

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: January 12, 2016

FROM: Thomas R. Mooney, AICP  
Planning Director 

SUBJECT: File No. 7594, **1029-1031 Lincoln Road – Capital One.**

The applicant, Capital One Financial Corporation, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story structure as part of a new retail development.

### **STAFF RECOMMENDATION**

Approval of the Certificate of Appropriateness with conditions

### **EXISTING STRUCTURE**

Local Historic District:	Flamingo Park
Status:	Contributing
Original Construction Date:	1929
Original Architect:	Russel Pancoast

### **ZONING / SITE DATA**

Legal Description:

#### **Parcel A**

South 75 Feet of Lot 3, Block 38, Commercial Subdivision, as recorded in the Public Records of Miami-Dade County, According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

#### **Parcel B**

North 75 Feet of Lot 3, Block 38, Commercial Subdivision, as recorded in the Public Records of Miami-Dade County, 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
Lot Size:	7,500 S.F. / 2.25 Max FAR
Existing FAR:	7,056 S.F. / 0.94 FAR

Proposed FAR: 7,027 S.F. / 0.94 FAR  
Existing Height: 1-story  
Proposed Height: 1-story  
Existing Use/Condition: Retail  
Proposed Use: Café/Bank

### **THE PROJECT**

The applicant has submitted plans entitled “Capital One” as prepared by Dynamica Architecture, dated November 23, 2015.

**The applicant is requesting a Certificate of Appropriateness for the renovation of the existing 1-story structure including the demolition of substantial portions of the Lincoln Road and Lincoln Lane North facades of the subject building, in order to accommodate a new banking establishment and café.**

### **CONSISTENCY WITH 2025 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the existing **commercial use** appears to be **consistent** with the Future Land Use Map of the Comprehensive Plan.

### **COMPLIANCE WITH ZONING CODE**

The application may not be consistent with the requirements of the City Code; this shall not be considered final zoning review or approval.

1. Additional information shall be submitted with regard to the proposed ATM signage, in order to determine if the signage is consistent with regulations set forth in Chapter 138 of the City Code.

All zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.  
**Not Satisfied**  
**The applicant is proposing to demolish significant architectural elements that characterize the 1941 design.**
  - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.  
**Satisfied**

- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. Exterior architectural features.  
**Not Satisfied**  
**The applicant is proposing to demolish significant architectural elements that characterize the 1941 design.**  
**The proposed black and blue color storefront frames are not consistent with the character of the existing 'Contributing' building or surrounding historic district.**
  - b. General design, scale, massing and arrangement.  
**Satisfied**
  - c. Texture and material and color.  
**Not Satisfied**  
**The applicant is proposing to demolish significant architectural elements that characterize the 1941 design, including the terracotta tile located on the upper façade.**  
**The proposed black and blue color storefront frames are not consistent with the character of the existing 'Contributing' building or surrounding historic district.**
  - d. The relationship of a, b, c, above, to other structures and features of the district.  
**Not Satisfied**  
**The proposed black and blue color storefront frames are not consistent with the character of the existing 'Contributing' building or surrounding historic district.**
  - e. The purpose for which the district was created.  
**Not Satisfied**  
**The Flamingo Park Historic District was created in part to promote the retention and restoration of historically significant architectural elements.**
  - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.  
**Satisfied**
  - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.  
**Satisfied**
  - h. The original architectural design or any subsequent modifications that have acquired significance.  
**Not Satisfied**

**The applicant is proposing to demolish significant architectural elements that characterize the 1941 design, including the terracotta tile located on the upper façade.**

- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach 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. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- 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 and screening devices.  
**Not Applicable**
  - 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, and any applicable overlays, for a particular application or project.  
**Not Satisfied**  
**See compliance with zoning code.**
  - 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 118-503.  
**Not Satisfied**  
**The proposed black and blue colored storefront frames are not consistent with the character of the existing 'Contributing' building or surrounding historic district.**
  - 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.  
**Not Satisfied**  
**The Flamingo Park Historic District was created in part to promote the retention and restoration of historically significant architectural elements.**
  - 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.  
**Not Applicable**

