

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: September 17, 2018
FILE NO: HPB18-0225
PROPERTY: 455 Lincoln Road
APPLICANTS: Lincoln Drexel, LTD and Lincoln Drexel II, LTD
LEGAL: Lot 1, Block 3, of the Lincoln Road Subdivision A, According to the Plat Thereof, as Recorded in Plat Book 34, Page 66, of the Public Records of Miami-Dade County, Florida.
IN RE: The application for a Certificate of Appropriateness for the introduction of active roof deck including new rooftop elevator and stair enclosures.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Flamingo Park Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.
 - 4. Is not consistent with Sea Level Rise and Resiliency Review Criteria (1) in Section 133-50(a) of the Miami Beach Code.
 - 5. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

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1. A business tax receipt shall be issued for an outdoor café with a minimum of 30 seats for the rooftop portion of the property prior to the approval of any accessory outdoor bar counter pursuant to Section 142-1109 of the City Code.
2. The commercial space at the ground level along Drexel Avenue and Lincoln Lane North shall contain an active use.
3. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. Final details the proposed roof deck and elevator and stairway structure, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The ground level keystone shall be restored/replaced with new keystone that matches the original material, to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Any lighting, fans, televisions, heaters or similar fixtures proposed to be located on the roof level shall be located so that they are not be visible from the public right of way, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. Exterior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. Intensive 'white', color changing, flashing, blinking or similar lighting shall not be permitted on the roof level or ground level, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
4. The Applicant agrees to the following operational conditions for any and all permitted primary and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.
 - a. OUTDOOR CONDITIONS
 - i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any lease, contract or assignment.
 - ii. Exterior speakers, except those required to address Building and Life Safety Codes, shall not be permitted at the ground level of the property.

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- iii. Unless inconsistent with Section 142-336 of the City Code, exterior speakers, except those required to address Building and Life Safety Codes and those associated with a distributed sound system for ambient, background music only, which does not interfere with normal conversation, shall not be permitted at the roof deck, unless a Conditional Use Permit is approved by the Planning Board for outdoor entertainment. An acoustic plan certified by an acoustic engineer for the proposed distributed sound system shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- b. NOISE CONDITIONS
 - i. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.
- c. OPERATIONAL CONDITIONS
 - i. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. No request for variances has been filed as a part of the application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

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- B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street. The proposed backflow preventer facing Michigan Avenue shall be relocated.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- J. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans "Lincoln Drexel Building" as prepared by Charles H. Benson & Associates Architects, dated July 6, 2018, as

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approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 20 day of September, 2018.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

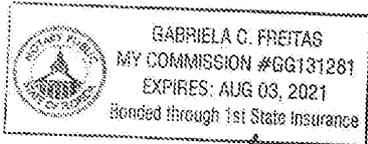
BY 
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 20th day of

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September 2018 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 8-3-21

Approved As To Form:
City Attorney's Office:

[Signature] (9/18/18)

Filed with the Clerk of the Historic Preservation Board on

[Signature] (9/20/18)

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 455 Lincoln Road

FILE NO. PB 19-0330

IN RE: An application for a conditional use permit for a Neighborhood Impact Establishment with Entertainment with an occupant content in excess of 200 persons, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

LEGAL DESCRIPTION: LOT 1, Block 3, of "Lincoln Road Subdivision", according to the Plat thereof as recorded in Plat book 34, at Page 66, of the Public Records of Miami-Dade County.

MEETING DATE: January 28, 2020

CONDITIONAL USE PERMIT

The applicant, Opereta Ciudad Del Sol, LLC, requested a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, for a Neighborhood Impact Establishment (NIE) with a combined maximum occupant content in excess of 200 persons with entertainment, pursuant to Section 142, Article V. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-3, Commercial High Intensity District zoning district; and

That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan; and
That structures and uses associated with the request are consistent with the Land Development Regulations; and

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That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. This Conditional Use Permit is issued to Opereta Ciudad Del Sol, LLC, as owner/operator of Andres Carne De Res for a Neighborhood Impact Establishment, consisting of an over 200 seat food service establishment with entertainment. Any change of operator or fifty percent (50%) or more stock ownership shall require the new owners or operators to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owners and/or operators and acknowledging acceptance of all conditions established herein, prior to the issuance of a new Business Tax Receipt.
2. The Board hereby imposes and the Applicant agrees to the following operational conditions for all permitted and accessory uses, and the applicant shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
 - a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed 288 seat restaurant, plus a sidewalk café, with the criteria listed below:
 - i. The outdoor roof top may operate until 4:00 AM daily. The rooftop bar shall not be utilized or operated after 12:00 AM, unless a variance for extended hours is granted.
 - ii. Up to 223 seats may be located in the indoor area, as proposed.
 - iii. Up to 65 seats may be located in the outdoor bar area on the roof top, as proposed.
 - iv. Background music played at a volume that does not interfere with normal conversation may be permitted in the outdoor areas including the ground level and the rooftop. Entertainment shall not be permitted in the outdoor areas.
 - v. The restaurant shall comply with the Lincoln Road Requirements, per section 142-336 of the City Code, which regulate the requirements for both indoors and outdoor speakers.
 - vi. A DJ or live performance may play music in the indoor portions of the

- restaurant only. The music may start at 10:00 AM and shall not operate past 4:00 AM.
- vii. Full meals shall be available during all hours that entertainment is occurring.
 - viii. Speakers, except for life-safety purposes, may not be installed within twenty (20') feet of the main entrance, within the interior of the premises.
 - ix. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Before entertainment is approved and added to the Business Tax Receipt (BTR), a field visit with the applicants and Planning staff shall be required to verify the sound system operations.
 - x. All operable windows shall be closed at all times that entertainment is occurring.
 - xi. Televisions, and projectors shall not be located anywhere in the exterior areas of the property.
 - xii. After normal operating hours the establishment shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between the establishment's closing time and 7:00 AM.
- b. Deliveries may only occur between 8:00 AM and 5:00 PM, daily.
 - c. Delivery trucks shall only be permitted to load and unload in the designated loading zones along Lincoln Lane.
 - d. Delivery trucks shall not be allowed to idle in loading zones.
 - e. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
 - f. Trash collections may occur daily between 8:00 AM and 5:00 PM.
 - g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
 - h. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick-up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
 - i. Garbage dumpster covers shall be closed at all times except when in active use.

