MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation — Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: May 14, 2024

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB24-0608, **947 Lincoln Road (a.k.a. 1657 Michigan Avenue**)

An application has been filed requesting a Preliminary Evaluation for exterior façade modifications.

STAFF RECOMMENDATION
Provide the applicant with comments.

EXISTING STRUCTURE

Local Historic District:	Flamingo Park
Classification:	Contributing
Original Construction Date:	1924
Original Architect:	William F. Brown
Renovation Date:	1938
Renovation Architect:	L. Murray Dixon

ZONING / SITE DATA

Folio:	02-3234-018-0010
Legal Description:	Lot 1, Block 37 of Commerical Subdivision, According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.
Zoning:	CD-3, Commercial, high intensity
Future Land Use Designation:	CD-3, Commercial, high intensity

THE PROJECT
The applicant has submitted schematic plans entitled “Preliminary Evaluation and Recommendation for New Restaurant at 1657 Michigan Ave a/k/a 947 Lincoln Road”, dated March 11, 2024.

The applicant is requesting a Preliminary Evaluation for modifications to the Lincoln Road and Michigan Avenue facades.

The Land Development Regulations allow for the Historic Preservation Board to give preliminary guidance to an applicant, prior to the submission of a formal application. Preliminary Evaluations by the Board are for informational purposes only, and shall not constitute a binding approval, nor shall any comments, feedback, information, or guidance provided by the Board be binding upon the Board during subsequent review of the preliminary evaluation or a related application. The Board may provide general comment, feedback, information and guidance during the initial hearing on the application for a Preliminary Evaluation and may continue discussion on a Preliminary Evaluation to subsequent meetings in order for the applicant to better address any specific concerns raised by the Board or staff or may elect to terminate the Preliminary Evaluation process after providing general comments.

Preliminary Evaluation applications shall not constitute a completed application meeting all submission requirements for Certificate of Appropriateness approval, and therefore an applicant acquires no vested rights or protections of any kind, type or nature based upon the filing of the Preliminary Evaluation application (e.g., no vested right to develop a project in accordance with the Code in effect on the date of submission of a completed Preliminary Evaluation application). The Board will not issue an order either approving or denying a project or take any formal action on Preliminary Evaluation applications. Preliminary Evaluations shall not entitle applicants to any of the benefits accorded to applicants pursuant to completed applications, inclusive of appeals or rehearings.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application appears to be consistent with the Land Development Regulations.

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.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS

The subject 1 and 2-story structure was constructed in 1924 and designed by William F. Brown in the Mediterranean Revival style of architecture. The original design consisted of four equal size bays along Lincoln Road and twelve equal size bays along Michigan Avenue. Each arched bay had a glass door, large plate glass window, low knee-wall and a divided lite transom. The upper façade featured a stucco cornice, projecting articulated elements and tiled parapets. The second floor contained office space and was entered via a door along Michigan Avenue between the northernmost two bays.

In 1938, the Lincoln Road façade was ‘modernized’ in the Streamline Moderne style of architecture by L. Murray Dixon. These alterations included the introduction of a copper roofed cupola at the corner, projecting eyebrow, filled keystone cladding, and new storefront showcase windows built-out approximately 2’-0” towards Lincoln Road. The rear approximately 85% of the building was not altered. Since 1938, the facades of the building have remained relatively intact with the exception of minor alterations within the bay openings and the removal of the decorative dome in 1956. The building has remained vacant for over 5 years, notwithstanding a 2017 Board

approval for the partial demolition, renovation and restoration of the building including an addition, which was never constructed.

The applicant has submitted conceptual plans and renderings for a new restaurant to occupy the entire structure. The entrance to the restaurant is proposed to be located along the northern end of Michigan Avenue, accessing the main dining area. The applicant wishes to introduce cypress paneling within the existing arched storefront windows of the proposed dining area along Michigan Avenue. The removable panels will provide a greater level of privacy for guests of the establishment. Additionally, a show kitchen is proposed to be introduced within the southern portion of the building, which will be visible to passersby on Lincoln Road.

Further, the applicant seeks guidance relative to a potential request for a loading space waiver. Staff would note that per section 5.2.6 of the Land Development Regulations, a change of use within an existing building does not require on-site loading to be provided, as long as a plan delineating on-street loading is approved by the Parking Department. As such, a waiver by the Board would not be required. If, however, the FAR of the site was increased, which resulted in increased off-street loading requirements, the applicant could seek a waiver from the Board for properties containing a contributing structure. In these instances, staff generally is supportive of the loading space waiver request, as the waiver must be associated with the retention of contributing building and would likely result in a reduction of any demolition request.

No formal action is required of the Board and a Final Order relative to any comments from Board Members will not be issued. However, staff would suggest, at a minimum, that direction be given as it pertains to the appropriateness of the introduction of the cypress panels within the windows along Michigan Avenue.