- 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 for and that any 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.  
**Satisfied**
- 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.  
**Satisfied**
- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.  
**Satisfied**
- 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.  
**Satisfied**
- 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 pedestal portion of the proposed building fronting a sidewalk street, or streets shall have 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.  
**Satisfied**
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Not Satisfied**  
**The applicant has not submitted a rooftop mechanical equipment plan.**
- 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.  
**Satisfied**
- 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.  
**Satisfied**

**CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA**

Section 118-564 (f)(4) of the Land Development Regulations of the Miami Beach Code provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The Building, Structure, Improvement, or Site is designated on either a national or state level as a part of an Historic Preservation District or as a Historic Architectural Landmark or Site, or is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Building, Historic Structure or Historic Site, Historic Improvement, Historic Landscape Feature, historic interior or the Structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.  
**Satisfied**  
**The existing structure is designated as part of the Flamingo Local Historic District; this building is designated as a 'Contributing' structure in the historic district.**
- b. The Building, Structure, Improvement, or Site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.  
**Satisfied**  
**The existing structure would be difficult and inordinately expensive to reproduce.**
- c. The Building, Structure, Improvement, or Site is one of the last remaining examples of its kind in the neighborhood, the country, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.  
**Satisfied**  
**The subject structure is one of the last remaining examples of its kind and is a distinctive example of an architectural or design style which contributes to the character of the district.**
- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in section 114-1, or is an architecturally significant feature of a public area of the interior of a historic or contributing building.  
**Satisfied**

**The subject structure is designated as a ‘Contributing’ building in the Miami Beach Historic Properties Database.**

- e. Retention of the Building, Structure, Improvement, Landscape Feature or Site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied**

**The retention of this structure is critical to developing an understanding of an important Miami Beach architectural style.**

- f. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district.

**Not Applicable**

**The demolition proposed in the subject application is not for the purpose of constructing a parking garage.**

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

**Not Applicable**

**The applicant is not proposing total demolition of the existing ‘Contributing’ building.**

- h. The Dade County Unsafe Structures Board has ordered the demolition of a Structure without option.

**Not Applicable**

**The Miami-Dade County Unsafe Structures Board has not ordered the demolition of any part of the subject building.**

**STAFF ANALYSIS**

The subject property consists of two parcels, the southern portion fronts onto Lincoln Road and the northern portion fronts onto Lincoln Lane North and a municipal parking lot. The ‘Contributing’ building is located on the southern parcel, it was designed by architect Russel Pancoast and constructed in 1929. Although no original plans or early photographs have been located, examination of the building permit history reveals that significant modifications have been made to the building since its initial construction.

The most substantial alterations appear to have occurred in 1941 when the Lincoln Road façade was remodeled. A detail of the 1941 design, located on Microfilm #15919 (attached), shows a terracotta tile upper façade with fluted horizontal banding and fluted pilasters. At some point between 1942 and 1960, the eastern portion of the façade was substantially altered; arched openings, curved parapet and a small projecting balcony feature were introduced in what

appears to have been an attempt to recall elements of the Mediterranean Revival style of architecture.

On December 14, 1999, the Joint Design Review and Historic Preservation Board reviewed and approved a Certificate of Appropriateness and Design Review Approval for the partial demolition and renovation of the subject building, including a new 2-story ground level addition at the rear of the site. Construction was completed in 2001 and included the restoration of the eastern portion of the Lincoln Road façade to its 1941 design.

The applicant is currently proposing design modifications to both the Lincoln Road and Lincoln Lane facing facades.

### **Lincoln Road façade**

The applicant is proposing a new façade design characterized by 14'-0" tall storefronts at the ground level and an angled projecting frame surrounding the upper façade. The upper façade is proposed to be clad with rectangular ceramic tiles set horizontally. The construction of this new façade will require the demolition of the ground floor angled storefronts, fluted horizontal banding, an approximately 4'-0" section of the upper façade directly above the storefronts, and the square terracotta tiles located on the upper façade.

