

City of Miami Beach Historic Preservation Board



Property Location: 1657 Michigan Ave a/k/a 947 Lincoln Road



Property History



Lincoln Road Photograph, March 31, 1925



Lincoln Road Photograph, March 31, 1925

- The structures were “constructed in 1924 and designed by William F. Brown in the Mediterranean Revival style of architecture.”
- “The original 1924 design consisted of four equal size bays along Lincoln Road and 12 equal size bays along Michigan Avenue.”

Source: Miami Beach Planning Department Staff Report, HPB17-0099: Pages 10-12

Existing Condition

- 7,500 Sq. Ft. Property
- 1924 Contributing Structure
- Designed by Architect William F. Brown
- Located in the Flamingo Park Local Historic District



Existing Condition



- An important remaining example of the early commercial buildings along Lincoln Road within the Flamingo Park Local Historic District.
- The existing condition detracts from the goal of dynamic commercial activation along Lincoln Road.

Project Overview

- New Location of The Nice Guy Restaurant, Proposing Full Refurbishment of the Structure
- Show Kitchen Visible From Lincoln Road
- Cypress and Cedar Wood Will Be Used Throughout Project
- Loading And Valet Operations Proposed Along Michigan Avenue
- High End Restaurant Design By Established Operator With Proven Track Record Of Success

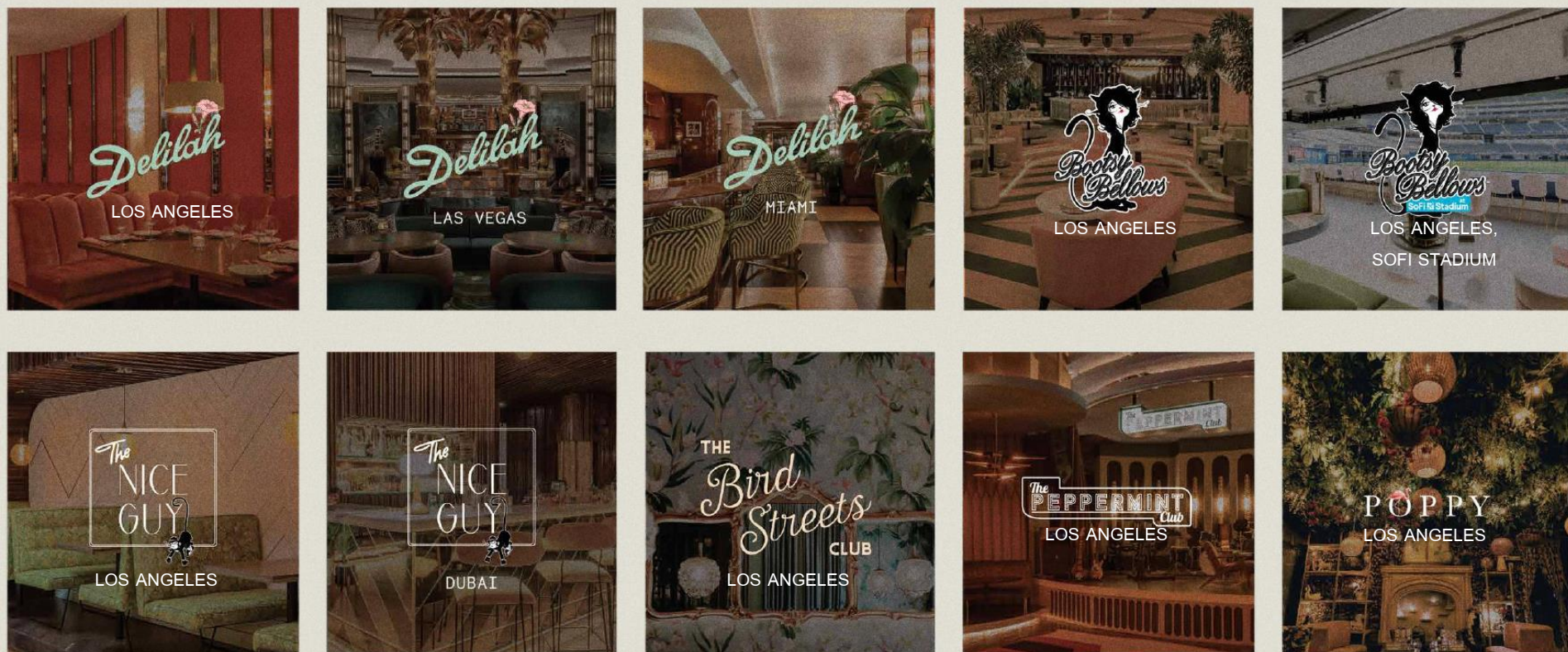
Hwood Group as Restaurant Operator and Proposal for Site

