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VIA ELECTRONIC SUBMITTAL

March 7, 2026

Michael Belush, Planning & Design Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **HPB26-0867** – Certificate of Appropriateness for
the Property Located at 716-720 Lincoln Road

Dear Mr. Belush:

This firm represents 720 Lincoln Partners LLC (the "Applicant"), the owner of the property located at 716-720 Lincoln Road (the "Property") in the City of Miami Beach (the "City"). Please allow this letter to serve as the required Letter of Intent in connection with a request to the Historic Preservation Board ("HPB") for a Certificate of Appropriateness for renovations to the façade's central and western bays, including limited selective demolition.

Property Description. The Property is a midblock lot fronting Lincoln Road on the north and Lincoln Lane South on the south between Euclid Avenue and Meridian Avenue. The Miami-Dade County Property Appraiser identifies the parcel with Folio No. 02-3234-003-0020. The Property has a total lot area of approximately 7,500 square feet (0.17 acres) and is surrounded by a variety of uses. The Property is zoned "Commercial, High Intensity" District (CD-3) and is also located within the Miami Beach Architectural District and Flamingo Park Local Historic District.

Existing Structure. The Property contains a one-story structure originally with three (3) interior tenant spaces built in 1936. The central and western bays are

combined on the inside. According to the City's Historic Properties Database, the building is classified as contributing. See Figure 1, Historic Properties Database Excerpt, below. According to the Building Card, on file with the City's Building Department and included with the application materials, the original architect of the building is Victor H. Nellenbogen. The structure was designed in the Art Deco architectural style and contains extensive storefront with a decorative façade above featuring horizontal banding and vertical chevron motifs. These elements remain today.

