

716-720 Lincoln Road

Historic Preservation Board

Certificate of Appropriateness (**HPB26-0867**)

May 12, 2026



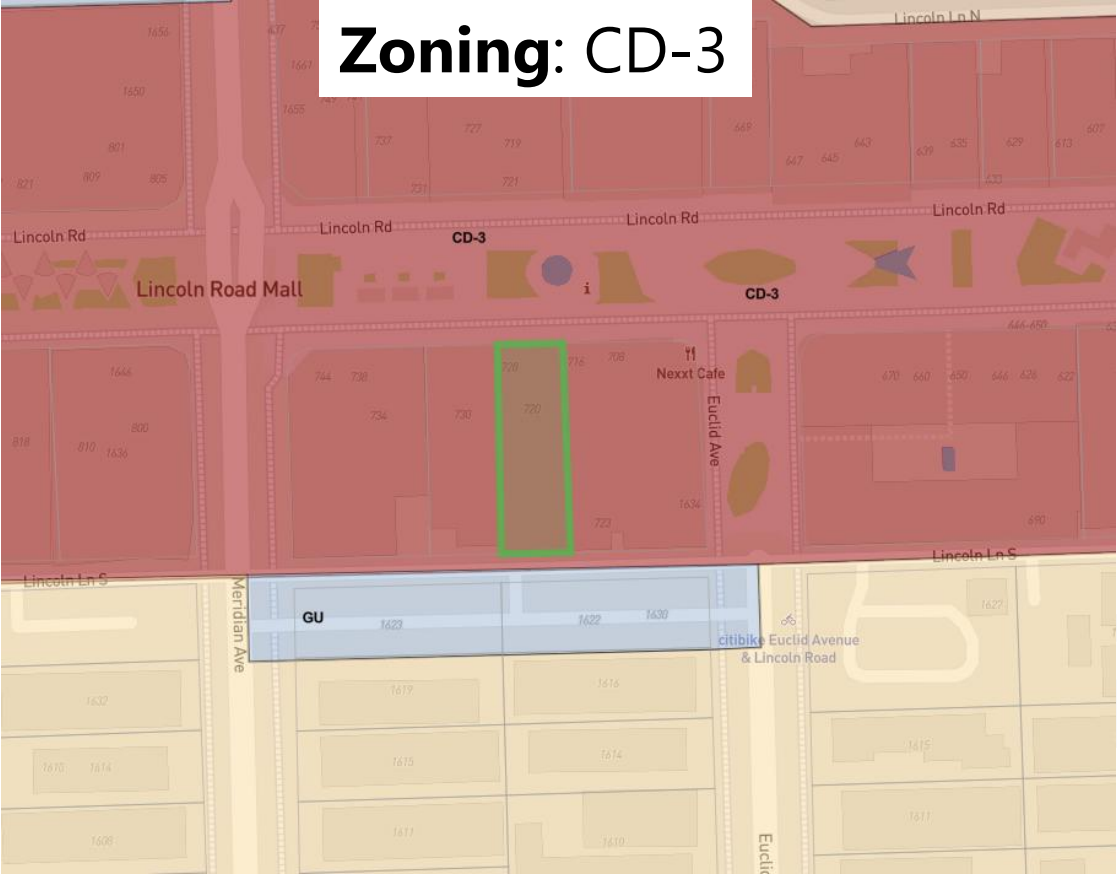
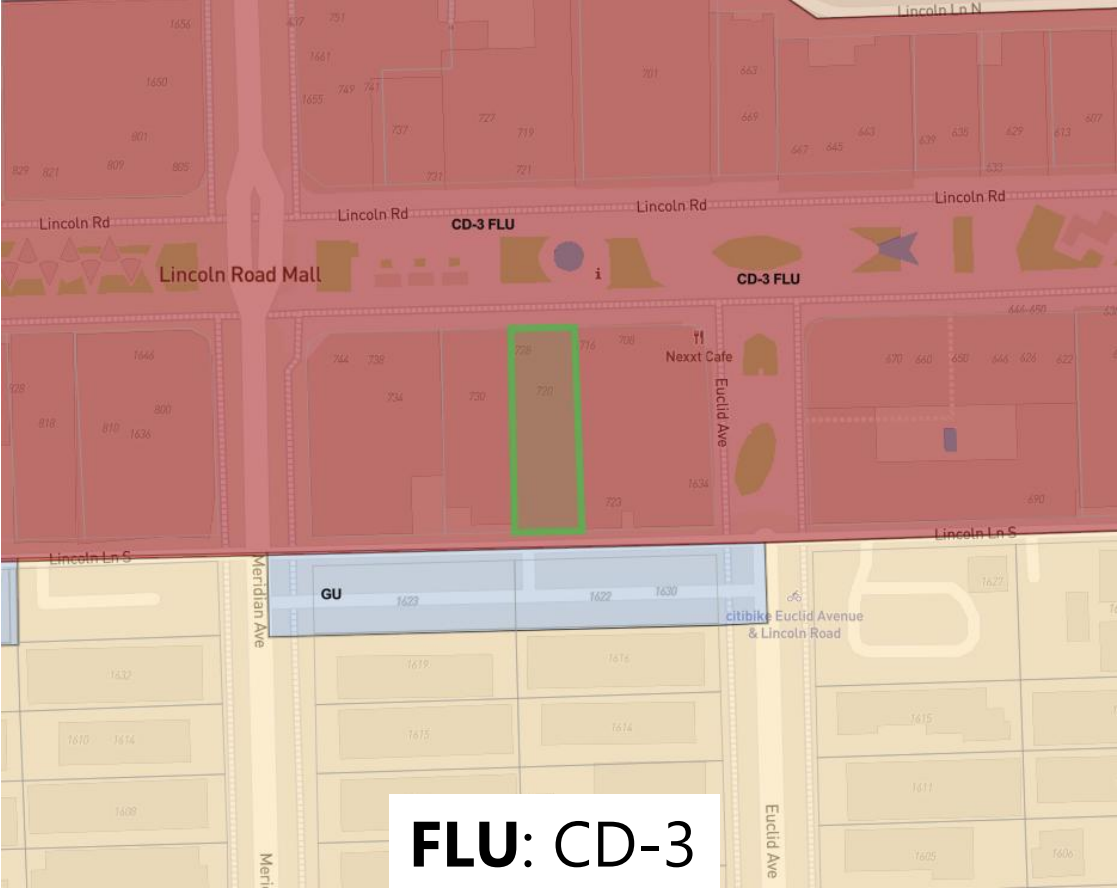
Team