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- j. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors shall be contained within the premises. Owner agrees to install an exhaust system, if required by code, for the kitchens on the premise that will substantially reduce grease and smoke that would otherwise escape to the surrounding area. This may include the installation of a fan in connection with kitchen exhaust systems within the interior of the building in order to reduce noise levels at the exhaust outlet substantially in compliance with the plans as approved or in the alternative any such exhaust system shall be located along the west side of the property not directly adjacent to the southernmost or northernmost property lines.
 - k. Exterior speakers for fire and life safety purposes, and background ambient music played at a volume that does not interfere with normal conversation may be permitted.
 - l. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - m. As proposed by the applicant, ushers/security staff shall be onsite between 5:00 PM and 4:00 AM. Security staff shall monitor patron circulation and occupancy levels in order to adjust crowds according to occupant loads.
 - n. Patrons shall not be allowed to queue on any public rights-of-way or on the exterior of the premises. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.
 - o. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalks, curb and gutter and around the perimeter of the property in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
3. The Applicant shall coordinate with the Parking Department to submit a comprehensive Transportation Demand Management (TDM) Plan to the Transportation Department for review and approval prior to receiving a Temporary Certificate of Occupancy
4. The Applicant shall assign personnel to manage loading operations to reduce potential conflicts with pedestrians in crosswalks.
5. The Planning Board shall retain the right to call the owner or operator, both now and in the future, back before the Board and modify this Conditional Use Permit, including the hours of operation and/or the occupant load of the restaurant, as well as modifications to the parking operations, should there be valid complaints or violations (as determined by Code Compliance) about valet operations and loud, excessive, unnecessary, or unusual noise.
6. The applicant shall address the following Concurrency and Parking requirements, as applicable:
 - a. A Method of Transportation (MOT) shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - b. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed

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- necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.
- c. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any Building Permit.
 - d. Prior to the issuance of a Building Permit, calculations for required parking for the project shall be determined by the Planning Department. A final determination for the required parking shall be conducted prior to the issuance of a Certificate of Occupancy or Business Tax Receipt, whichever comes first. If required, a one-time fee in lieu of providing the required parking on site, as determined by staff, shall be paid prior to the issuance of the Certificate of Occupancy.
7. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
 8. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
 9. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
 10. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
 11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
 12. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 13. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
 14. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise

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available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

- 15. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- 16. The applicant agrees and shall be required to provide access to areas subject to this Conditional Use Permit (not private residences or hotel rooms) for inspection by the City (i.e. Planning Department, Code Compliance Department, Building Department, and Fire Department staff), to ensure compliance with the terms and conditions of this Conditional Use Permit. Failure to provide access may result in revocation of the Conditional Use Permit.

Dated this 12th day of FEBRUARY, 2020.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, AICP
Chief of Planning and Zoning
for Chairman

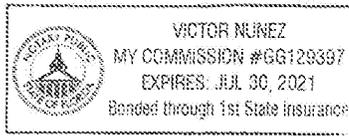
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 12th day of February, 2020, by Michael Belush, Chief of Planning & Zoning for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Victor Nunez

[NOTARIAL SEAL]



Notary:
Print Name:
Notary Public, State of Florida
My Commission Expires: July 30, 2021
Commission Number: 66129397

Approved As To Form:
Legal Department Nickallego (2/11/2020)

Filed with the Clerk of the Planning Board on Jessie Guly (2/12/2020)

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HISTORIC RESOURCES REPORT

LINCOLN-DREXEL BUILDING

455 Lincoln Road

Miami Beach, Florida



*Lincoln-Drexel Building, August 1956.
(Office of the Property Appraiser, Miami-Dade County)*

Prepared For:

Mr. Alan Khoudari

1172 S. Dixie Highway, Suite #484

Coral Gables, Florida 33146

Compiled By:

Heritage Architectural Associates

4300 Biscayne Boulevard, Suite 203

Miami, Florida 33137

www.heritagearchitectural.com

July 2, 2021

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INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve an application for a Certificate of Appropriateness for proposed work at the Lincoln-Drexel Building, located at 455 Lincoln Road, Miami Beach. (Fig. 2) The Lincoln-Drexel Building is a contributing resource in the locally-designated Flamingo Park Historic District. Therefore, the project is subject to review by the HPB. The building is also a contributing resource in the National Register-listed Miami Beach Architectural (Art Deco) District.

Heritage Architectural Associates (HAA) has been commissioned by Mr. Alan Khoudari, a representative of the owners of the building (the Owner), to provide an Historic Resources Report to be included in the Certificate of Appropriateness submission packet, per the requirements of the Miami Beach Historic Preservation Ordinance.

The Owner provided some documentation regarding the building's history to HAA at the onset of the project. To prepare the report, HAA conducted research with sources that included books, newspapers and on-line resources. Additionally, on-site photography was conducted to document the building and its environs as they currently exist. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the Lincoln-Drexel Building, a biography of the architect of the building and a current description of the property. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin and Lisa Schmidtke of HAA. Unless otherwise specified, all photographs were taken by Gordon B. Loader of HAA.



*Fig. 1. Lincoln-Drexel Building, 1938.
(Miami Herald, 4/18/1938, p. 7)*

LINCOLN-DREXEL BUILDING

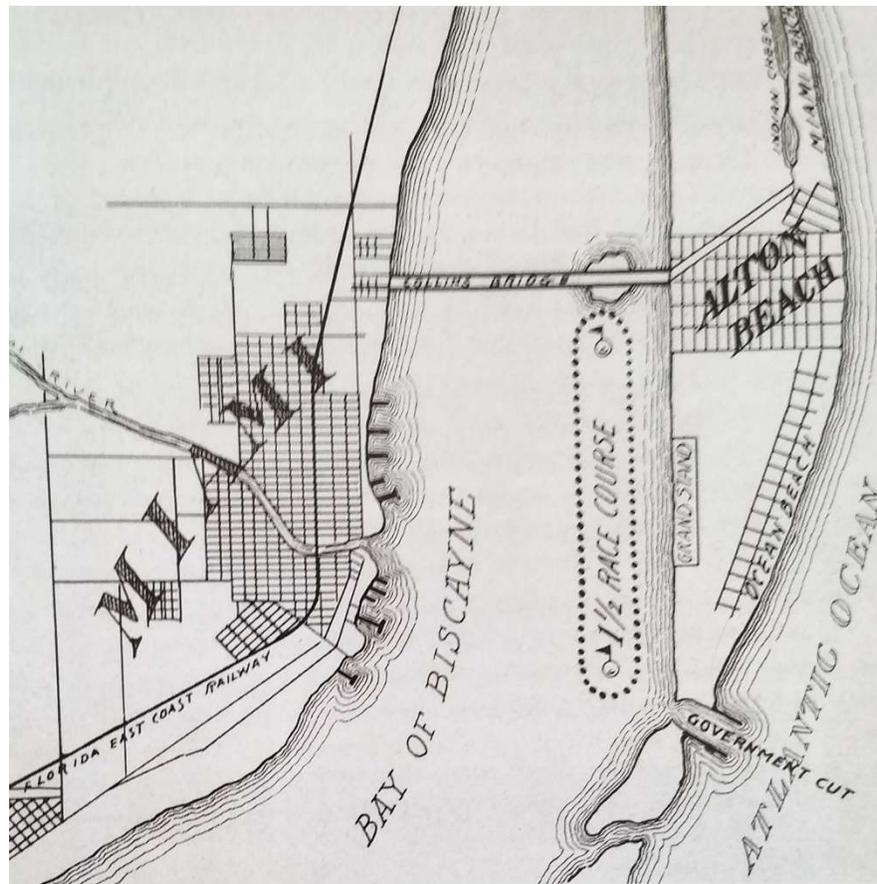


*Fig. 2. Lincoln-Drexel Building, March 2021.
(Courtesy of Owner)*

Name: LINCOLN-DREXEL BUILDING
Address: 455 Lincoln Road, Miami Beach
Date of Construction: 1937
Architect: Robert M. Little
Architectural Style: Art Deco
Historic Status: Contributing
Historic Districts: Flamingo Park Historic District (Local 1990, 1992)
Miami Beach Architectural District (National Register 1979)