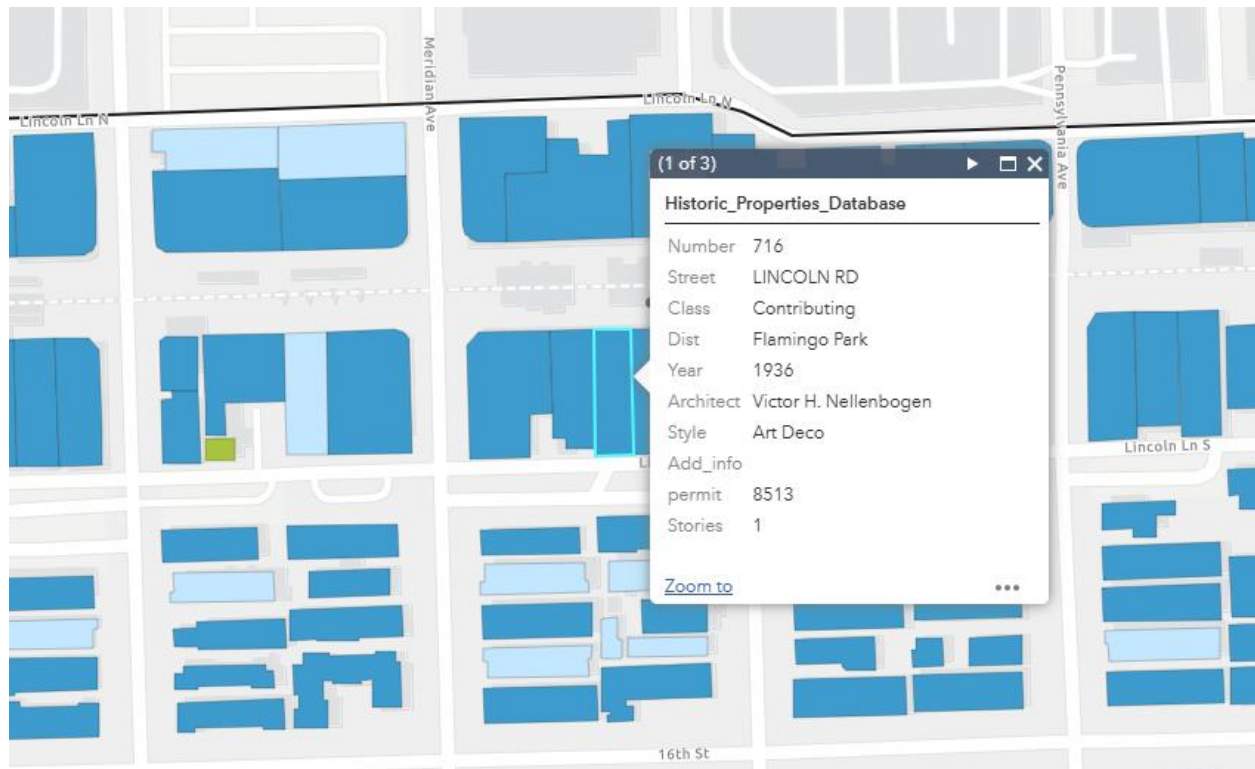


Figure 1, Historic Properties Database Excerpt

Microfilm records indicate that the original building featured a uniform low knee wall across three (3) bays, each with a recessed doorway and decorative tile work located in front of each doorway. See Exhibit A, City Microfilm Excerpt. The building card lists three (3) storefront remodeling permits issued prior to 1961. See Exhibit B, Building Card. The County's building jacket includes photographs from 1961 indicating that, at some point before that time, the eastern bay had the original knee wall largely removed and replaced with glazing. See Exhibit C, Building Jacket Photos. The images further suggest that the entry configuration of the eastern bay was altered by removing the original angled recess and reconfiguring it into a straightened entry condition set further forward, while still remaining recessed from the primary plane of the façade. In contrast, the central bay appears to have received taller knee walls some time after original construction, and the western bay appears to reflect the original knee wall condition.

Project. The Applicant proposes renovations to the building's central and western storefronts to retain the single, unified tenant area with one (1) single glass entry door at the central bay and one (1) set of glass double doors at the western bay. The project requires selective demolition along the front façade, including the removal of the existing knee walls and a partition wall. The proposed design introduces a uniform three-foot (3') recessed entry condition across the consolidated storefronts. Within the recess, a flush glass storefront system will be installed, incorporating a sixteen-inch (16") high knee wall. The new storefront will align with the existing recessed eastern bay configuration, creating a consistent and unified façade condition across the building's frontage. Notably, the existing decorative tile at the storefront threshold areas along the central and western bays will be retained and preserved. Additionally, the Art Deco façade above the storefronts, including the horizontal banding and vertical chevron motifs, will also be preserved. These improvements will enhance the functionality of the Property and improve the building's appearance while promoting activation along Lincoln Road.

Compliance with Certificate of Appropriateness Criteria. The proposed renovations are consistent with the Certificate of Appropriateness criteria applicable to alterations within a local historic district. The project is limited in scope and focuses on adaptive improvements that allow the historic building to remain active and viable while respecting defining architectural features. The consolidation of two existing western storefronts into a single tenant space supports the continued commercial use of the building in a manner that is compatible with both the existing building form and the surrounding area.

This design approach allows the building to evolve in response to contemporary use demands and maintain its overall historic character. Importantly, multiple historic elements along the primary façade are retained. The decorative floor tile at the existing storefront door areas will remain in place, and the upper decorative façade elements, including the two chevron motifs and striped elements, will be preserved and remain unaffected. Knee walls and door and window layouts consistent with the original will be installed for the central and western bays. These elements continue to convey the building's architectural identity and contribute to the historic streetscape. Overall, the proposed improvements balance functionality, appearance, and preservation, ensuring the building's continued contribution to the Lincoln Road corridor while remaining compatible with adjacent structures and the surrounding historic context. See Exhibit D, COA Criteria.

Sea Level Rise and Resiliency Criteria. The Proposed Project advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

No landscaping is proposed.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Adopted sea level rise projections have been considered.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The existing building will remain adaptable to future increases in adjacent street elevations.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

Where feasible, mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

The Project does not include elevation of the existing building.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

The Project does not modify the location or elevation of existing habitable space.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

The Applicant will provide, where feasible, cool pavement or porous pavement materials.

12. The design of each project shall minimize the potential for heat island effects on-site.

The project will seek to minimize potential heat island effects on-site.

Conclusion. Approval of the Certificate of Appropriateness for the proposed alterations will allow the continued viable use of the Property while respecting its historic character. The Project consists of limited, carefully considered modifications that improve functionality, refine the building's appearance, achieve a uniform storefront presence, and maintain compatibility with the Lincoln Road streetscape. As proposed, the Project satisfies the applicable Certificate of Appropriateness criteria and is consistent with the City's resiliency objectives.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regards to the application, please do not hesitate to call me at (305) 377-6231.

Sincerely,



Michael W. Larkin

Attachments

cc: Matthew Amster, Esq.
Roberto A. Alvarez, Esq.

