



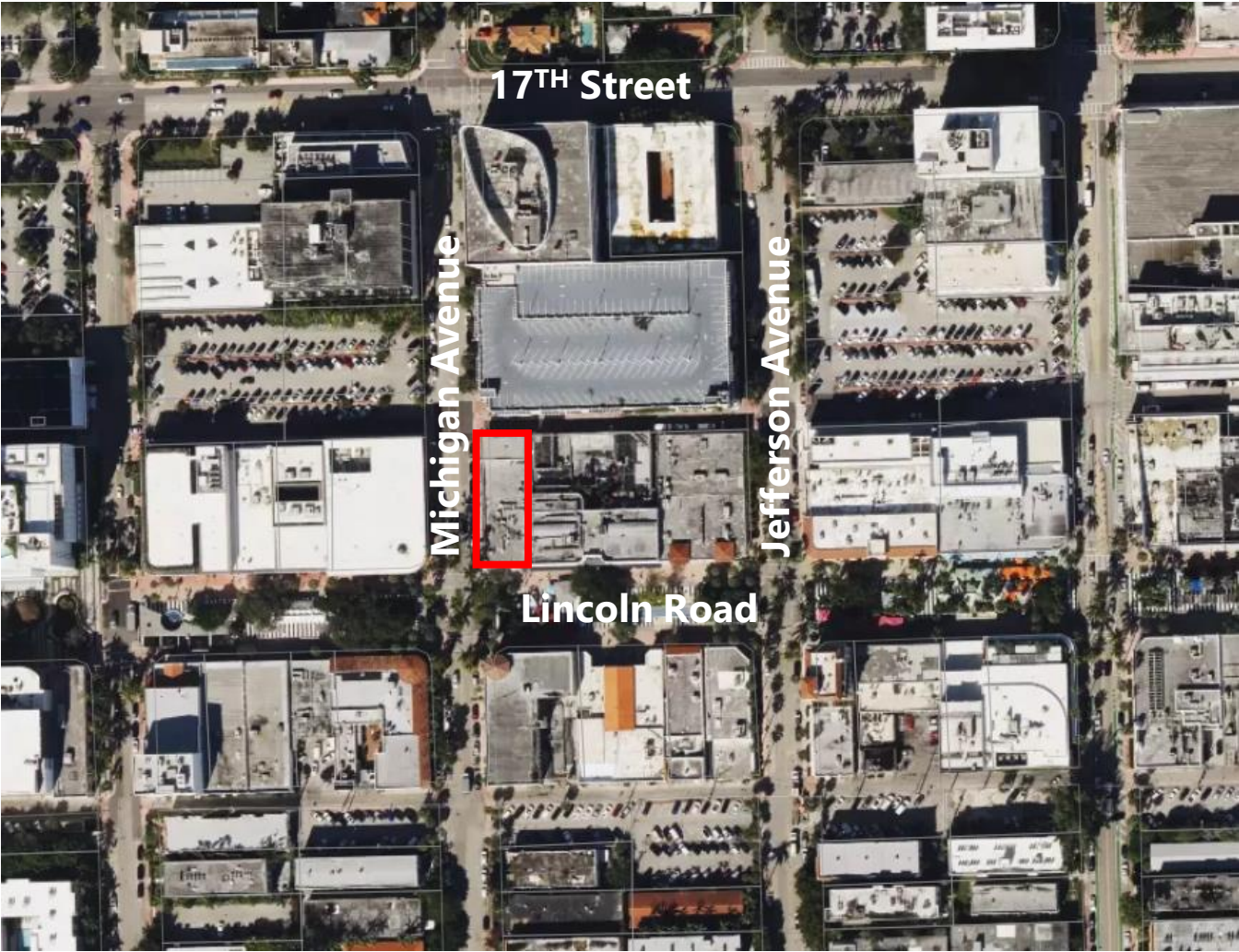
Miami Beach Historic Preservation Board

THE
NICE
GUY



HPB24-0608
947 Lincoln Road & 1657 Michigan Avenue
May 14 , 2024

Property Location: 947 Lincoln Road & 1657 Michigan Ave.



