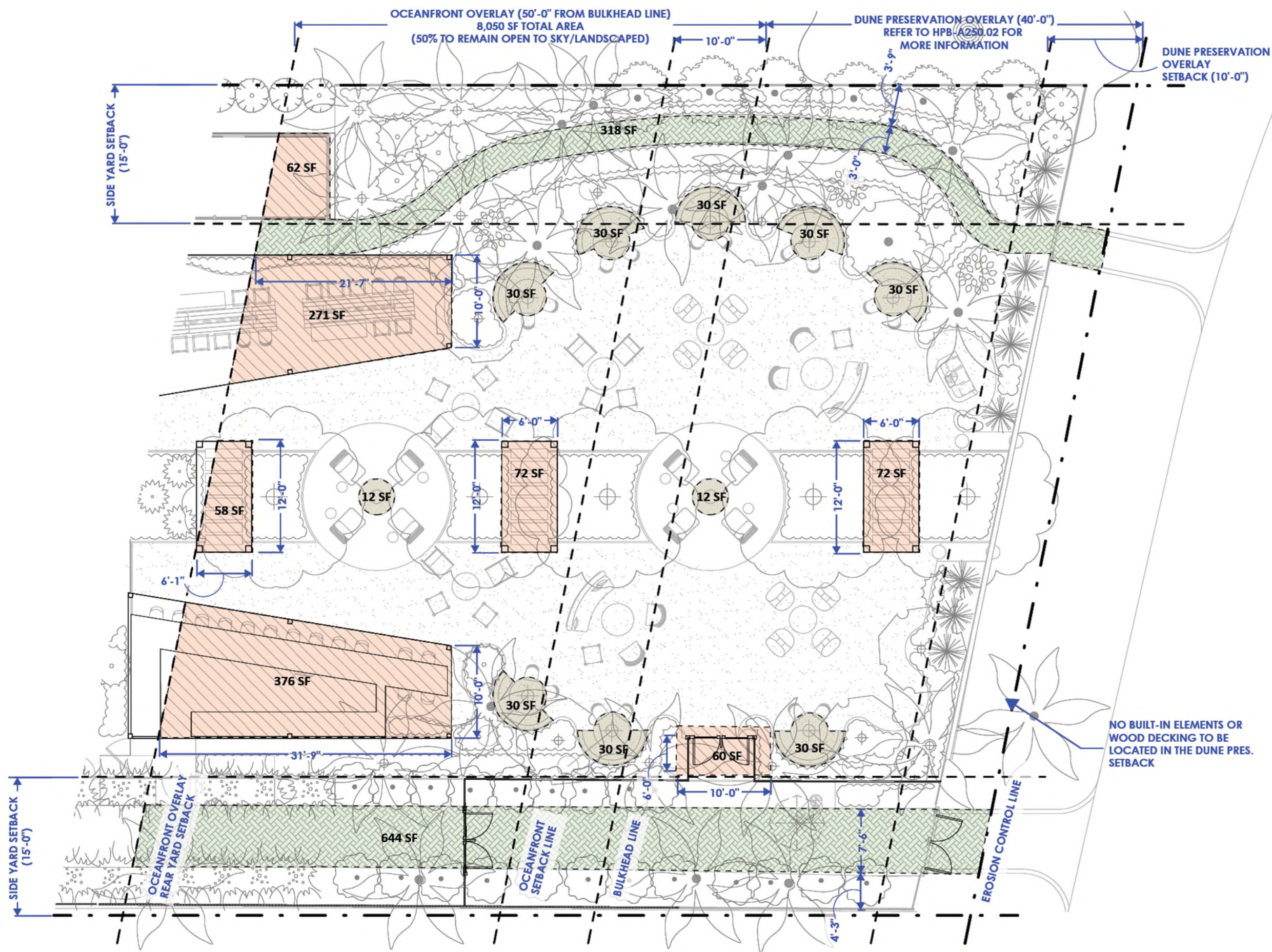
SIGNAGE VARIANCE

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



THANK YOU



| LEGEND | |
|--------|----------------------------|
| | FF&E ELEMENTS |
| | TRELLIS STRUCTURES |
| | WOOD DECK SURFACE/ WALKWAY |