EXHIBIT A

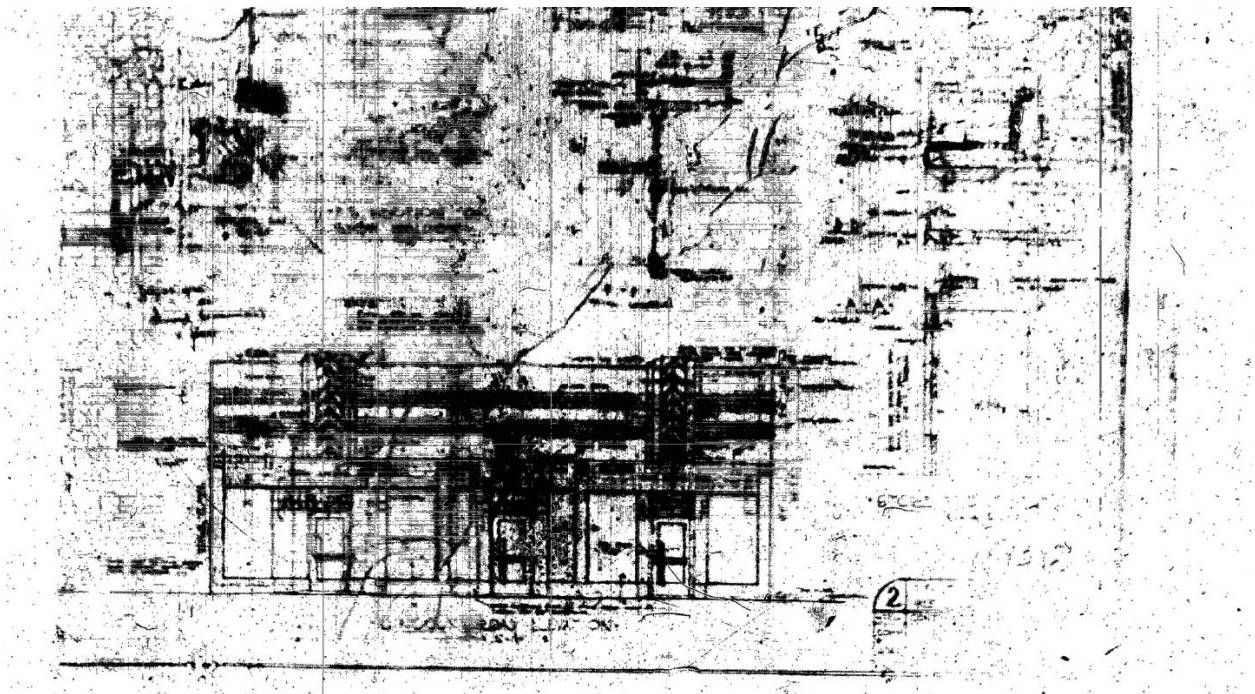
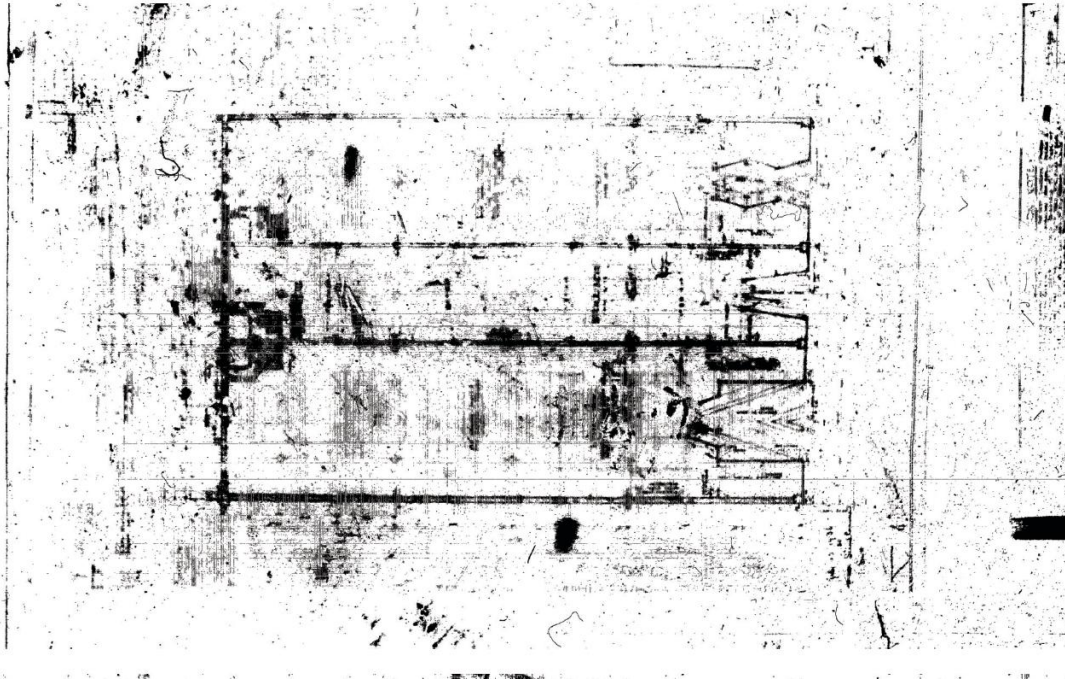