NEIGHBORHOOD CONTEXT

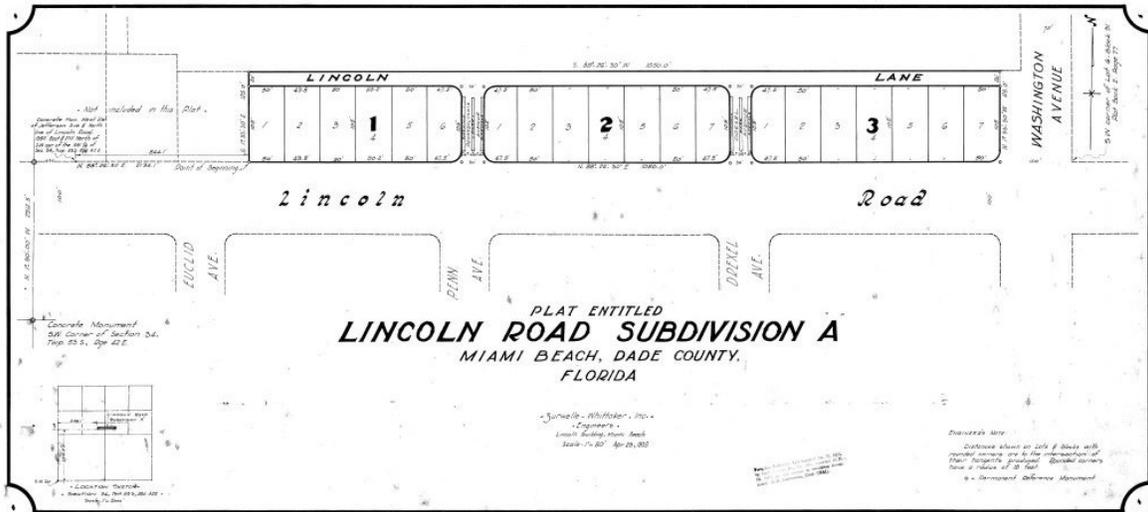
On January 15, 1914, the Alton Beach Realty Company, owned by Carl Fisher, platted Fisher's First Subdivision of Alton Beach, which consisted of 305 acres along the oceanfront and was located generally between 15th and 20th Streets. (Fig. 3) Fisher made his fortune when he sold his patent for gas-powered automobile headlights to the Union Carbide Company. It was his intention to develop an oceanside resort called Alton Beach on his land. When Fisher laid out the main east-west street, he named it Lincoln Road after his hero, Abraham Lincoln. Lincoln Road soon became the cultural and commercial center of Miami Beach, which was incorporated in 1915.



*Fig. 3. Map showing location of Carl Fisher's Alton Beach, 1944.
(Lost Miami Beach, p. 93)*

At the time of its development, the oceanfront area around Lincoln Road was the first upscale residential neighborhood in Miami Beach. Fisher built his house there in late 1914, and other wealthy residents soon began building their own winter homes in the area. Fisher constructed the Lincoln Hotel on the south side of Lincoln Road between Washington and Drexel Avenues between 1916 and 1919. He platted this area in 1920 and constructed the first church in the city, Miami Beach Community Church, at the southwest corner of Lincoln and Drexel in 1921. Fisher constructed a golf course on the north side of Lincoln Road between Meridian and Washington Avenues, directly across the street from the Lincoln Hotel, in 1916. A few years later, the course was narrowed to end at Euclid Avenue. By the 1930s, the generally residential neighborhood along Lincoln Road was being replaced by commercial buildings. In 1935, the strip of golf course land on the north side of Lincoln between Washington and Euclid Avenues

was platted and opened for development. (Fig. 4) The golf course continued to operate until after World War II. The City of Miami Beach, which had purchased the golf course from Fisher, later constructed the Miami Beach Convention Center, City Hall and other buildings on the land north of 17th Street.



*Fig. 4. Plat of Lincoln Road Subdivision A, Miami Beach, 1935.
(Real Estate Plat Book 34, Page 660, Miami-Dade County Clerk of the Courts)*

The original buildings on Lincoln Road were generally constructed in the 1920s through the 1940s, but some have been replaced by later buildings. An aerial view of Lincoln Road from 1948 shows that the street was completely built out. (Fig. 5) Washington Avenue is at the bottom of the photo, and the golf course can be seen to the right.



*Fig. 5. Aerial view of Lincoln Road, 1948.
(Florida Memory)*

By the mid-1930s, Art Deco had become the predominant style of skyscrapers in major U.S. cities and also of gas stations, small stores, motels and diners in cities and rural areas alike. In the late 1930s, Art Deco was beginning to be replaced by Streamline Moderne. Architects in Miami Beach designed dozens of hotels, apartment buildings and commercial structures in the Art Deco and Streamline Moderne styles. Most of the buildings along Lincoln Road, except for later replacements, were designed in these styles. After World War II, Modernism was the preferred style, and Miami Modern (MiMo) developed as a regional interpretation of the Modern style. The few replacement buildings along Lincoln Road exhibit modern styling.



*Fig. 6. Lincoln Road looking east from Pennsylvania Avenue, 1954.
(Florida Memory)*

Lincoln Road was considered to be the most fashionable shopping street in the South from the 1920s to the 1950s. (Fig. 6) The street began to decline in the late 1950s due to competition from suburban malls, traffic and changing tourist destinations that drew shoppers away from the area. In 1958, the merchants of Lincoln Road adopted a plan to convert the street into a pedestrian shopping mall.

Architect Morris Lapidus was hired to design the mall. Lapidus, who was famous for his hotel designs, envisioned the mall not just as a shopping area, but as a tourist attraction. An eight-block strip was closed to traffic, and the former street was turned into a wide public walkway with water features, lush landscaping, theatrical lighting and various Modern-style architectural follies. The wide expanse of the road provided areas for outdoor seating for restaurants, and live performances enticed shoppers to linger. Sets of 13 flagpoles were situated at each end of the mall. (Fig. 7)

Lapidus incorporated features that drew people to suburban shopping areas, including convenient parking, electric trams to transport shoppers, piped-in music and entertainment venues.