Staff cannot support the demolition of the fluted horizontal banding features or the removal of the terracotta tiles, as both of these elements are historically and architecturally significant to the 1941 design. Additionally, staff would note that the approximately 4'-0" wall section located above the storefronts likely contains the structural tie beam supporting the upper portion of the building. It is not yet clear whether the removal of this section of wall will adversely impact the structural integrity of the building. Consequently, staff would recommend that the entire upper façade portion be retained and restored.

Further, although staff is not opposed to a modest reconfiguration of the existing storefronts in order to accommodate a new use, staff does have concerns with regard to the currently proposed design. First, the applicant is proposing to setback the eastern two-thirds of the new storefront approximately 3'-2" northward of the existing structural columns. This will result in at least one 'floating' rectangular column where the existing fluted pilasters are located. Staff believes this condition is highly inconsistent with the design of the 'Contributing' building and would therefore recommend that the recessed entry doors be limited to the entrance at the ATM vestibule and one bay at the café seating area.

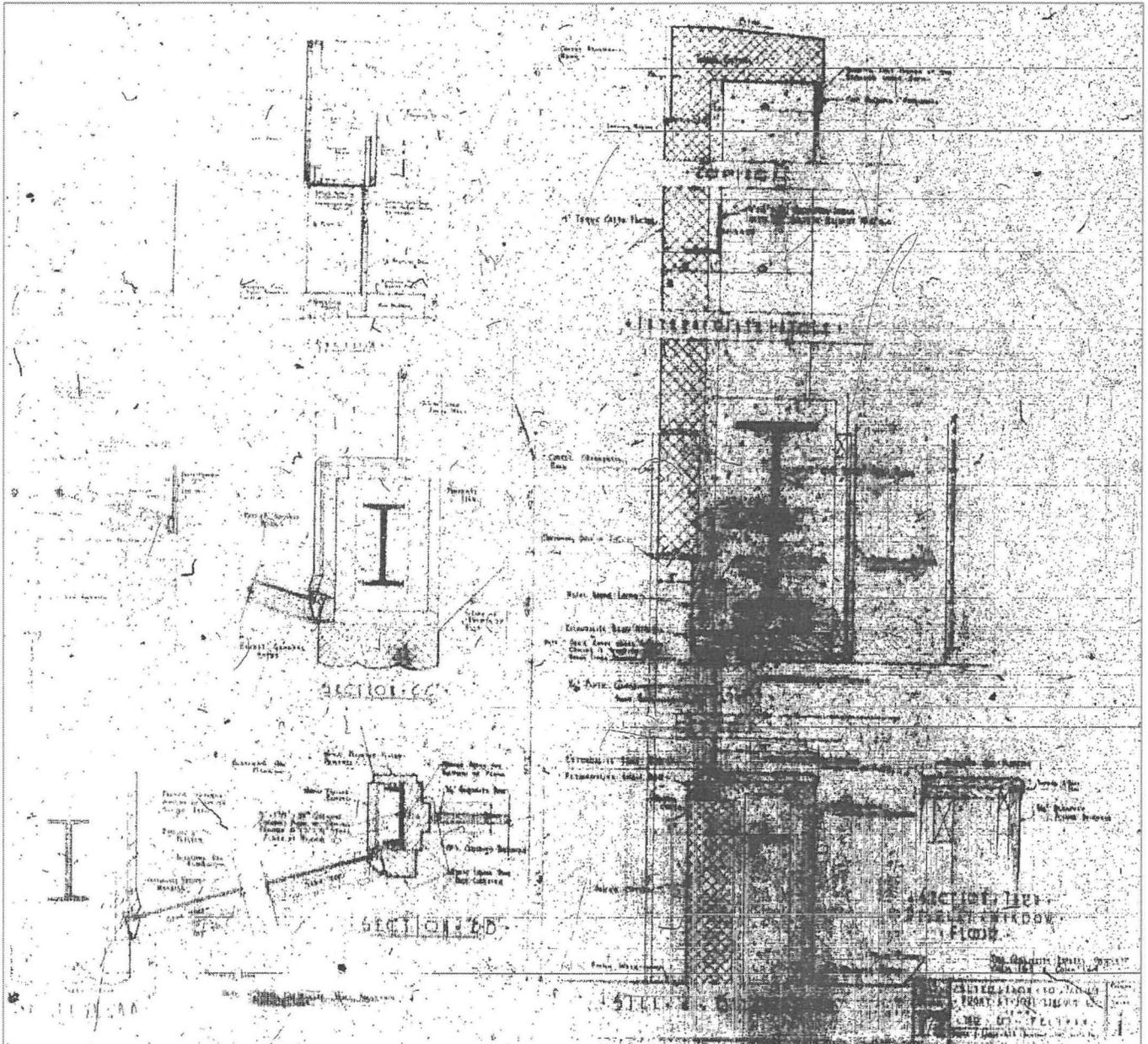
Second, staff believes that the proposed black and blue color storefront frames are not consistent with the existing 'Contributing' building or surrounding historic district, and would recommend that all storefront framing located on the Lincoln Road façade be a clear anodized aluminum finish.