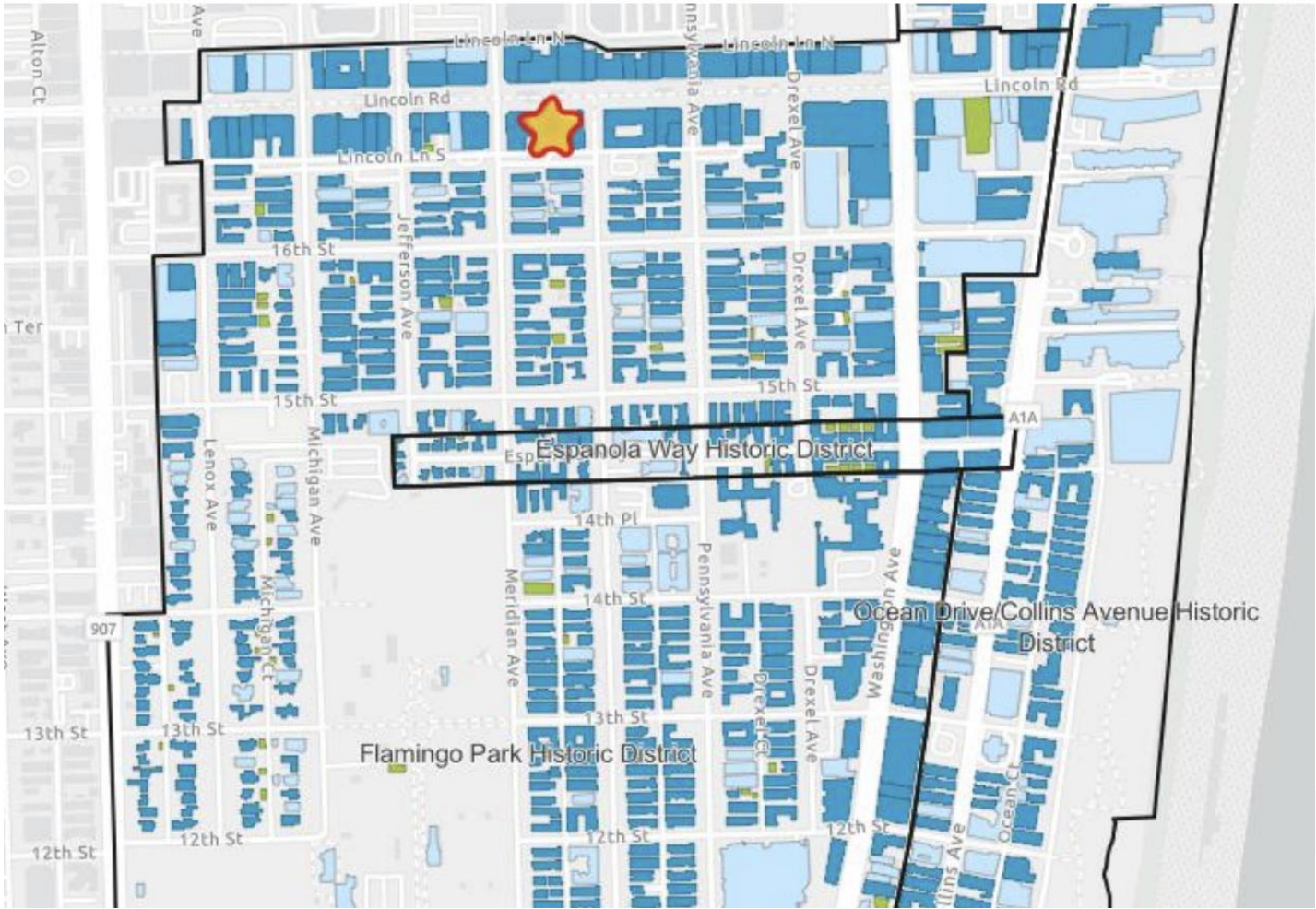
Aerial



Land Use and Zoning



Historic Database Viewer



The existing building is a contributing structure within the Flamingo Park Historic District.



Request

- We respectfully request a Certificate of Appropriateness for demolition and design associated with renovations to the façade's central and western bays.

Existing Structure



Eastern Bay

Central Bay

Western Bay

Existing Structure



Art Deco Decorative Terrazzo



Central Bay

2026



Western Bay

2026

- Original Art Deco terrazzo entry flooring will be preserved.