HWood Group Team



- Adam Koral, Vice President of Business Development
- Jose L. Gomez, AIA, BGArchitects, AOR
- John Sofio, Architect, President and Founder of Built, Inc.

A Proven Track Record of Success



A Proven Track Record of Success



Delilah Miami



Delilah Las Vegas

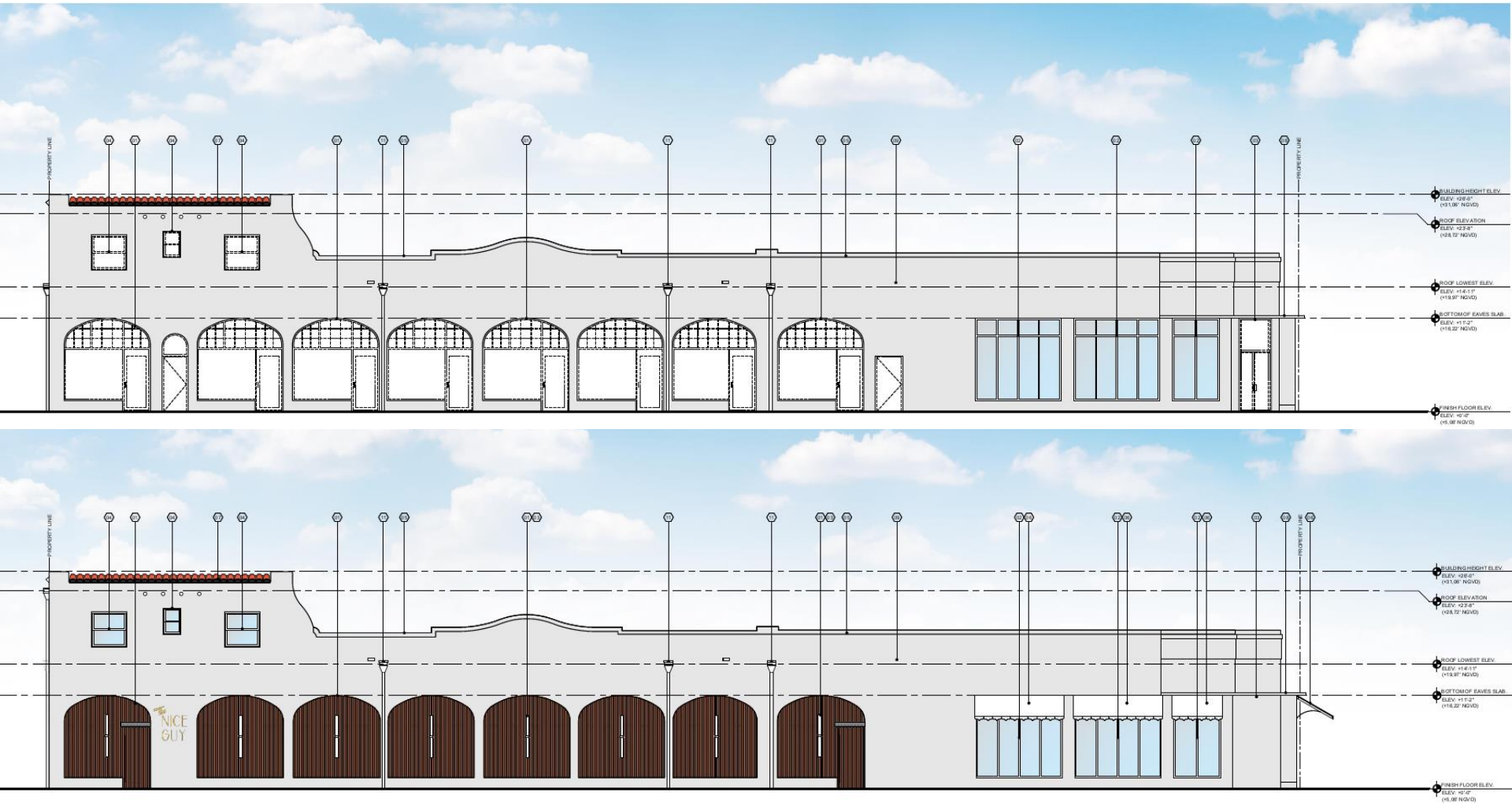


Delilah Los Angeles





Michigan Avenue



- The Michigan Avenue elevation is cleaner and more visually-appealing based on the removal of the existing glass storefront doors and installation of a continuous, elegant knee wall.