EXHIBIT B

Owner SAUL INVESTMENT CORP: Mailing Address		Permit No 8513		Cost \$ 15,000:	
Lot 3	Block 50	Subdivision 2nd COMMERCIAL	Address 714 - 716 - 718 - Lincoln Road.		
General Contractor L. & H. Miller Company		Bond No.	720-		
Architect V. H. Nellenbogen		Engineer	3234-03-0020		
Zoning Regulations:	Use B-AA	Area 19	Lot Size		
Building Size:	Front 49'11"	Depth 75'	Height	Stories	one
Certificate of Occupancy No.		Use	3 - STORES		
Type of Construction	CBS	Foundation	Concrete Piling	Roof Flat	Date July 22, 1936
Plumbing Contractor	#9226 Markowitz	1-----	Sewer Connection	Date July 27, 1936	
	7 Fixtures		Temporary Closet		
Plumbing Contractor				Date	
Water Closets	Bath Tubs		Floor Drains		
Lavatories	Showers		Grease Traps		
Urinals	Sinks		Drinking Fountains	see below	
Gas Stoves	Gas Heater		Rough Approved	Date	
Gas Radiators	Gas Turn On Approved				
Septic Tank Contractor			Tank Size	Date	
Oil Burner Contractor			Tank Size	Date	
Sprinkler System					
Electrical Contractor #7267	Brill Electric:	Address	Date Oct. 3, 1936		
Switch	Range Motors	Fans	Temporary Service #7043-Sept. 1, 1936		
OUTLETS Light - 90	HEATERS Water		Brill		
Receptacles	Space	Centers of Distribution			
#7871 Lyon Electric: 12/14/1936	Refrigerators	#7747- Brill - Temporary - 12/1/1937			
12 Switch outlets:					
116 Light Outlets:					
100 Fixtures: 1 Center:					
No. FIXTURES 55-----	Electrical Contractor #7995 Brill	Final -ok- ; 2/30/1936	Date Dec. 29, 1936		
FINAL APPROVED BY		Date of Service			
ALTERATIONS OR REPAIRS					

Building Permits:

#77185 L & G Glass & Mirror Works: Remodel store front - \$1500 - 10/14/66 OK Brown 11/22/66

#77186 Owner, Mr. Dessel: Interior partitions - \$200 - 10/14/66 OK Brown 11/22/66

b #1506 - Hill York Corp. - air cond. central 4 ton 3/22/71

#88768-Cole Schmidt-Take out food store-\$10,000-3-12-75 - 714 LINCOLN RD.

#07176-Bengis Associates-General Nutrition Sign-\$100-4-21-75

714 Lincoln Rd-Biscayne Maintenance Co. - #3265- 1 7½ ton cooling tower replacement-5-7-75

Plumbing Permits:

#52283-Silver Plumbing- 1 floor drain; 1 sink, slop; 1 heater-new installation; 1 2 comp. sink-3-21-75