*Fig. 7. Washington Avenue entrance to Lincoln Road mall, 1961.
(Florida Memory)*

The mall was initially successful, but it declined in the 1970s and 1980s as the Miami area experienced an exponential increase in crime, which led to decreased tourism. In the mid-1980s, over a quarter of the Lincoln Road stores were vacant. The popularity of the television show *Miami Vice* and the ascent of the fashion industry glamorized Miami in the eyes of the public. Increased financial incentives for rehabilitation attracted developers to Miami Beach in the 1990s, which contributed to the revival of Lincoln Road.

The Lincoln Road Mall was rehabilitated in the mid-1990s. Many of the concrete follies were restored, new lighting was added, and new landscaping was planted. The changes eliminated many of the Lapidus-designed elements, including the flagpoles at each end of the mall. The revitalized mall attracted high-end stores, restaurants, bars and arts venues and is once again the tourist destination that Morris Lapidus envisioned in the late 1950s.

Neighborhood Description

The Lincoln-Drexel Building, set in the historically significant Lincoln Road Pedestrian Mall, is located at 455 Lincoln Road, Miami Beach, Dade County, Florida. It is situated on the northeast corner of Lincoln Road and Drexel Avenue.

Lincoln Road Mall

The Lincoln Road Mall, which is 3,040 feet long, stretches from Washington Avenue at the east to Alton Road at the west. It is situated on the northern edge of the Flamingo Park Historic District and also the Miami Beach Architectural (Art Deco) District, and the majority of the mall is included within the boundaries of each district. Originally open to vehicular traffic, the mall is approximately 100 feet wide, with pedestrian sidewalks lining a central median. Cross streets that maintain vehicular traffic to the north and south of the mall are Lenox, Michigan, Jefferson, Meridian, Pennsylvania and Drexel Avenues. (Fig. 8)



Fig. 8. Tax parcel map showing Lincoln Road Pedestrian Mall & 455 Lincoln Road property lines, 2021. (Miami-Dade County Property Appraiser)

Paving at the center of the eight-block mall features alternating black and white “piano key” stripes. (Fig. 9) Strategically placed along the median are planting beds, splashing pools and fountains, tropical gardens, weather shelters, statues, pop-up stores, and canopied outdoor dining areas. Curbed green spaces give home to grass beds dotted with shrubs, palms, and tree canopies. The two-level, stepped curbs provide seating opportunities along the perimeter. (Fig. 10)

Features of note include an A-frame sculpture consisting of two thin concrete plates angled to form a triangle that intersects a butterfly roof. Located within the 500 block, it is one of the most recognizable landmarks within the mall. (Fig. 11) Euclid Avenue, once a cross street in the middle of the mall, was closed to provide an amphitheater that features a winged canopy structure with a cantilevered roof (600 Block). (Fig. 12) The 800 block features shelters and planters that play on positive and negative spaces, an homage to the original design of the mall. Theatrical lighting illuminates the area, with underwater lighting accenting the pools and fountains.



Fig. 9. Piano key stripe paving, statue and planters, 2019. (Google Maps)



Fig. 10. Stepped planter curbs that provide seating, 2019. (Google Maps)



Fig. 11. A-Frame sculpture, 500 Block of Lincoln Road, 2018. (Flickr)



Fig. 12. Amphitheater, 600 Block of Lincoln Road, 2019. (Google Maps)

Buildings

The Lincoln Road Mall in the immediate area of the Lincoln-Drexel Building is a vibrant commercial district that generally consists of low-scale buildings. (Fig. 13-22) Constructed primarily between the 1920s and the 1940s, the buildings feature architectural styles that include Mediterranean Revival, Art Deco, Streamline Moderne, and Miami Modern. Even though the storefronts have been updated over time, the overarching character and features of the area have been maintained. Most of the buildings that are situated at intersections feature clipped or curved corners. The structures house a mix of businesses, including popular and high-end retail stores, designer boutiques, theaters, bars, salons/spas, commercial condominiums, parking garages, and restaurants featuring al fresco dining.



*Fig. 13. North side of Lincoln Road between Pennsylvania and Washington Avenues, 2021.
(Google Maps)*



*Fig. 14. South side of Lincoln Road between Pennsylvania and Washington Avenues, 2021.
(Google Maps)*

Just to the north of the Lincoln-Drexel Building is Soundscape Park (Fig. 13), with zig-zagging and crisscrossing sidewalks, stands of palm trees, and an expansive grass lawn. It is adjacent to the New World Center to the west, which includes the six-story New World Symphony Orchestra Hall (2008-11), designed by Frank Gehry. Unlike some of the Gehry's other work, the exterior is generally rectangular, using materials consistent with other Miami architecture.

East of the Lincoln-Drexel building, at the northwest corner of Lincoln Road and Washington Avenue, is the Bank of America Financial Center building (currently commercial condos). This 14-story Modern building was constructed in 1955. (Fig. 13, Fig. 14)

At the southwest corner of Lincoln Road and Drexel Avenue is the Miami Beach Community Church. Constructed in 1921 and recently renovated, it was the first church in the City. (Fig. 19) West of the Lincoln-Drexel building, at the northeast corner of Lincoln Road and Pennsylvania Avenue, is the former Lincoln Theater. (Fig. 22) This four-story, Art Deco building was constructed in 1935 and was adaptively reused as retail space in 2012.



Fig. 15. Drexel Avenue looking north, with New World Center in the background, June 2021.



Fig. 16. Drexel Avenue looking south from Soundscape Park, June 2021.



Fig. 17. North side of Lincoln Road, looking east from Drexel Avenue, June 2021.



Fig. 18. South side of Lincoln Road, looking east from Drexel Avenue, June 2021.



Fig. 19. Miami Beach Community Church, south side of Lincoln Road at Drexel Avenue, June 2021.



Fig. 20. South side of Lincoln Road, looking west from Miami Beach Community Church, June 2021.