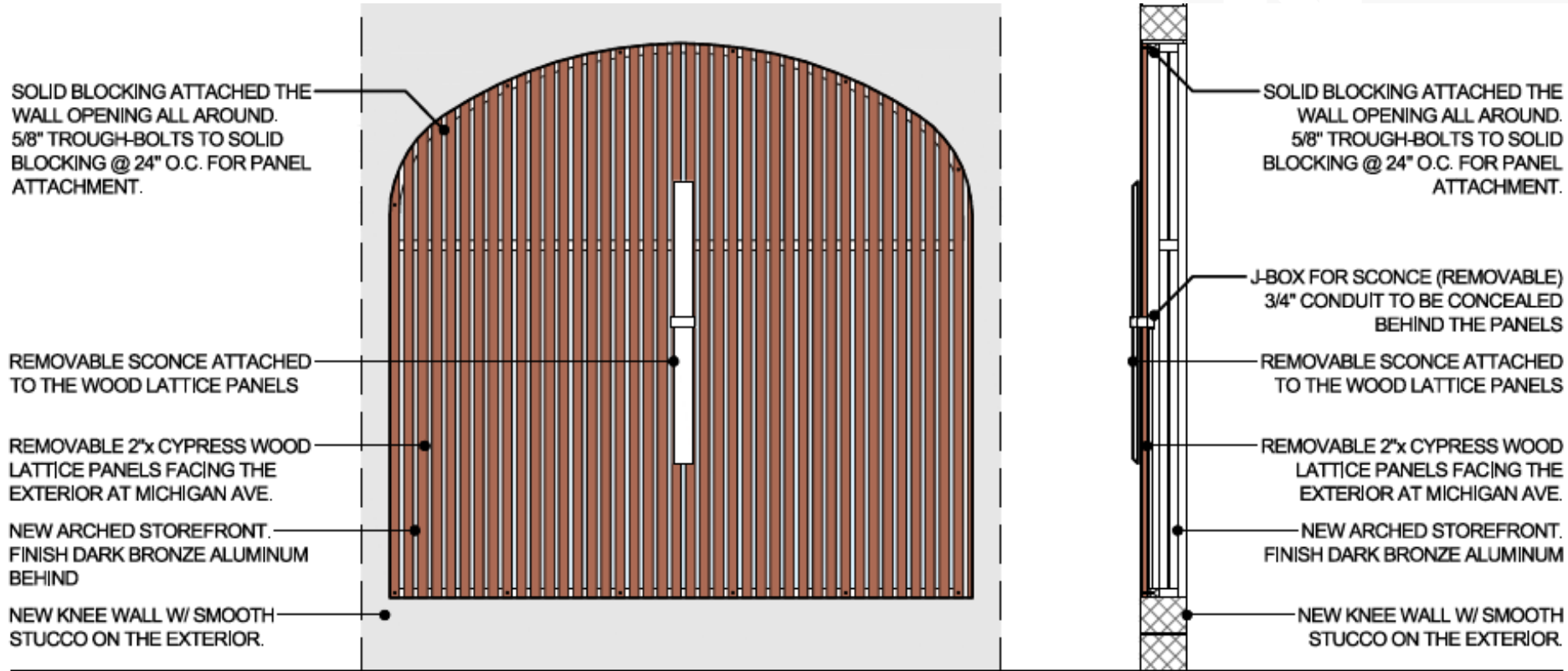
Michigan Avenue



Michigan Avenue



Michigan Avenue



HPB24-0625
947 Lincoln Road
October 8, 2024



Lincoln Road



- Professional Staff refined the show kitchen design to include high-end finishes and equipment suitable for activating Lincoln Road with a visual focal point.
- The show kitchen will include a state-of-the-art Marra Forni oven that will be visible from Lincoln Road.