Single Tenant Existing Interior (Central and Western Bays)



Lincoln Road Evolution



Lincoln Road Storefront Evolution

- “Storefronts are typically altered more than any other building feature to reflect the latest architectural styles and appear up-to-date to attract customers.”
 - *Secretary of the Interior’s Standards for the Treatment of Historic Properties*
- “Large storefront display windows blur the distinction between the public sidewalk and the private shop space, making it more inviting for customers to wander in.”
 - *Guiding Design on Main Street*

Lincoln Road Storefront Evolution



*918-932 Lincoln Road, 1944
(Florida Memory)*



918-932 Lincoln Road, April 2026

Lincoln Road Storefront Evolution



*607-611 Lincoln Road, c. 1936
(Phillip Pessar, Flickr)*



607-611 Lincoln Road, April 2026

Lincoln Road Storefront Evolution

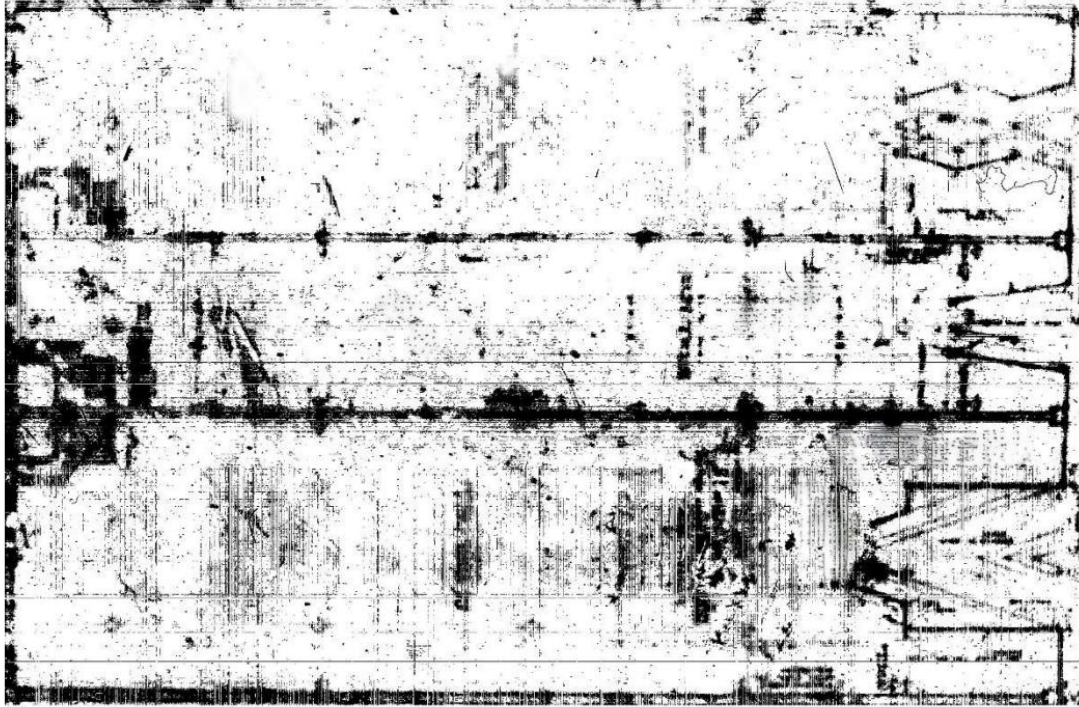


*605 Lincoln Road, 1945
(Florida Memory)*

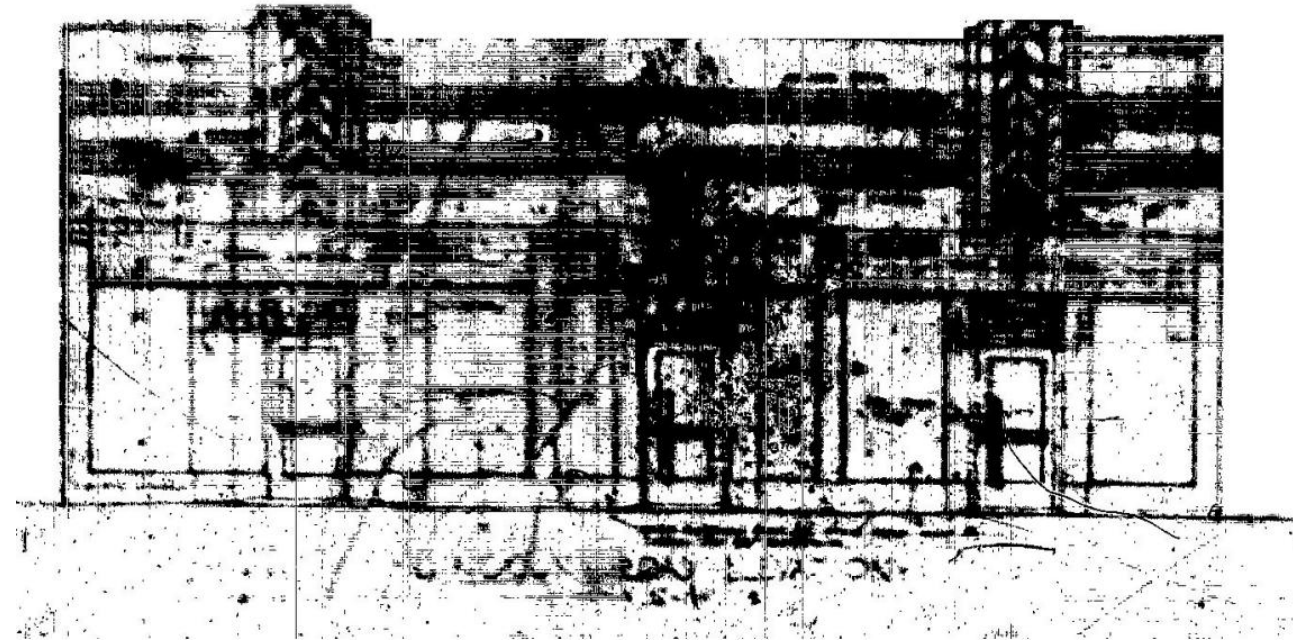


605 Lincoln Road, April 2026

Building Evolution



*Original First Floor Plan showing terrazzo at entrances, 1936
(Miami Beach Building Department)*