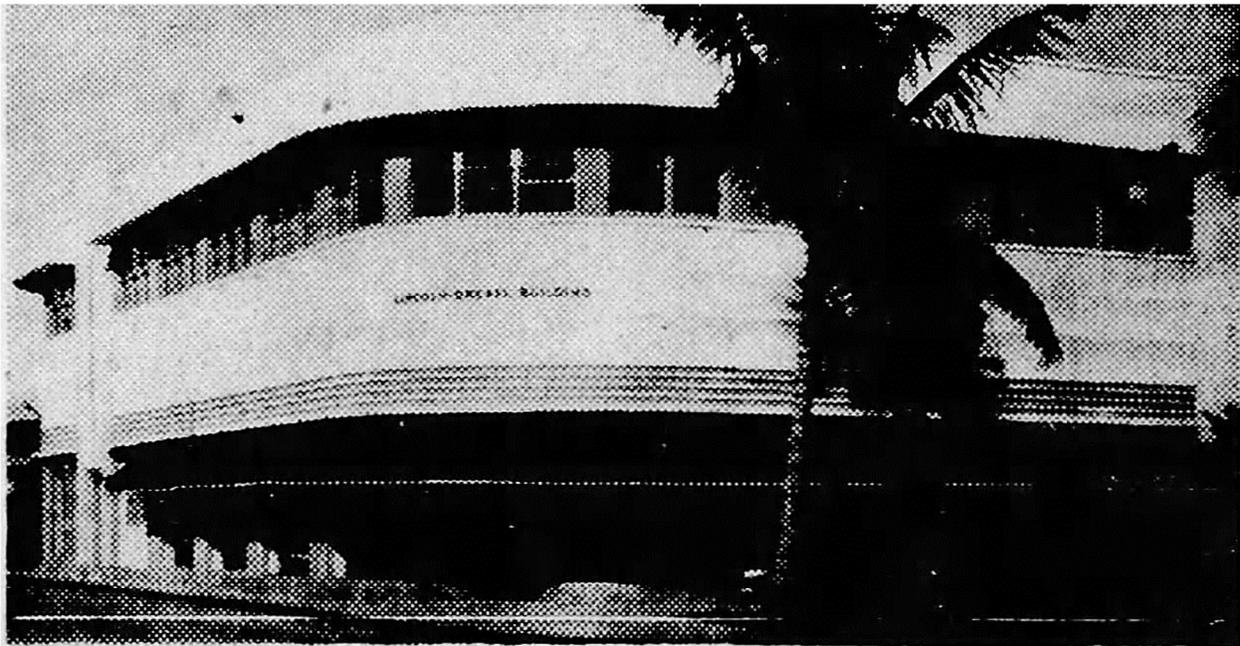
Fig. 21. North side of Lincoln Road, looking west from Drexel Avenue, June 2021.



Fig. 22. Former Lincoln Theater, north side of Lincoln Road at Pennsylvania Avenue, June 2021.

HISTORY OF THE LINCOLN-DREXEL BUILDING

On July 8, 1937, Frank G. Mayer received a permit to construct a two-story commercial building at 451-455 Lincoln Road, Miami Beach, Florida. The building had four retail store spaces on the First Floor and nine office rooms at the Upper Level. The architect was Robert M. Little, and no engineer was specified. The general contractor was Wilbert Harborn. The Art-Deco structure was constructed of concrete block covered with stucco and had a flat roof. The Lincoln-Drexel Building was completed in late 1937. (Fig. 23) It appears that the storefronts on the south elevation had the addresses 451 and 455 Lincoln Road, and the two storefronts on the west elevation had addresses of 1657 and 1659 Drexel Avenue. The Upper Level offices were addressed as rooms at 1655 Drexel Avenue.



LATEST BUILDING COMPLETED in Lincoln road, Miami Beach, in a \$2,000,000 commercial construction program started in 1937 is the Lincoln-Drexel shop and office structure erected at Drexel avenue as a \$100,000 investment.—Herald Photo.

*Fig. 23. Newspaper item announcing completion of the Lincoln-Drexel Building, 1938.
(Miami Herald, 2/6/1938, p. 27)*

In early February 1938, a newspaper article reported that all of the retail shops had been rented. Early tenants included clothing and shoe stores, an art and furniture store and the Lincoln Radio Company. In 1939, a neon sign for the Lincoln Radio Company was installed, and electric signs for various other businesses were installed during the 1940s. A mezzanine was constructed in 1944. Several other interior remodeling projects were completed in the 1940s, including a major remodeling in 1948-49, with J. E. Peterson as the architect. An elevator, new concrete stairs and a new entrance were installed in 1955, and J. E. Peterson was the architect. In 1956, two additional offices, along with cutting, storage and fitting rooms, were added, and Peterson again served as the architect. (Fig. 24, Fig. 25)



*Fig. 24. Lincoln-Drexel Building, 1956
(Office of the Property Appraiser, Miami-Dade County)*



*Fig. 25. Drexel Avenue entrance to Upper Level, Lincoln-Drexel Building, 1956.
(Office of the Property Appraiser, Miami-Dade County)*



*Fig. 26. Lincoln-Drexel Building with relocated entrance, 1961.
(Office of the Property Appraiser, Miami-Dade County)*

Neon signage was installed in 1960 for Lunine's Clothes, and a flat wall sign for the same business was installed in 1963. In 1961, the storefront and space over the show windows were modified, and the entrance was moved east to face Lincoln Road. (Fig. 26) Melvin Grossman was the architect. In 1969, additional interior alterations were completed, and a new storefront was installed.

Frank G. Mayer died in 1963, and his widow died in 1971. Mayer bequeathed the Lincoln-Drexel Building to his alma mater, Yale University, upon the death of his wife. The University acquired the property in April 1973 and sold it to the Fletcher-Terry Development Corporation in October 1973. Fletcher-Terry Development sold the property to Morris and Susy Rapport and Abram and Liba Wasserstein in 1975.



*Fig. 27. Drexel Avenue elevation, Lincoln-Drexel Building, 1977.
(Office of the Property Appraiser, Miami-Dade County)*

Canvas awnings were installed in 1976, (Fig. 27) and new signage was installed in 1979. The interior was remodeled, and the storefront was replaced in 1994-95. A barrel-tiled pent roof was attached to the building and the neighboring building to the east. (Fig. 28) This structure is not mentioned in the permit documents or the drawings.



*Fig. 28. Lincoln Road elevation, Lincoln-Drexel Building, 1994.
(Office of the Property Appraiser, Miami-Dade County)*

A quitclaim filed by the owners in 1997 transferred the property Lincoln-Drexel Ltd. and Lincoln-Drexel Waserstein Ltd. (now Lincoln-Drexel II Ltd.)

New signage was installed in 2004 for the store “Follies.” (Fig. 29)



*Fig. 29. Lincoln-Drexel Building, 2006.
(Courtesy of Owner)*

The building underwent a major renovation in 2010-2011 to accommodate the installation of a restaurant at the First Level. Work included partial demolition and build-out at the interior, electrical, plumbing and mechanical upgrades, the installation of commercial freezers and refrigerators and a new dumbwaiter. Additionally, the storefront was reconfigured, and the entrance was moved back to the original position at the southwest corner of the building. New impact storefront windows and a new impact door were installed. New awnings and signage were also installed.

A Certificate of Occupancy was granted for 5 Napkin Burger, which opened in June 2011. It was the fifth location for the New-York based restaurant. An additional 23 windows and a door were replaced in 2012-13 (Fig. 30), and a permit was issued for the manufacture and installation of nine Bahama style awning frames and covers in 2014.

A kitchen fire occurred at the restaurant in February 2015, and the building has been unoccupied since that time. Since 2016, various permits have been issued for on-going restoration work.