### **Lincoln Lane North facade**

Staff is supportive of the modifications proposed for the Lincoln Lane North elevation, which includes the reconfiguration and enlargement of the storefronts, new tile cladding and projecting frame element. The proposed entrance along this secondary elevation should serve to reinforce the pedestrian friendly quality of Lincoln Lane North. Further, as this portion of the building was constructed in 2001, no historic elements will be demolished.

**RECOMMENDATION**

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



City of Miami Beach Microfilm Plans #15919  
1941- Façade Detail

**HISTORIC PRESERVATION BOARD  
City of Miami Beach, Florida**

MEETING DATE: January 12, 2016

FILE NO: 7594

PROPERTY: 1029-1031 Lincoln Road

APPLICANT: Capital One Financial  
Corporation

LEGAL: Parcel A  
South 75 Feet of Lot 3, Block 38, Commercial Subdivision, as recorded in  
the Public Records of Miami-Dade County, According to the Plat Thereof,  
as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade  
County, Florida.

Parcel B  
North 75 Feet of Lot 3, Block 38, Commercial Subdivision, as recorded in  
the Public Records of Miami-Dade County, According to the Plat Thereof,  
as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade  
County, Florida.

IN RE: The applicant is requesting a Certificate of Appropriateness for the partial  
demolition and renovation of the existing 1-story structure as part of a new  
retail development.

**ORDER**

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT,  
based upon the evidence, information, testimony and materials presented at the public hearing  
and which are part of the record for this matter:

**I. Certificate of Appropriateness**

A. The subject site is located within the Flamingo Park Local Historic District.

- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
  2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'c', 'd' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
  3. Is not consistent with Certificate of Appropriateness Criteria 'b-d' & 'l' in Section 118-564(a)(3) of the Miami Beach Code.
  4. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
    - a. The entire upper façade portion fronting on Lincoln Road shall be retained and restored, inclusive of the fluted banding and terracotta tiles, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - b. The black and blue storefront frames fronting on Lincoln Road shall not be permitted. All storefront frames fronting on Lincoln Road shall be a clear anodized or silver powder coated aluminum finish, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - c. Final details of all proposed storefront systems, associated details and finishes shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - d. Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - e. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from any portion of an exterior wall containing floor to ceiling storefront glazing, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. This shall not prohibit tables and chairs or substantially transparent fixtures for display purposes only.

- f. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district.
- g. All building signage shall require a separate permit. The exterior wall signage proposed for the Lincoln Road elevation shall consist of natural aluminum color reverse channel, back-lit letters, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. A fully enclosed air conditioned trash room that is sufficiently sized to handle the entire trash load of the building at all times shall be required, located within the envelope of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- i. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

## **II. Variance(s)**

- A. No Variances were requested as a part of this application.

## **III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.**

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Capital One" as prepared by Dynamica Architecture, dated November 23, 2015, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in