*Original Front Elevation Drawing, 1936
(Miami Beach Building Department)*

Building Evolution

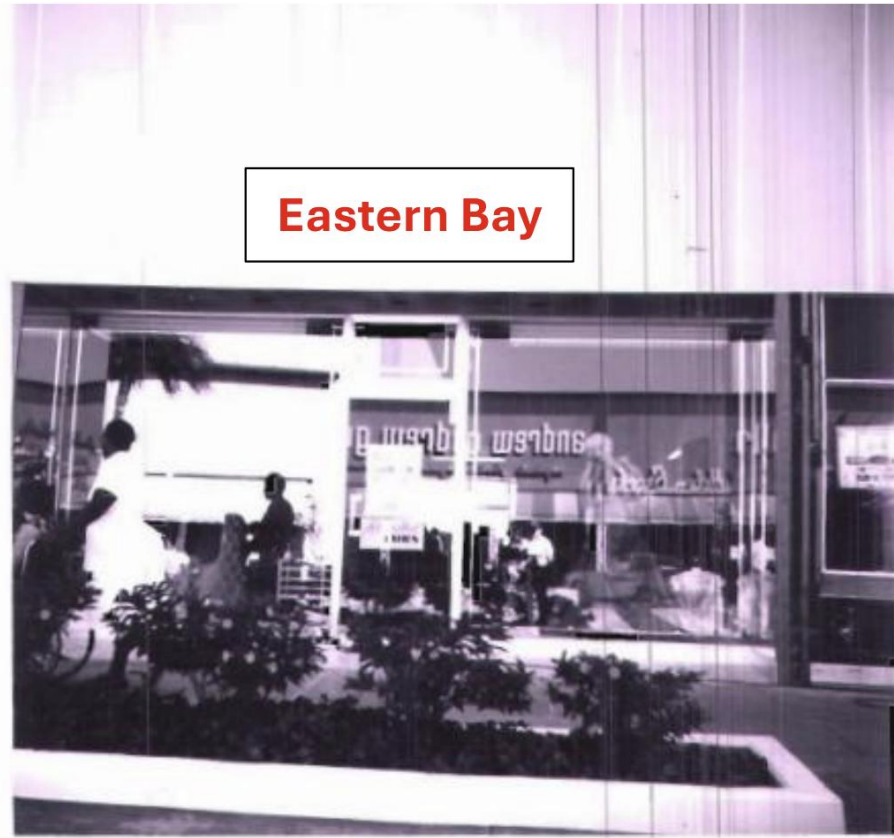


*716-720 Lincoln Road, 1936
(Phillip Pessar, Flickr)*



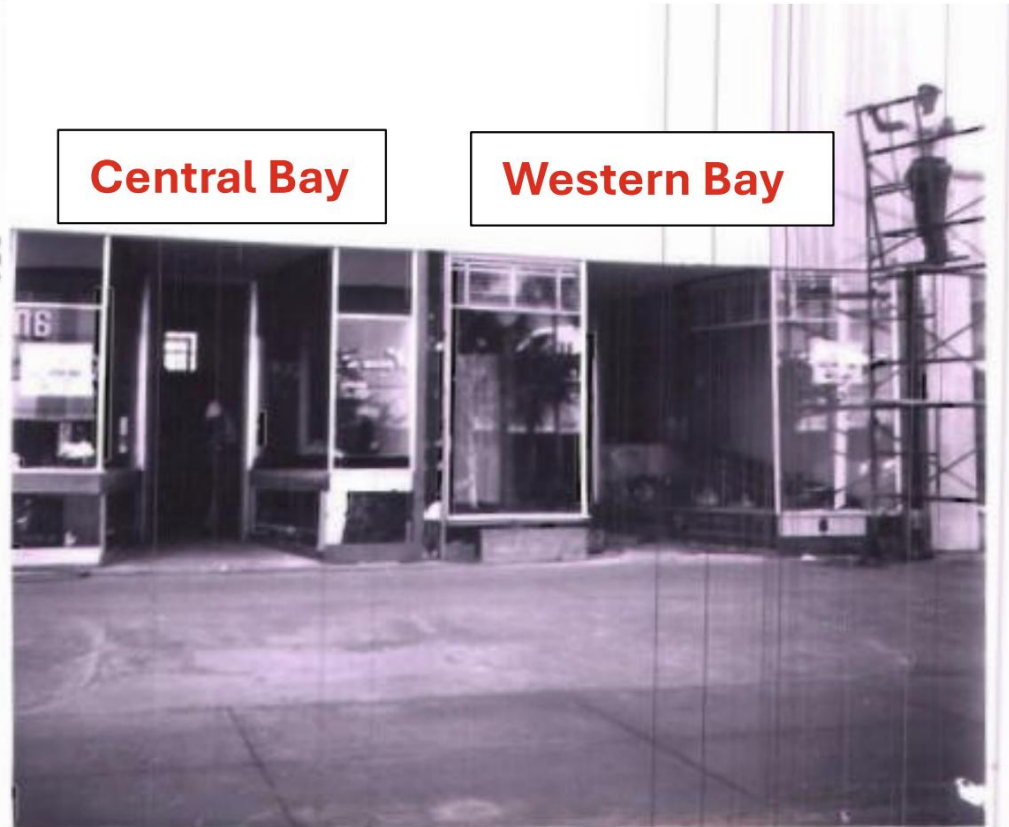
*716-720 Lincoln Road, 1936
(Phillip Pessar, Flickr)*