*Fig. 30. Lincoln-Drexel Building undergoing window replacement at Upper Level, 2013.
(Courtesy of Owner)*

Robert M. Little

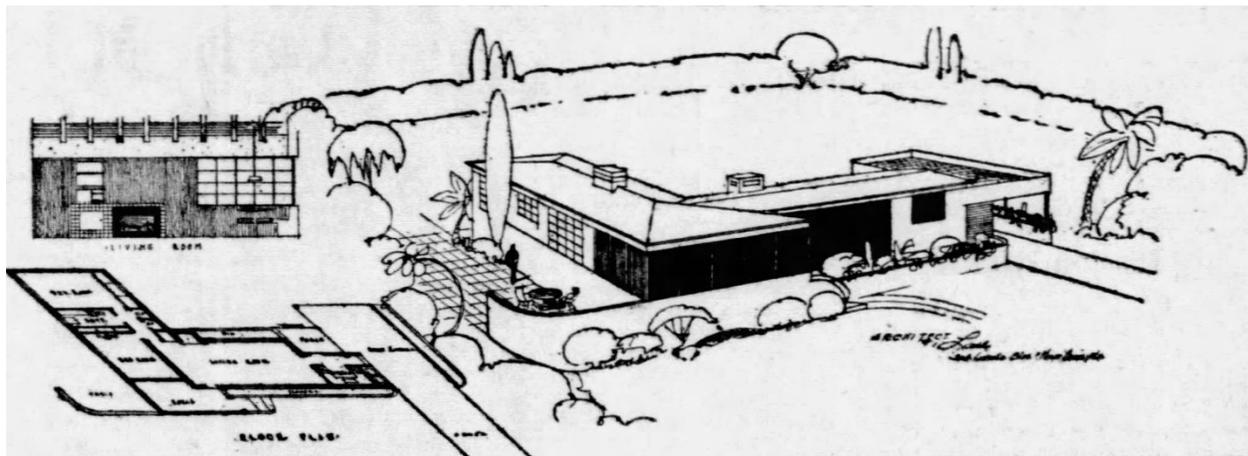
Robert Murray Little was born January 18, 1903, in Uniontown, Pennsylvania, into a working-class family. He attended classes from 1921-24 at an atelier at the Philadelphia T-Square Club that was associated with the Beaux-Arts Institute of Design (BAID), which was based in New York City. He graduated from the Pennsylvania Museum and School of Industrial Art in 1924 and also attended Spring Garden Institute, a private technical college in Philadelphia.

From 1921 to 1925, Little was employed in the office of John T. Windrim, a prominent architect who practiced in Philadelphia for over 40 years. The office focused on commercial, municipal and public buildings in the Beaux-Arts style. From 1925-1932, he was employed by Miami Beach architect Robert A. Taylor. He started his own practice in Miami Beach in 1933.

Little's early practice consisted of the design of single family homes and some apartment buildings. Although his early residential work was generally in the Mediterranean Revival style, he began incorporating modern styling into some of his buildings. Examples include an apartment building at 1000 7th Street in Miami Beach, constructed in 1934 (Fig. 31), and a modernistic house design produced in 1937. (Fig. 32)



*Fig. 31. 1000 7th Street, Miami Beach, c. 2014
(Flamingo Park Historic District)*



*Fig. 32. Rendering of modern house design, 1937.
(Miami News, 2/7/1937, p. 25)*

In the later 1930s, he produced designs for several commercial buildings in the Art Deco and Streamline Moderne styles, including buildings at 901 Washington Avenue (Fig. 33) and 940 71st Street. (Fig. 34)



Fig. 33. 901 Washington Avenue (245A 9th Street), Miami Beach, c. 2013. (Flamingo Park Historic District)



Fig. 34. 940 71st Street, Miami Beach, c. 2013. (Normandy Isles Historic District)

In the late 1930s and early 1940s, Little was associated with architect Robert B. Hansen of Ft Lauderdale. In 1939, the team won a prize for the design of a low-cost home from the Productive Home Architectural competition. Little became a member of the American Institute of Architects (AIA) in 1942. During World War II, he spent about nine months in Burlingame, California helping the war effort. He returned to Miami Beach in 1944. In 1945, he produced a design for a funeral home that incorporated Streamline Modern elements, such as curved walls, with modern features, such as a flat roof with deep overhanging eaves, wraparound corner windows and vertical piers. (Fig. 35)

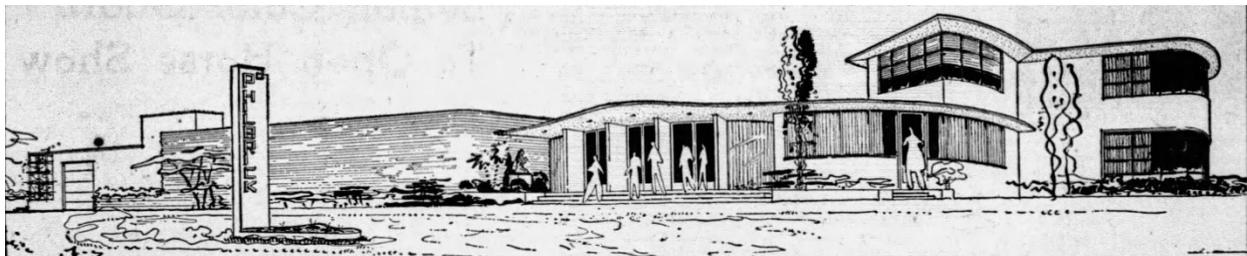


Fig. 35. Funeral Home design, 1945. (Miami News, 2/18/1945, p. 30)

Little was one of several prominent architects that designed buildings for the campus at the University of Miami. His first building was the Solomon G. Merrick Building (1950), which was a modern, International-style building constructed around the structural frame of a 1926 Mediterranean Revival building that was only partially constructed. (Fig. 36)



Fig. 36. Color postcard of the Merrick Building, University of Miami , Coral Gables, 1950s.
(Digital Commonwealth)

He designed the Lowe Art Museum and collaborated with architect Marion Manley on the Ring Theater. The Lowe Art Museum was completed in 1950, and at the time of opening, it was the only art museum in South Florida. The Ring Theater was featured in the August 1953 edition of the magazine *Progressive Architecture*. (Fig. 37, Fig. 38)