HPB24-0608
947 Lincoln Road & Michigan Avenue
May 14 , 2024

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

Property History



Pink Stone Used To Rebuild Beach Store

Pictured above is a drawing by L. Murray Dixon, architect, showing the remodeled building at Lincoln road and Michigan ave. Miami Beach, which is owned by the Morbrook Realty Corp. The remodeling is being done by the S. C. Davis Construction Co. This building is one of the first erected on Lincoln road and has housed many of the fine

establishments which have made Lincoln road famous. However it was thought advisable to reconstruct so that the building will be the last word in finish both on the exterior and the interior. The building is being faced with a new polished pink stone which resembles the highly polished granite. All of the exposed metal is of chromium, and in-

cludes ornamental push bars, special transom grilles, store front construction, coping along top of building and the roof of the tower. The interiors of the Lincoln road stores are also being remodeled and rearranged to include a smooth plaster walls and ceiling, and terrazzo floors. Work is being rushed to completion for occupancy this fall. The cost will be \$10,000.

Miami Daily News Article, September 25, 1938

- “In 1938, the Lincoln Road façade was ‘modernized’ in the Streamline Moderne style of architecture by L. Murray Dixon.”
- These alterations “filled keystone cladding, and new storefront showcase windows built-out approximately 2-0” toward Lincoln Road.”

Source: Miami Beach Planning Department Staff Report, HPB17-0099: Pages 10-13

Icebox Café



MIAMI
New Times

**Icebox Café, Oprah's
Best "Cake in America"**

- Icebox Café famously featured on Oprah Winfrey's "Best Cakes in America" segment in 2006.

Icebox Café



- Icebox Café first opened in 1998 at 1657 Michigan Avenue.
- The eatery thrived and accumulated numerous awards.

Existing Condition

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



Example Code Violation

Special Master Case Synopsis

Case #: SMC2019-01028

Violation #: PM2018-02689

Current Status: Fine Imposed by Special Magistrate

Balance Due: \$57,112.00 (Approximate)

Property Address: 1657 MICHIGAN AVE

Business Name: 947 LINCOLN ROAD HOLDINGS LLC - C/O Akerman LLP

Owner/Agent:

CASE NUMBER: PM2018-02689

STATUS:

ADDRESS: 1657 MICHIGAN AVE MIAMI BEACH, FL -331392506

VIOLATION TYPE: PROPERTY MAINTENANCE VIOLATION

OPEN DATE: 10/14/2018

CLOSED DATE: 9/19/2023

INSPECTOR: PEREZ, ANTHONY

Case Description

Section 58-293f 58-297e: Cracked and/or broken stucco shall be repaired in a workmanlike manner.

RE: Broken Stucco on the exterior

30 days to cure

A.PEREZ736

BWC

Violation for broken
stucco on the exterior

Status: Closed 9/19/23



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
- Existing Historic Pecky Cypress Interior Ceiling Material Will Be Matched As Window Interior Coverings Along Michigan Avenue
- Loading And Valet Operations Proposed Along Michigan Avenue
- High End Restaurant Design By Established Operator With Proven Track Record Of Success

A stylized architectural graphic in shades of green, featuring vertical bars of varying heights and a hatched section, set against a background of wavy lines.