714 Lincoln Rd

Ann's Importer # 17323 Awning: Deering Awning & Furniture Co: \$53.00 June 23, 1943
 714 Lincoln Rd: # 17821 Temporary balcony (not for living purposes) \$200.00 Nove. 26, 1943 owner builds
 # 22416 New hanging rod & platform: M.S. Construction Co: \$150.00 May 10, 1946
 716 Lincoln Rd # 35454 One concrete slab: 15' x 20' no other work:
 Alfred Oboler, engr: Robt.M. Merritt, contr: \$ 75.00 March 26, 1951
 716 Lincoln Rd # 35859 Cooling Tower: Miami Roofing & Sheet Metal Co: \$960.00 May 14, 1951
 716 Lincoln Rd # 35942 Concrete slab: 15' x 20' J.Y. Sparks, contr: \$150.00 May 25, 1951
 714 Lincoln Rd # 38780 Remodeling store front: G.M. Fein, arch:
 Air Controlled Homes, Inc. contractor \$ 1,500.00 June 25, 1952
 714 Lincoln Rd # 38932 Flat wall sign: 60 sq ft - Claude Southern Corp: \$ 400.00 July 15, 1942
 716 Lincoln Rd # 40616 Flat wall sign, 24 sq ft: Claude Southern Corp: \$ 450.00 Jan 16, 1953
 714 " " # 42017 Storm Shutters: Enduro Products, Inc: \$ 250: June 25, 1953
 718 " " # 42509 Aluminum Awning: Enduro Products Inc: \$ 200: Aug 24, 1953
 716 " " # 42510 Aluminum Awning: Enduro Products, Inc: \$ 300: Aug 24, 1953
 718 " " # 44117 Electric Neon Co: Flat Wall Sign \$ 150: March 17, 1954
 720 " " # 45051 Miami A. C. Co: Install 1 - 5 ton A. C. Unit \$ 1500: June 29, 1954 OK,
 Flaag 8/25/54
 718 Lincoln Rd # 48620 Claude Southern Corp: flat wall sign, 28 square feet \$ 450 Sept. 16, 1955
 716 Lincoln Rd #56748 Appliance Cons. Service: 1 - 2 ton window unit A.C. \$400. 7-14-58
 714 Linc. Rd. #58283 Electro Neon Sign Co: Flat wall neon sign "Dunhill's", 18 sq.ft. - \$250 - Jan. 14, 1959
 716 Linc. Rd. #59142 Robbins Roofing: Reroof storage room in rear - \$135 - May 28, 1959
 714 Linc. Rd #61457 Electro Neon Sign: Changeover of channel letter neon sign flat wall, 4 letters changed 8 sq.ft.-\$150-3/22/60
 716 Linc. Rd. #65919 L & G Glass and Mirror Works: Remodel store front; door not to swing on public property; front of
 porcelain and aluminum. - \$1500. - 9/21/61 Compl. Saperstein 4/2/62
 714 Linc. Rd. #66164 Durable Awning Co.: Awning, canvas with stakes in sidewalk; approved by City Mgr. office 10/19/61 -
 sketch attached - \$800. - 10/19/61
PLUMBING PERMITS:
~~716 Lincoln Rd. #66299 L & G Glass and Mirror Works: cover outside wall with porcelain panels - \$1,000. - 11/6/61 Compl. Saperstein~~
~~#66632 Claude Southern: Flat wall sign, "Adrian Thal Furs" neon reverse channel letters - \$350. - 1/5/62 4/2/62~~
 718-720 Linc. #66299 L & G Glass Mirror Works: cover outside wall with porcelain panels - \$1,000. - 11/6/61 Compl. Saperstein
 716 Linc.: #66632 Claude Southern: Flat wall sign, "Adrian Thal Furs" neon reverse channel letters - \$350. - 1/5/62 4/2/62
 718 Linc.: #76782 Owner, R. J. Schmieder: 25' of pegboard; 3/4 high part - \$200 - 8/5/66 OK Brown 8/18/66
 716 Linc. #76955 Owner, De Loy, Inc.: Redecorate and remodel - \$1500 - 8/30/66 OK 3/5/68
 716 Linc. #77057 Claude Southern: 2 - flat wall signs "DeLoy Accent on Fashion" - \$1500 - 9/21/66 (over)
PLUMBING PERMITS: 718 Linc. Rd. #13375 S & S Plumbing Co.: move lavatory; 1 new shower - 5/2/40
 #25118 Pitsch & Morgen: 1 safe waste drain - 5/16/47

Electrical Permits:
 716 Lincoln Rd - #73795 - Ocean Electric - removed violation - 1-21-77

Electrical Permits:

Nordell's #13950 LeVigne Electric: 2 Motors, November 27, 1939
 #10418 Lyon Electric Co: 10 outlets, 6 fixtures, 1 burglar alarm, Jan. 13, 1938
 #19675 F. C. Ast. 1 Switch outlet, 1 Receptacle, September 28, 1943
 #21158 Astor Electric: 2 Switch outlets, 1 Receptacle, 15 Fixtures, July 17, 1945
 #23613 Astor Electric: 1 Light outlet, 2 Fixtures, December 26, 1946
 #23691 Astor Electric: 2 Receptacles, January 7, 1947
 #24174 Lyon Electric: 3 Motors, 1 Center of distribution, 1 Service, May 8, 1947
 #24251 Astor Electric: 2 Light outlets, 2 Fixtures, 1 Iron outlet, May 27, 1947
 #27616 Emanuel Electric: 2 Switch outlets, 4 Light outlets, 10 Fixtures, Nov. 12, 1948
 #28222 Astor Electric: 4 Motors, 5 Centers of distribution, Feb. 4, 1949 Woodmansee 2-1
 #32175 Lyon Electric: 28 Fixtures, September 18, 1950 ok Ralph Rafel, 10/5/50
 #34207 Flamingo Electric: 4 Motors, June 4, 1951 ok Rosser, 8/28/1951
 #37023 Claude Southern Corp: 2 Neon transformers, July 15, 1952
 #38555 Claude Southern Corp: 1 Neon Transformer: Jan 16, 1953
 #42022 Astor Electric: 1 receptacle: May 21, 1954 OK, Rosser 5/21/54
 #42431 Jonesey Electric: 1 meter change, 1 - 1 H.P. motor, 1 2-5 h.p. motor: 7/7/54 OK: HOR
 #45657 Claude Southern Corp: 1 flasher, 2 neon transformers, 60 lamps 9/16/55 11/8
 #49076 E & E Electric Co. Inc.: 6 Fixtures: ---OK Rosser 1/9/57 --- December 10, 1956
 #53198 Electro Neon: 1 Neon Transformer - Jan. 14, 1959
 #54912 Electro Neon Sign Co: 1 Reconnect - March 22, 1960
 #56812 Astor Electric: 1 Iron Outlet - June 2, 1961
 #57496 E. C. Cornelius, Inc.: 1 motor, 0-1 hp; 1 motor, 6-10 hp - 10/19/61
 #57791 Claude Southern: 1 neon transformer (Bldg. Perm. #66632) - 1/5/62
 #59887 Lyon Electric Co., Inc.: 3 fixtures 7/18/63
 #60122 Ace Elec: 1 motor 2-5 HP-9/6/63
 #63913 Astor Elec. Service, Inc.: 10 switch outlets; 5 light outlets; 10 receptacles; 40 fixtures - 9/12/66
 #63948 Claude Southern: 2 neon transformers - 9/21/66
 #64047 Schueler Elec. Co.: 9 switch outlets; 23 light outlets; 1 receptacle; 58 fixtures; 1 cent. of dist. -
 Oct. 21, 1966
 #64138 Schueler Elec. Co.: 8 light outlets; 6 receptacles; 36 fixtures; 5 iron outlets; 6 motors, 0-1 hp;
 1 motor, 2-5 hp; 1 sign outlet - 11/15/66
 #66917 Holbert Electric Co. Violations 4/23/69
 Lincoln Rd-Holbert Electric-3 switch outlets; 8 receptacles; 16 fixtures-3-17-75

ELECTRICAL PERMITS: #E8801326 - Ocean Electric - Repairs - 8-10-88

EXHIBIT C



EXHIBIT D

Pursuant to Section 2.13.7.d of the City Resiliency Code (the "Code"), a decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of Compatibility. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Code.
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.
The proposed renovations are limited in scope and focus on the storefront level while preserving the building's defining Art Deco façade elements. The decorative horizontal banding, vertical chevron motifs, and upper façade detailing will remain intact and unaltered. The proposed design introduces a uniform recessed storefront that is compatible with the building's evolution over time while maintaining the historic character of the façade. Further, the low knee wall and door and window layouts reflect the original design.
 - b. The Secretary of Interior's Standards for Reconstruction as may be amended from _____ time _____ to _____ time.
Not Applicable.
 - c. Other guidelines/policies/plans adopted or approved by resolution or ordinance _____ by _____ the _____ city _____ commission.
The project supports the continued commercial viability of this property along Lincoln Road and is consistent with adopted policies encouraging active, pedestrian-oriented designs within the district.
- II. Compatibility with Surrounding Properties. In determining whether a particular application is compatible with surrounding properties the historic preservation board must consider the following criteria pursuant to section 2.13.7(d)(ii)(2) of the Code.