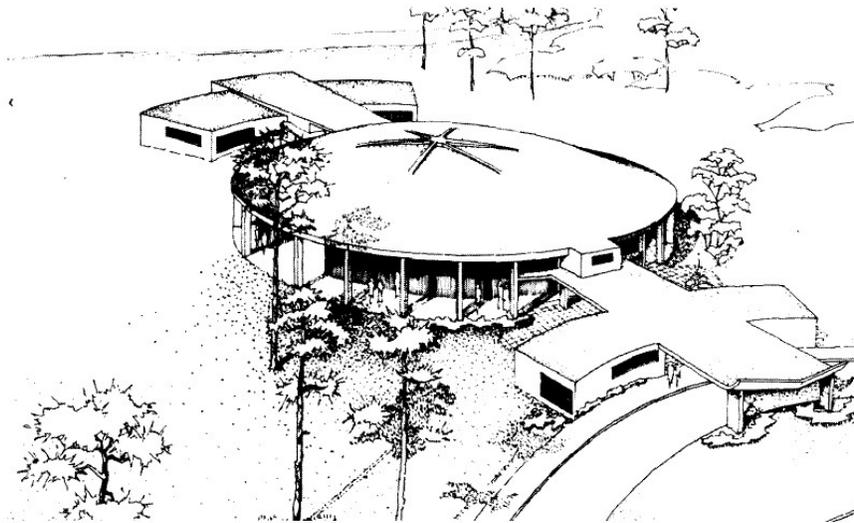
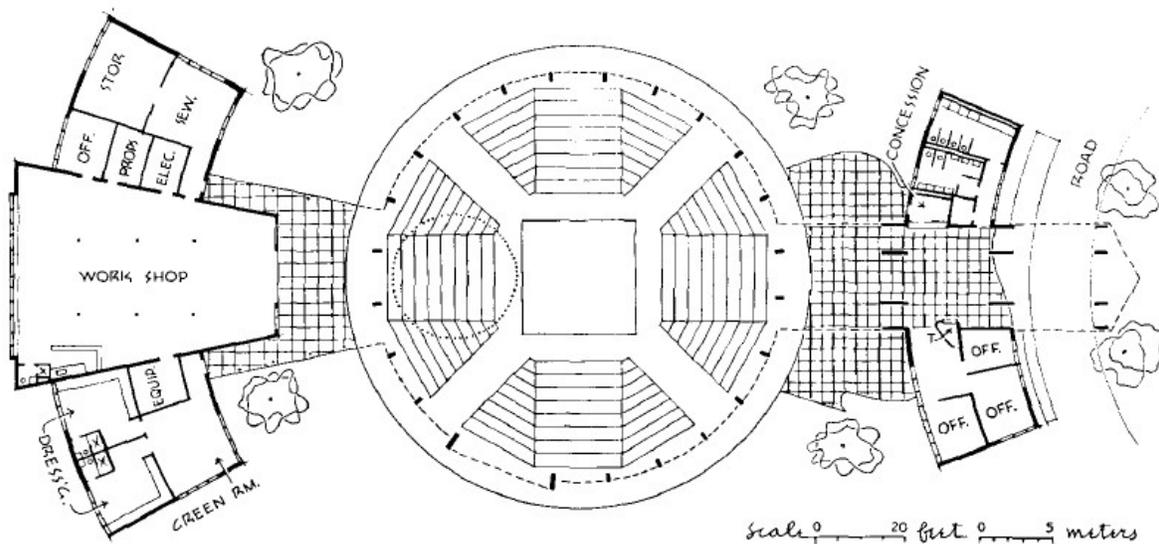
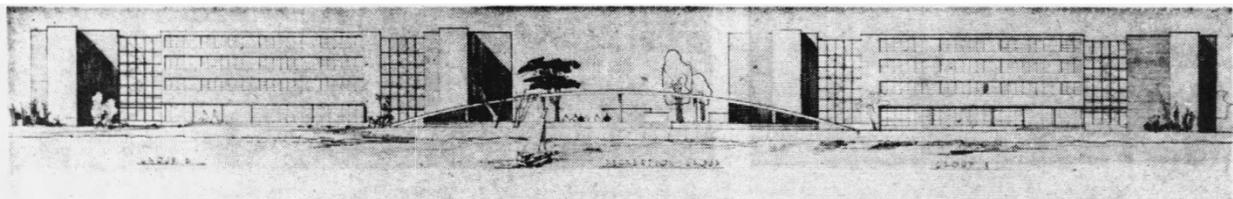


Fig. 37. Birds-eye sketch of the Ring Theater, c. 1951.
(Progressive Architecture, August 1953)



*Fig. 38. Floor Plan of the Ring Theater, c. 1951.
(Progressive Architecture, August 1953)*

Other Little-designed buildings at the University of Miami include the West Laboratory School, Music Buildings, Meyer School of Law, Science Building, Louis Calder Memorial Medical Library, Eaton Residence Hall (Fig. 39), Orange Bowl Committee Varsity Football Dressing Room and several other buildings. Beginning in the mid-1950s, architect Frank Watson worked with Little on projects for the University.



*Fig. 39. Rendering of Men's Dormitory (Eaton Hall), University of Miami, 1953.
(Miami News, 5/10/1953, p. 83)*

In the early 1950s, Little was involved with multiple projects in Puerto Rico. Projects included a master plan for Santa Maria University and designs for the University Library, Hotel San Juan, Empresas Ferre administrative office and a residence for a sugar tycoon. During the late 1950s and early 1960s, he produced designs for the Dade County Medical Building, Hollywood Post Office and Killian High School. In 1973, he formed Rider-Little Associates with Donald Charles Rider. Little retired in 1986, and he died in 1998 in Valdosta, Georgia at the age of 95.

Little served as President of the Florida South Chapter of the AIA in 1947, and he served as President of the Florida Association of Architects in 1949. He was appointed a Fellow in the AIA in 1960. In 1976, he was granted emeritus status in the Florida Association of the AIA, and he received a Gold Medal from the AIA in 1980.

Robert M. Little was a prolific architect who practiced in South Florida for over 50 years. Although he is best known for his later work, he produced many designs in the Mediterranean, Art Deco and Streamline Moderne styles early in his career. As early as the mid-1930s, Little was introducing Modernist styling into his designs. His work at the University of Miami, along with other designs, distinguish him as one of the prominent Modern architects who contributed to the new direction of design in South Florida in the middle of the 20th century.

DESCRIPTION OF THE LINCOLN-DREXEL BUILDING

Site

The Lincoln-Drexel Building, located at 455 Lincoln Road, is located on the northeast corner of Lincoln Road and Drexel Avenue in Miami Beach, Florida. (Fig. 40) Lincoln Lane North lies directly to the north of the structure. The immediate area is comprised of low- to mid-rise commercial buildings that generally were constructed in the 1930s and 1940s. The building extends to the property line at the north, west and south and abuts 433 Lincoln Road at the east. Public sidewalks are situated adjacent the building on all three streets, and parallel parking is available on Lincoln Lane North to the east and west of the building.