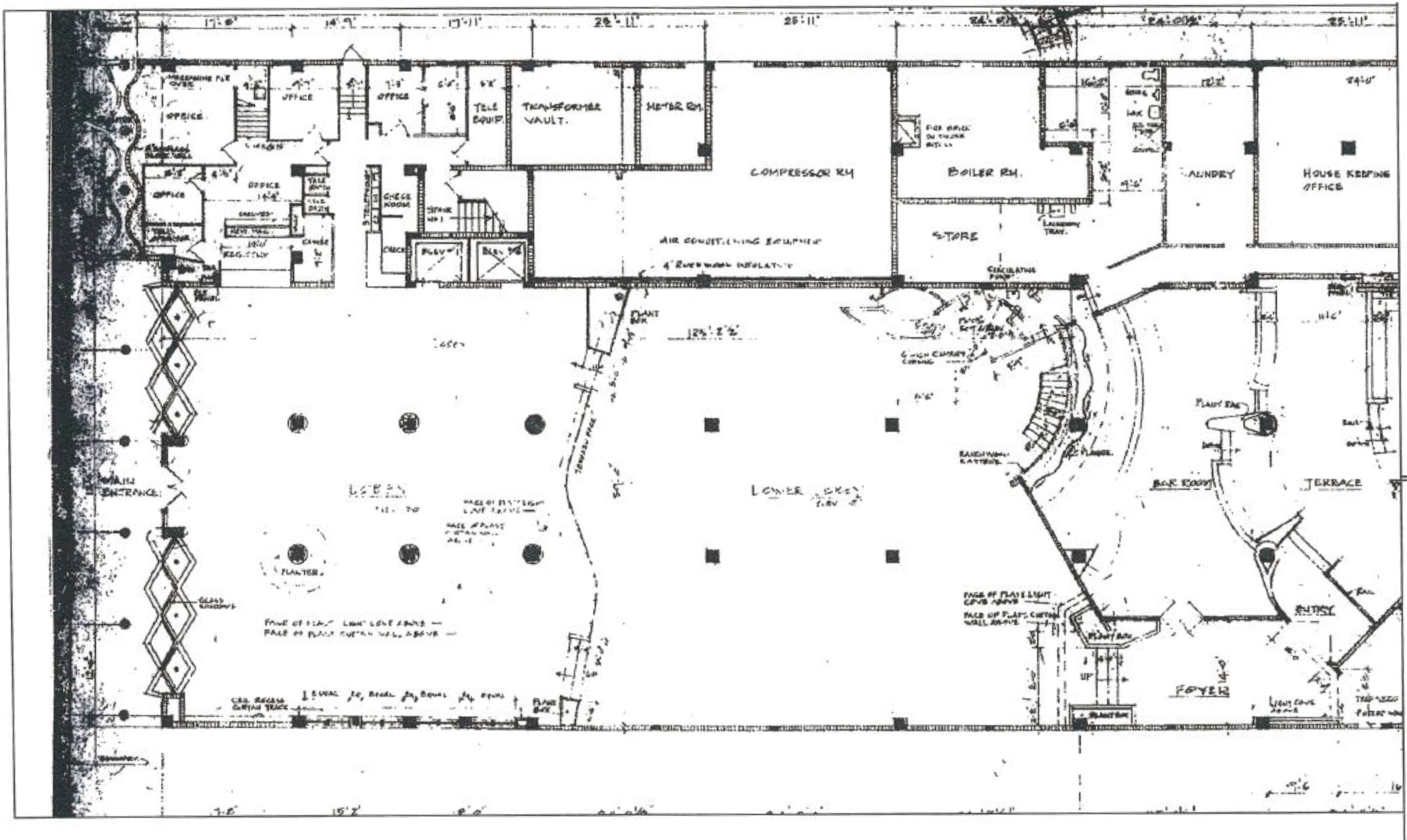
| OCEANFRONT OVERLAY OPEN SPACE CALCULATIONS: | |
|---|----------|
| ALLOWABLE ENCROACHMENTS (50% OF OVERALL SF): | 4,025 SF |
| FF&E: | 264 SF |
| TRELLIS STRUCTURES: | 971 SF |
| WOOD DECK SURFACES/WALKWAYS: | 962 SF |
| TOTAL ENCROACHMENTS: | 2,197 SF |

| DUNE PRESERVATION OVERLAY OPEN SPACE CALCULATIONS: | |
|---|--------|
| ALLOWABLE ENCROACHMENTS (20% OF OVERALL SF): | 733 SF |
| FF&E: | 111 SF |
| TRELLIS STRUCTURES: | 132 SF |
| WOOD DECK SURFACES/WALKWAYS: | 423 SF |
| TOTAL ENCROACHMENTS: | 666 SF |

REAR YARD OPEN SPACE DIAGRAM AT OCEANFRONT OVERLAY

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design



HISTORIC LOBBY PLAN

THE JAMES HOTELS NAUTILUS MIAMI BEACH

All Rights Reserved. Not To Be Copied Or Reproduced Without The Expressed Written Consent Of Campo Architecture & Interior Design