Engineering Report



Youssef Hachem Consulting Engineering

VII. NEW STRUCTURES

Within the building, on the 1st floor, an interior load-bearing wall must be removed to accommodate the new interior floor distribution for the restaurant.

This load-bearing wall supports a 2nd-floor wall and the load from the 2nd-floor roof.

The new structure to replace the 1st-floor load-bearing wall is proposed to be with a frame of steel W or HSS columns and a W steel beam. The foundation for the columns will be isolated footings.

- As requested by Professional Staff, the applicant submitted an Engineering Report discussing the condition of the existing building.
- The Report provides that a steel frame or beam is proposed to accommodate the new interior floor distribution of the restaurant.

Overall Benefits of Preservation and Activation

- Preservation Of The Existing Contributing Structure located in the Flamingo Park Local Historic District.
- Cypress and Cedar Wood Will Be Used Throughout Project
- Exciting New Dining Venue along Lincoln Road.
- Activate Lincoln Road With New Show Kitchen Feature.
- Successful Operator With A Proven Track Record.

Staff Support

In summary, staff is “**highly supportive**” of this renovation and restoration project and looks forward to the expedited return of this building to active use.

Staff generally has no objection to the exterior modifications proposed including the wood panel systems. As desired by the applicant, the panels will provide a greater level of privacy for guests and as designed, could be easily removed in the future. Staff's only recommendation would be to provide a stucco reveal, demarcating the location of the original arched door opening leading to the second floor from Michigan Avenue.

Interior renovation

Within the interior of the building, the entire ground floor is proposed to be reconfigured and will consist of a main dining area within the northern half of the building and a show kitchen, back of house and ancillary dining rooms within the southern portion. Staff has worked with the applicant to refine the arrangement of the kitchen adjacent to Lincoln Road, which mainly consists of prep areas and feature pizza oven. Staff's only concern is relative to the storage shelving located parallel to Michigan Avenue. While appreciative of the show kitchen concept, which allows visibility from Lincoln Road and Michigan Avenue, staff believes this element has the potential to become cluttered with kitchen equipment and/or other food components. As such, it is recommended that the applicant reorient this shelving to be perpendicular to the storefront windows, allowing for greater transparency.

In summary, staff is highly supportive of this renovation and restoration project and looks forward to the expedited return of this building to active use.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the request for a Certificate of Appropriateness be **approved**, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria, as applicable.

Community Support

The Lincoln Road Business Improvement District Board of Directors unanimously recommended approval of this project.

LINCOLN RD

September 13, 2024

Historic Preservation Board Members

c/o Deborah Tackett
Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Historic Preservation Board October 7, 2024 Item No. 7: **HPB24-0625**
Letter of Support for Certificate of Appropriateness for New
The Nice Guy Restaurant at 1657 Michigan Ave a/k/a 947 Lincoln Road

Dear Ms. Tackett:

I am the President of the Lincoln Road Business Improvement District (LRBID), whose boundaries include the proposed restaurant at 947 Lincoln Road. During the LRBID Board of Directors meeting on September 12, 2024, we had an opportunity to meet with representatives for the applicant, who presented their proposal for a new restaurant with loading and valet operations on Michigan Avenue, and explained the need for a Certificate of Appropriateness in connection with the proposed renovations for the new restaurant. We were also provided with copies of the latest Plans, as submitted to the City. We support the issuance of a Certificate of Appropriateness for the renovation of the existing structure to feature the new restaurant called The Nice Guy, which is a mid-century Italian themed restaurant. The applicant operates a successful existing The Nice Guy location in Los Angeles, as well as the Delilah on Brickell, among several other successful venues across the United States and internationally.

The renovation of the site with the new proposed restaurant venue is an exciting and welcomed addition to the neighborhood. This project will help to enhance the appeal of Lincoln Road and Michigan Avenue, and elevate the west Lincoln Road experience for both local residents and visitors. The Lincoln Road BID Board of Directors unanimously recommended approval of this project, including the proposed cypress window coverings, and valet operations along Michigan Avenue.

Sincerely,


Lyle Stern
President
Lincoln Road Business Improvement District

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Lincoln Road - Kitchen