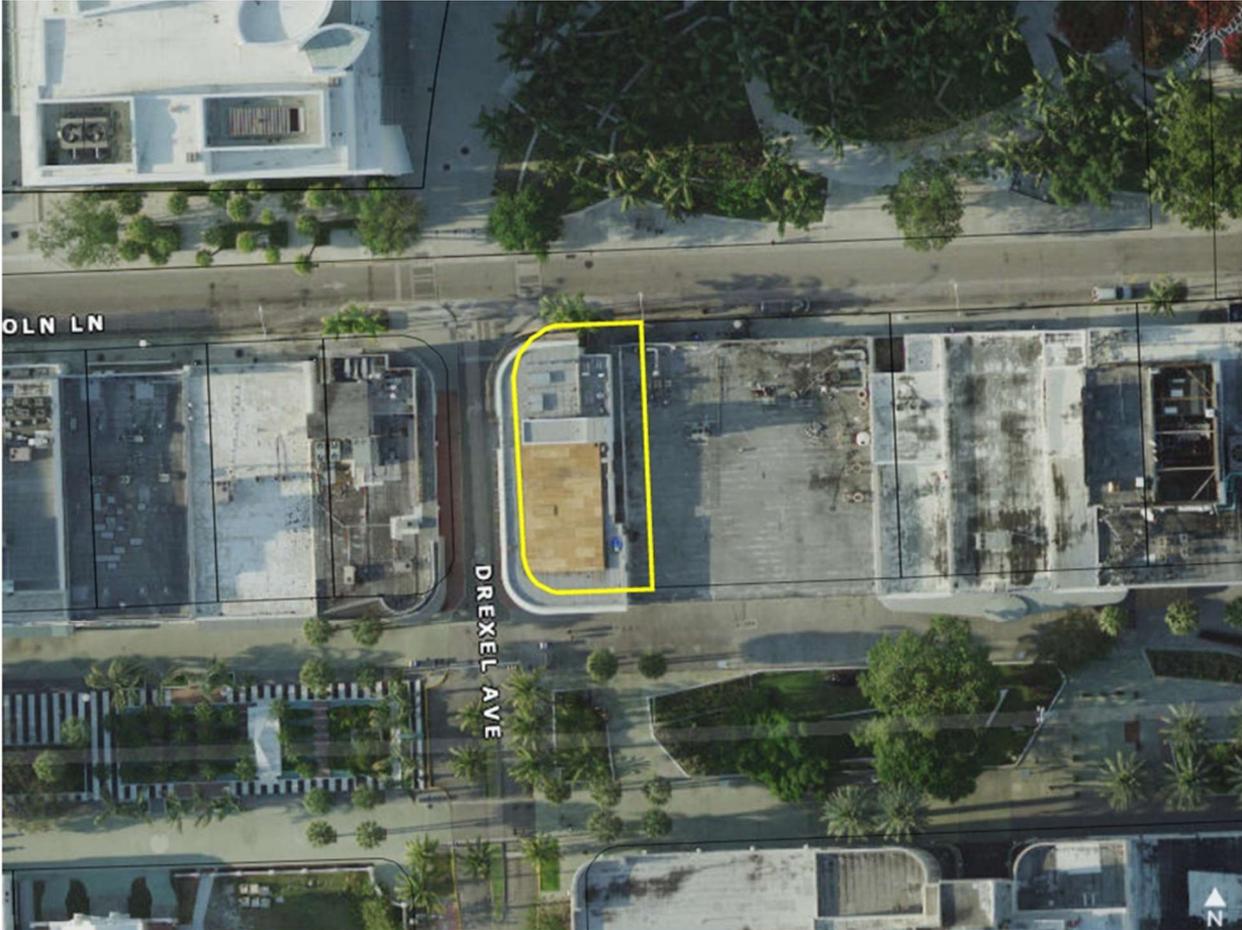


Fig. 40. Tax parcel map showing property lines of the Lincoln-Drexel Building, 455 Lincoln Road. (Miami-Dade County Property Appraiser)

Building

Exterior

The Lincoln-Drexel Building features Art Deco styling with some Streamline Moderne elements. It is a two-story rectangular-shaped building with curved walls at the northwest and southwest corners. (Fig. 41, Fig. 42) The building has a flat roof with a parapet. Since both the northwest and southwest corners are curved (Fig. 43), and since the building faces three streets, the north, west and south elevations are all primary facades.



*Fig. 41. View of 455 Lincoln Road looking northeast, March 2021.
(Courtesy Owner)*



Fig. 42. View of 455 Lincoln Road looking southeast, June 2021.

The building is clad in stucco and has non-original granite cladding at the First Level. (Fig. 44) Strong horizontal elements include racing-stripe banding above the First Story, three wide concave bands between the First and Second Stories, banded windows at the Second Story, and continuous eyebrows over the windows. (Fig. 45)



Fig. 43. Detail of curved corner, June 2021.



Fig. 44. Detail of granite cladding, June 2021.



Fig. 45. Detail of horizontal elements, June 2021.



Fig. 46. Detail of eyebrow at First Level, June 2021.

A metal storefront of three bays is located on the south elevation, facing Lincoln Road. (Fig. 41) It wraps around the curved southwest corner, which contains a metal entrance door with transom and sidelights, and returns for four bays on the west elevation facing Drexel Avenue. (Fig. 42) The storefront is topped

by a continuous eyebrow, and non-original sloped metal awnings are situated below the eyebrow. (Fig. 46)

The horizontality is interrupted at the west elevation by a vertical, Art Deco ziggurat-topped entrance that rises above the parapet line. (Fig. 47) Centered above the recessed entrance are raised letters that read “LINCOLN-DREXEL BUILDING” and a tall, narrow, glass block-infilled window. (Fig. 48) The recessed entrance features a metal door with transom and sidelight.



Fig. 47. Detail of vertical entrance feature, June 2021.



Fig. 48. Detail of signage and glass block window, June 2021.

Another storefront is situated to the north of the vertical entrance bay and returns around the northwest corner to the north elevation, which faces Lincoln Lane North. (Fig. 42) Two metal entrance doors with transoms are located within the storefront facing Drexel Avenue. The storefront is topped by a continuous eyebrow but does not have metal awnings.

The Second Level features a band of windows topped by a continuous eyebrow. (Fig. 41, Fig. 42) The windows, which are single, paired and tripartite, are grouped to align with the original fenestration at the First Level. (Fig. 1) All of the windows and doors have been replaced.

At the north elevation that faces Lincoln Lane North, the curved façade of the building returns to a recessed stair tower that provides access to the roof via a series of exterior and interior stairs.

Interior

The interior has been completely gutted. (Fig. 49, Fig. 50) There are no original store partitions remaining at the First Level. There are no contributing features extant in the public space.



Fig. 49. View of interior at southwest corner of building, June 2021.



Fig. 50. View of interior at northwest corner of building, June 2021.

The Art Deco and Streamline Moderne features of the building include curved corners, horizontal banding, continuous eyebrows over the windows and a ziggurat-topped vertical entrance feature. Although the storefront has been modified numerous times, the current configuration approximates the original design. The building has undergone modifications that are typical for a building of this age, including the replacement of all windows and doors. However, it retains most of its contributing exterior features and displays a moderately high degree of historic architectural integrity. Therefore, the Lincoln-Drexel Building reinforces the historic architectural character of the Flamingo Park Historic District.

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