Historic Photos of the Property



Eastern Bay

1961



Central Bay

Western Bay

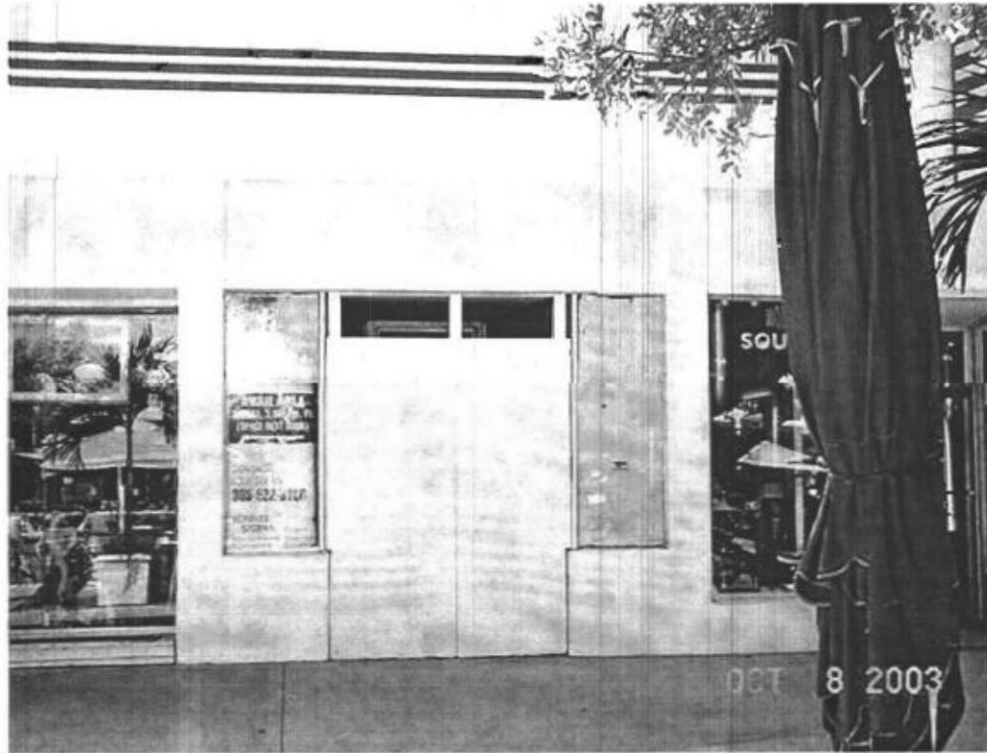
1961

Historic Photos of the Property



1971

Historic Photos of the Property



2003



2005

Existing Building



Eastern Bay

Central Bay

Western Bay

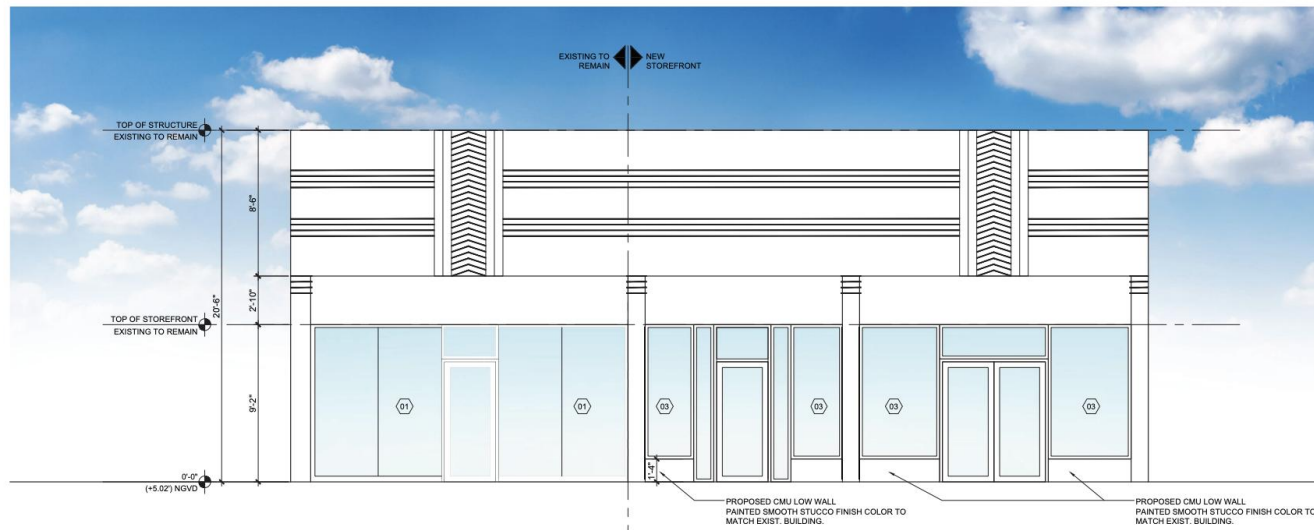
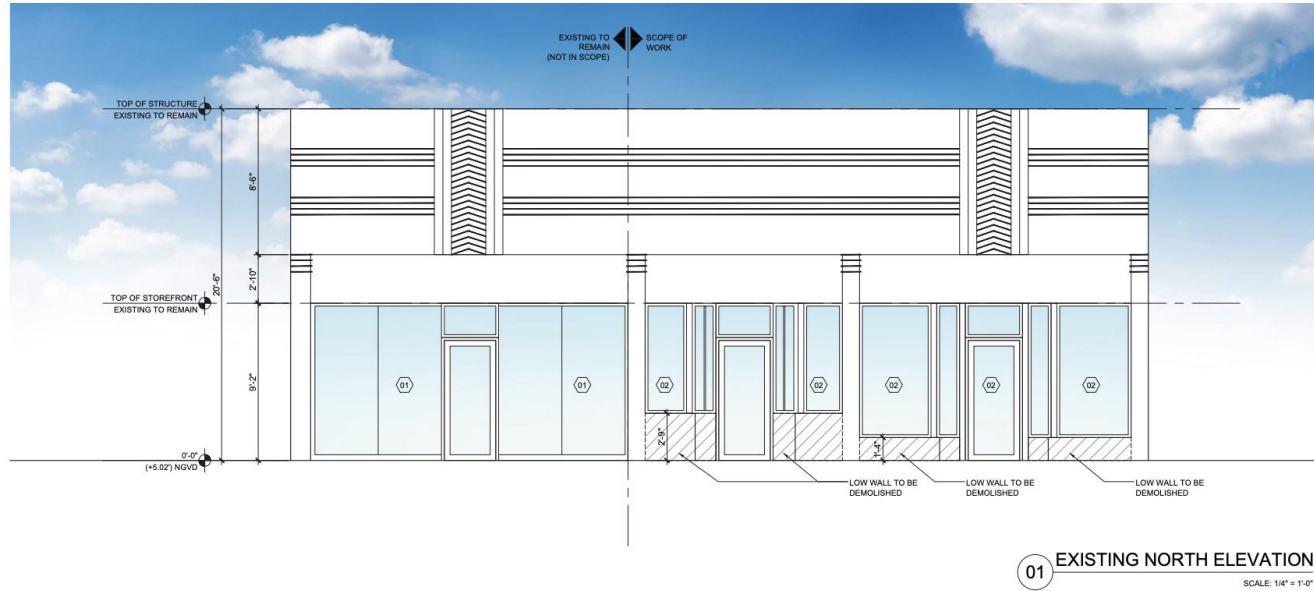
Project Rendering