- a. Exterior architectural features.
The project preserves the historic façade above the storefront, including the decorative Art Deco banding and chevron detailing. The new storefront system will be recessed and visually subordinate to the historic upper façade, maintaining the architectural hierarchy of the building. Further, the low knee wall and door and window layouts reflect the original design.
- b. General design, scale, massing and arrangement.
Maintaining the unified tenant space of the central and western bays does not alter the overall scale or massing of the building. The introduction of a consistent three-foot recessed entry across the storefront maintains pedestrian scale and enhances the rhythm of the façade. Further, the low knee wall and door and window layouts reflect the original design to maintain the overall three bay appearance.
- c. Texture and material and color.
The new flush glass storefront system with a sixteen-inch knee wall across the central and western bays will utilize neutral, transparent materials that complement the historic façade. The design avoids visually disruptive finishes and maintains compatibility with surrounding storefront conditions along Lincoln Road. Notably, the existing terrazzo at the central and western entrances will be retained and preserved.
- d. The relationship of a, b, c, above, to other structures and features of the district.
The proposed storefront improvements are consistent with the pedestrian-oriented character of Lincoln Road and maintain compatibility with adjacent contributing structures within the historic district.
- e. The purpose for which the district was created.
The renovations preserve the building's character-defining architectural features while allowing adaptive improvements that ensure continued active commercial use, consistent with the preservation goals of the district.
- f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.
Not Applicable.

- g. A historic resources report, containing all available data and historic documentation regarding the building, site or feature.
The application materials include a historic resources report.

- h. The original architectural design or any subsequent modifications that have acquired significance.
The project retains the decorative upper façade elements and preserves existing decorative tile at the storefront threshold areas. The proposed changes are limited to the storefront and are compatible with the building's architectural evolution and the knee wall, door and window layouts reflect the original design.

III. Architectural review criteria. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(3) of the Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community.

- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting screening devices.
The project does not alter the building footprint, site layout, or pedestrian circulation along Lincoln Road. The proposed modifications are limited to the reconfiguration of the existing storefront façade within the established building line. The new three-foot recessed storefront system introduces a flush glass plane and a sixteen-inch knee wall across the central and western bays.
- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, any applicable overlays, for a particular application or project.
The project does not modify the building height, setbacks, floor area ratio, or lot coverage. The improvements are limited to façade-level alterations within the existing building envelope.

- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.13.1(c).
The proposed storefront system utilizes transparent glazing and a restrained material palette that complements the historic Art Deco façade. The concrete knee wall and preservation of the existing terrazzo at the entrances reflect the original design. The proposed improvements remain visually subordinate to the character-defining architectural elements above and maintain compatibility with the surrounding historic context.
- d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.
The storefront design improves visual continuity across the façade while preserving significant architectural detailing. The modifications enhance the building's functionality and pedestrian engagement without detracting from its historic character or the established rhythm of Lincoln Road.
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
The storefront reconfiguration improves internal functionality while maintaining clear visibility between the interior tenant space and the public right-of-way. The design supports continued active commercial use and reinforces pedestrian-oriented activity along Lincoln Road.

- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided and that driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

No changes to vehicular access or traffic patterns are proposed. The project maintains existing pedestrian circulation and enhances transparency and engagement at the sidewalk level.

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.

Any lighting will be calibrated to avoid glare or adverse impacts on adjacent properties or the public right-of-way.

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Not Applicable.

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Not Applicable.

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Not Applicable.

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the proposed building fronting a sidewalk, street or streets shall be residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.
The project maintains active commercial use along Lincoln Road and enhances the pedestrian experience through increased transparency and a unified storefront configuration.
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not Applicable.
- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Not Applicable.
- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.
The proposed flush glass storefront increases transparency at the ground level and strengthens visual connectivity between the interior tenant space and the public realm.
- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Not Applicable.
- p. In addition to the foregoing criteria, the requirements of chapter 104, of the General Ordinances, shall apply to the historic preservation board's review of any proposal to place, construct, modify or maintain a wireless communication facility or other over the air radio transmission or radio reception facility in the public rights-of-way.
Not Applicable.

- q. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable. **The project consists solely of façade-level renovations and does not introduce new habitable space below base flood elevation or critical infrastructure at risk.**