Hwood Group as Restaurant Operator and Proposal for Site

HWood Group Team

THE *h.wood* GROUP

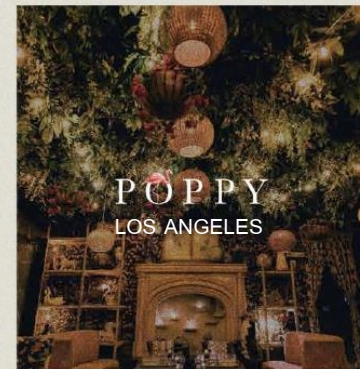
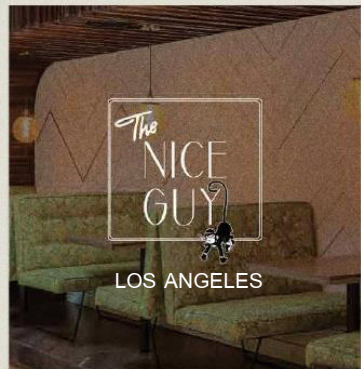
- Brian Toll, Co-Founder & President
- Adam Koral, Vice President of Business Development

BUILT

- 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

Positive Impact on Business Community

- The Nice Guy's location in Los Angeles (401 N La Cienega Blvd.) not only delivered a fantastic venue, but actually helped to revitalize an area that had been in decline.
- Since the inception of The Nice Guy in 2014, a noteworthy transformation has occurred, breathing new inspiration into the area, and creating a premier destination for stylish restaurant concepts, including Catch Steak, Norma, EPLP, Caviar Kaspia, Koi, and others.



The Nice Guy
Los Angeles

Open Since August, 2014

THE *h.wood* GROUP



Curated Design

THE *h.wood* GROUP

Lincoln Road



HPB24-0608
947 Lincoln Road & 1657 Michigan Avenue
May 14 , 2024

Michigan Avenue



HPB24-0608
947 Lincoln Road & 1657 Michigan Avenue
May 14 , 2024

Overall Benefits of Preservation and Activation

- Preservation Of The Existing Contributing Structure located in the Flamingo Park Local Historic District.
- The Existing Historic Pecky Cypress Interior Ceiling Material Will Be Matched As Window Interior Coverings Along Michigan Avenue.
- Exciting New Dining Venue along Lincoln Road.
- Activate Lincoln Road With New Show Kitchen Feature.
- Successful Operator With A Proven Track Record.

Community Support

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

LINCOLN RD

April 17, 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 May 14, 2024 Item No. 7: **HPB24-0608**
Letter of Support for Favorable Preliminary Evaluation and Recommendation for New
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 April 11, 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 preliminary evaluation and recommendation in connection with the proposed cypress window coverings fronting Michigan Avenue. We were also provided with copies of the site plan, renderings depicting ample windows along Lincoln Road, and the balance of the Application submission. The representatives for the applicant explained that the proposal is for the renovation of the existing structure to feature a new restaurant called The Nice Guy, which is a mid-century Italian themed restaurant with a curated interior design. 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 loading and valet operations along Michigan Avenue.

Sincerely,



Lyle Stern
President

Lincoln Road Business Improvement District

305.600.0219 Office
305.517.1307 Fax
1620 Drexel Avenue, Suite 100
Miami Beach, FL 33139

Lincoln Road Business
Improvement District, Inc.

LincolnRd.com | LRBID.com



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

Unsafe Structures Violation

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

OFFICE OF THE SPECIAL MASTER

Phone (305) 673-7181 Fax: (305) 673-7182

Special Master Case Synopsis

Case #: SMB2019-00580

Violation #: US2017-02159

Current Status: Open

Balance Due: \$896.00 (Approximate)

Property Address: 1667 MICHIGAN AVE

Business Name: 947 LINCOLN ROAD HOLDINGS LLC

Owner/Agent: 947 LINCOLN ROAD HOLDINGS LLC

CASE NUMBER: US2017-02159

STATUS:

ADDRESS: 1667 MICHIGAN AVE MIAMI BEACH, FL -331392506

VIOLATION TYPE: UNSAFE STRUCTURES

OPEN DATE: 11/22/2017

CLOSED DATE:

INSPECTOR: SANTANA, KARLA

Case Description

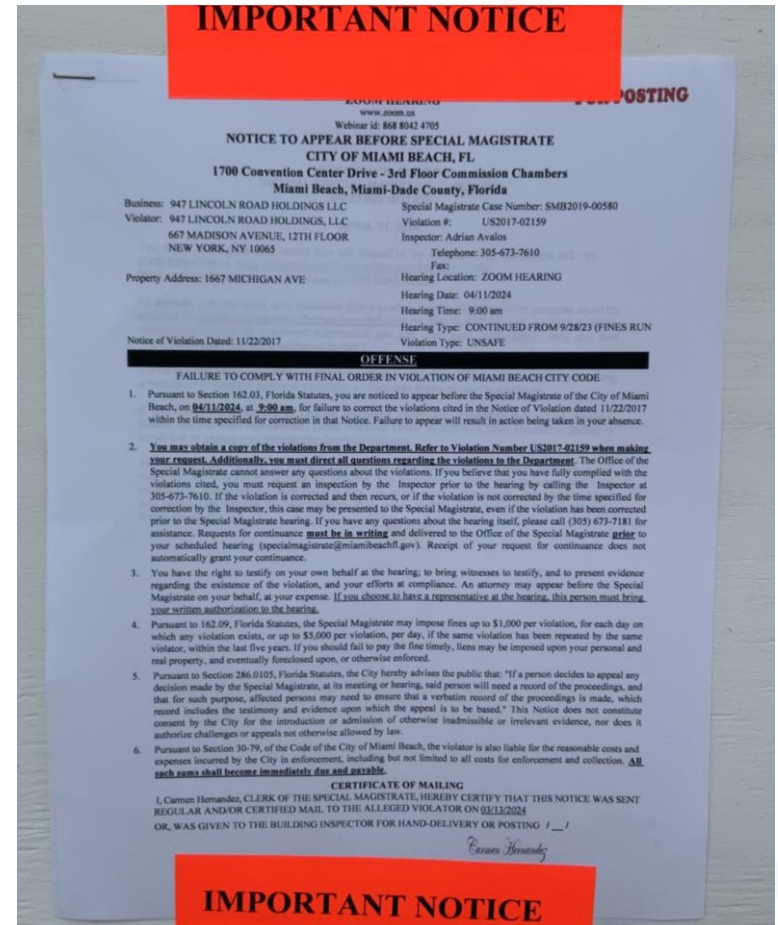
NOTICE OF VIOLATION ISSUED

Evidence of spalling concrete, need to submit engineer report to evaluate the structure together with methods of repairs. Need to obtain required permit and inspections.

Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.



Unsafe Structures Violation



Code Violations

Code Case Number: PM2018-02063

Code	Description	Status	Priority	Citation Issue Date
Exterior-004PM	Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.	Not in Compliance	Standard	03/08/2018
Exterior-005PM	Section 58-293f 58-297e: Cracked and/or broken stucco shall be repaired in a workmanlike manner.	Not in Compliance	Standard	03/08/2018

Code Case Number: PM2021-04284

Code	Description	Status	Priority	Citation Issue Date
Vacant-008PM	Section 58-299h: Cracked and/or broken stucco shall be repaired in a workmanlike manner.	In Compliance	Standard	03/30/2021

Unsafe Structures Violations

Code Case Number: US2024-04822

Code Case Type:	Unsafe Structures	Opened:	03/27/2024	Closed:	04/02/2024
Status:	Closed	Project Name:		District:	CD-3
Description:	<p>LV3 - NOTICE OF VIOLATION ISSUED; 1657 Michigan Av. Evidence of an unsecured vacant building. Must secure all windows and doors within 24 hours. Failure to comply will result in a \$500 fee to be assessed and the City securing the building at the owner's expense. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance. Sec. 8-5. - Unsafe Structures. (a) General. (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein. Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request. You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code.</p>				

Violation noted that there is evidence of an unsecured vacant building, and if the unsafe violation is not addressed it will be referred to the unsafe structure board.