Project Rendering



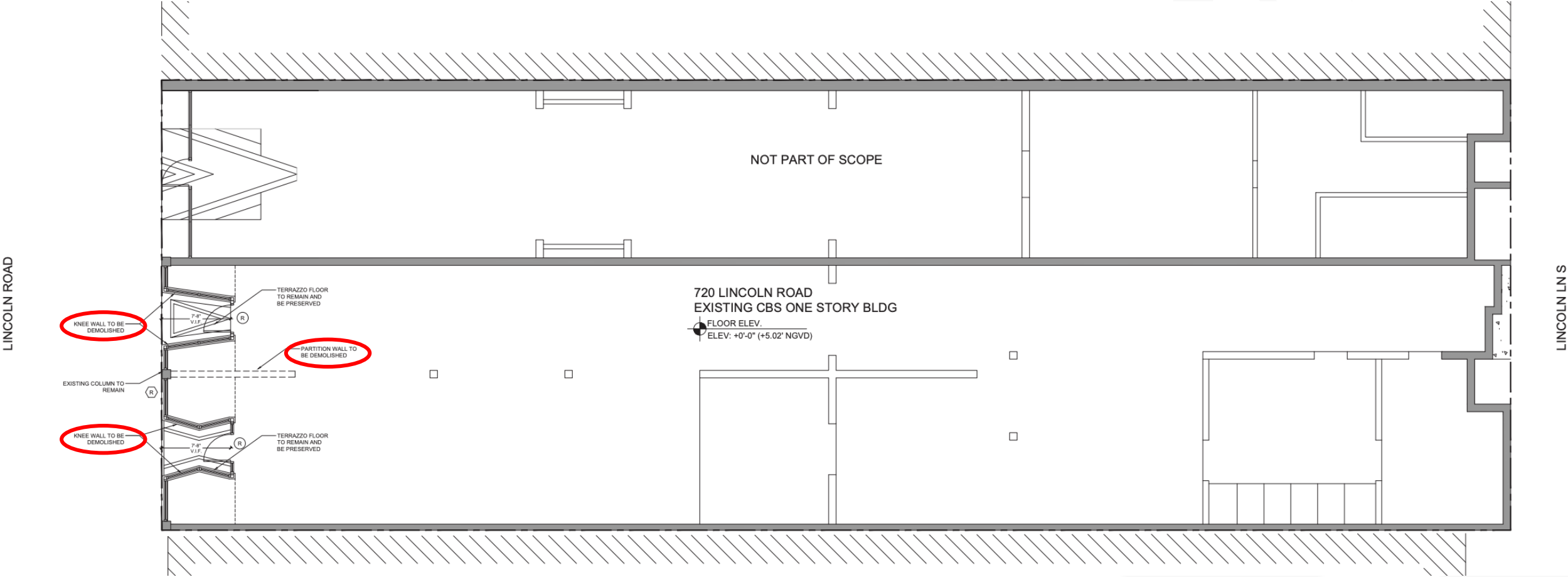
Proposed North Elevation



GLAZING LEGEND

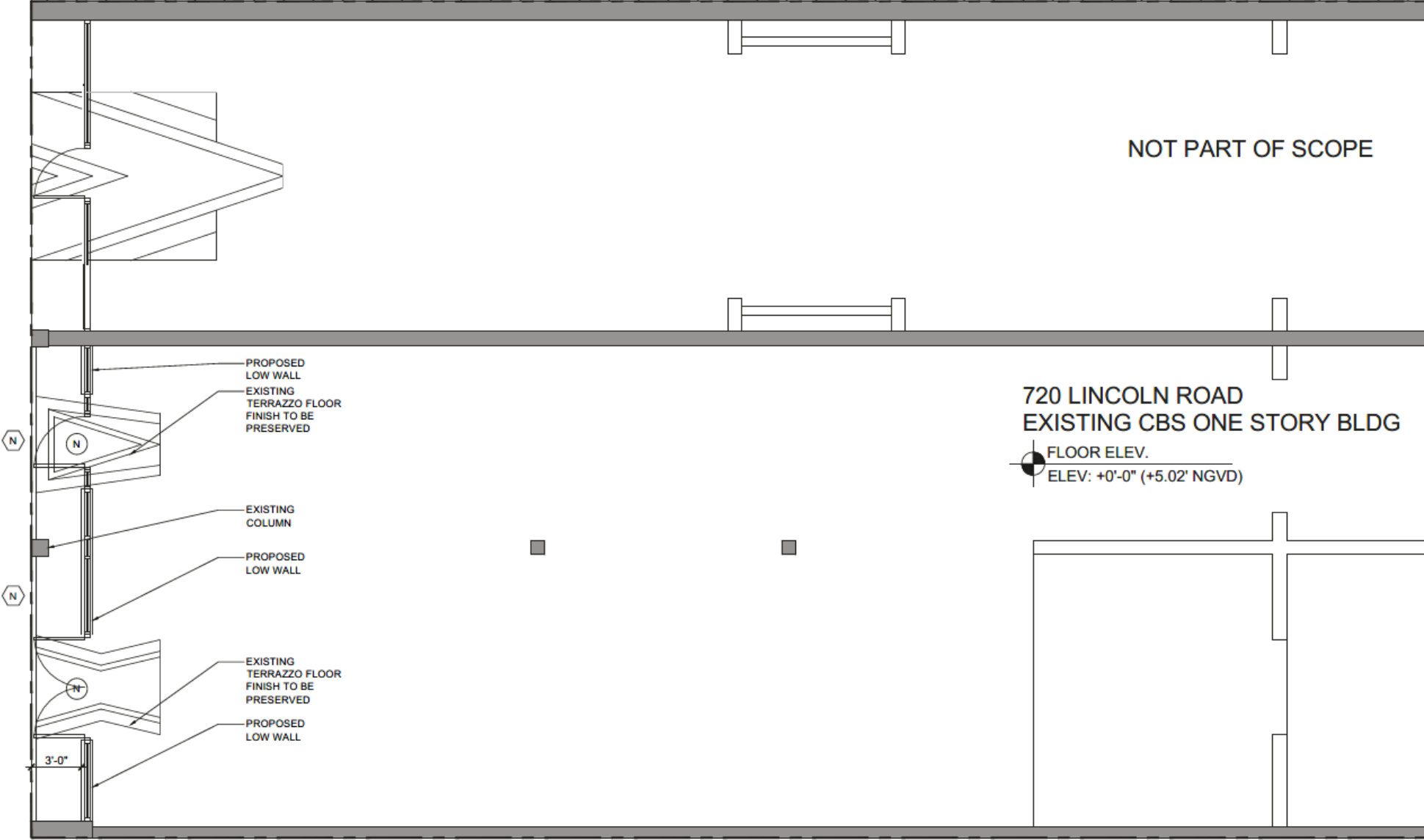
- 01 EXISTING STOREFRONT TO REMAIN (NOT PART OF SCOPE)
- 02 EXISTING STOREFRONT TO BE REMOVED
- 03 PROPOSED STOREFRONT

Existing Layout



Proposed Layout

LINCOLN ROAD



Project Rendering



Lincoln Road BID – Support Letter

LINCOLN RD

April 28, 2026

Historic Preservation Board Members

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

RE: Certificate of Appropriateness for the Property Located at 716-720 Lincoln Road –
HPB26-0867 Letter of Support

Dear Mr. Belush:

I am the President of the Lincoln Road Business Improvement District (“LRBID”), whose boundaries include the property located at 716–720 Lincoln Road (the “Property”). During the LRBID Board of Directors’ meeting on April 14, 2026, the Board met with representatives for the applicant, who presented a proposal for selective demolition and renovations to the building’s central and western storefronts to consolidate the space into a single, unified tenant area.

Based on the materials presented, the proposed renovations are consistent with and compatible with the historic character of Lincoln Road. The plans include modifications to the central and western storefronts to create a unified tenant space with a single glass entry door at the central bay and one set of glass double doors at the western bay. The proposed storefront configuration will align with the existing eastern bay, resulting in a cohesive and unified façade across the building’s frontage. Importantly, the existing decorative tile at the storefront threshold areas along the central and western bays will be retained. Additionally, the existing Art Deco upper façade above the storefronts, including the horizontal banding and vertical chevron motifs, will be preserved.

The proposed renovations at the site will enhance the functionality of the Property and improve the building’s appearance while promoting activation along Lincoln Road. The renovations are compatible with the surrounding commercial context and consistent with the Miami Beach Architectural District and the Flamingo Park Local Historic District. The project will further enhance the appeal of Lincoln Road for both residents and visitors.

Lincoln Road Business
Improvement District, Inc.

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

LincolnRoad.com

1 of 2

LINCOLN RD

Following the presentation, the Lincoln Road BID Board of Directors voted to express favorable support and recommended approval of the Certificate of Appropriateness application (File No. HPB26-0867).

Sincerely,



Lyle Stern
President

cc: file

Lincoln Road Business
Improvement District, Inc.

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

LincolnRoad.com

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Favorable Staff Recommendation

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STAFF ANALYSIS

The subject structure, constructed in 1936 and designed by architect Victor H. Nellenbogen, is classified as 'contributing' within the Flamingo Park Local Historic District. The building is a one-story commercial structure with an Art Deco-inflected commercial façade composed of three bays. Historic documentation, including Building Card records and County photographs from 1961, confirms that the eastern bay was modified at mid-century through the removal of the original knee wall and the relocation of the storefront glazing forward of the historic recessed entry. The central and western bays, which are the subject of this application, constitute a single unified tenant space.

The applicant is proposing to renovate the central and western storefront bays by removing existing knee walls and a nonstructural interior partition and installing a uniform 3'-0" recessed storefront system with a 16-inch CMU knee wall. The original microfilm drawings confirm that the 1936 storefront featured a low, continuous knee wall consistent in height across all three bays. However, the original floor plan indicates that the historic storefront was set at a depth comparable to the current configuration. As proposed, the storefront system will be positioned closer to Lincoln Road, removing most of the current recess. The applicant is also proposing to replace one of the existing single doors with a double door. While the lowered knee wall is more consistent with the original 1936 design, the proposed storefront depth and door configuration represent departures from the historic condition. The proposed work is best characterized as a compatible alteration rather than a restoration.

Staff does not object to the reduced recess, as the original depth would be functionally excessive for contemporary commercial use. Staff also finds it appropriate that the proposed storefront system does not align with the existing terrazzo flooring pattern at the thresholds. This preserves the legibility of the alteration as a later intervention, as the subtle inconsistency between the new storefront location and the terrazzo pattern makes clear that the storefront is not in its original position. This is preferable to aligning the new system with the terrazzo in a manner that could create a false impression of restoration. The upper façade, including the historic banding and chevron detailing, will be fully retained. Existing terrazzo flooring at the storefront thresholds is to be retained and while no work is proposed in the eastern bay, staff has included a condition to require restoration of original terrazzo pattern and 16" high knee wall for any future storefront replacement.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the request for a Certificate of Appropriateness be **approved**, subject to the conditions enumerated above, which address the identified Certificate of Appropriateness criteria.



Project Rendering



Thank You

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

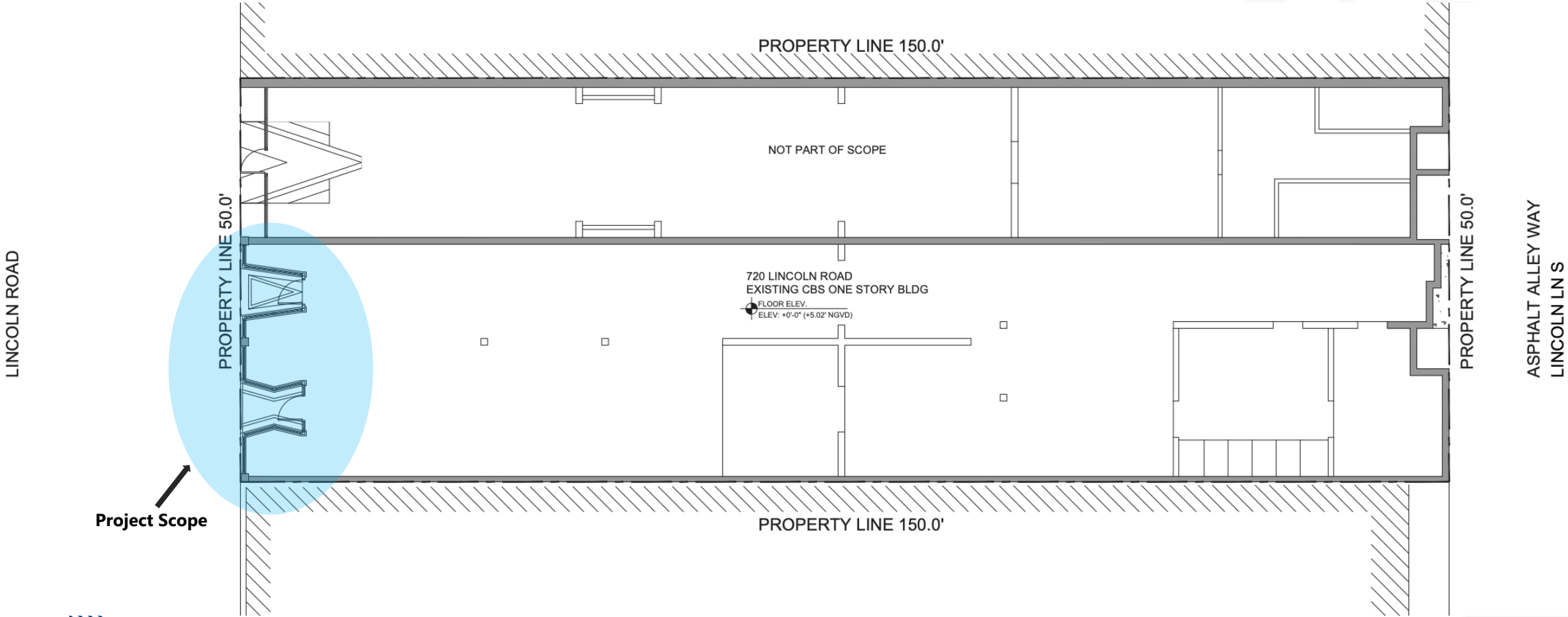
www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com

Existing Layout



Art Deco Entry Terrazzo and Associated Plans



07 PHOTO DATED 01-06-2026



08 PHOTO DATED 01-06-2026

