

02/04/2022

Historical Preservation Board

Final Submittal

Re: Project Name: (#1929) City of Miami Beach Fire Station #01
Project Address: 833 6TH Street, Miami Beach, FL 33139
Dated: 02/04/2022

This document outlines the revisions made to the proposed new Fire Station facility in response to the comments provided by the historical preservation board, and the public during the public presentation for this new HPB21-0483, 833 6th Street application held on **01/11/22**.

SITE

Building alignment. the proposed building placement provides the minimum required length for the exit and entrance apparatus bay ramps, and the required vehicular access to Meridian Court and areas for public and fire station program parking. If the building is moved to the north, the access to the alley will be blocked and there will be a reduction of fire station and public parking within P11. The available open space along the principal frontage on 6th street provides opportunities to preserve some of the concrete existing planters and landscape material, and space for a small pavilion that repurposes one of the existing entry canopies and concrete columns.

The design team and city staff reviewed options to repurposed portions of the existing facility. The exiting ground floor F.F.E. is 4.10', this doesn't provide the necessary flood elevation for the proposed fire station requirement, and the majority of the existing building envelop footprint overlaps with the proposed building and required ramps. The portions of the existing planters and entry plaza areas along 6th street that don't overlap will be repurposed into the pocket landscape areas to east and west of the new facility as shown with the proposed site plan and rendered views.

Vehicular Ramps. As previously shown, the proposed apparatus bay level vehicular ramp width on Jefferson Avenue was reduced to **56'-10"** (previously **73'-7"**). A full bay width reduction was reviewed and coordinated with fire department personel to ensure vehicular maneuverability is maintained. the ramp and main entry area changes provide a reduction in lot coverage from **75%** to **73%**.

Height. As previously stated, The design team will review structural options to reduce the proposed covered parking level ceiling height. We do not believe that a significant reduction will be possible without loosing the required parking for the Fire station use

Existing Trees. The proposed ramp width reduction along Jefferson provides additional space to further enhance the protection and longevity for tree #50 (sabicu) located at the front corner along the interception of Jefferson avenue and 6th street.

Landscape. Additional landscape areas are provided by the proposed ramp width reduction, and the proposed main entry hardscape area reduction. The expanded landscape area along the west side of the 6th street provides opportunities for art in public places, a pocket park with a pavilion, the preservation of existing exterior planters with its palm trees, and further enhaces the pedestrian realm along 6th street.

FIRE STATION BUILDING DESIGN

The following proposed building design updates are inspired by the historical character of the surrounding urban context of the Flamingo Park Historic District, and neighboring historic districts at large, and takes into consideration the comments provided by the Historic Preservation Board. The proposed design preserves existing elements of the building (selected concrete planters and a repurposed entry canopy) and uses design elements to create a better contextual integration in the historic fabric of the neighborhood as outlined below.

The proposed building elements include:

- Asymmetry
- Curtain wall
- Brise-soleils
- Built-in planters
- Cantilevers / concrete canopies
- Concrete boxed windows
- Flat roofs
- Overhanging concrete roof plates and floor slabs
- Steel Pipe columns
- Exterior concrete stair with solid concrete low guard walls and ornamental painted aluminum continuous cap
- Ground face veneer to echo the use of exposed CMU block.
- Storefront along 6th street with a horizontal scale that reduces the apparent building massing scale and echoes the directional emphasis that is predominant within the architecture of the historic district.
- Decorative circle wall cutout (on third floor facing east)
- Existing building elements to be repurposed or preserved:
 - 1 Double Tee entrance canopy and columns to be repurposed into a pocket public park small pavilion along the west side of the 6th street frontage; The pavilion can include park benches and a plaque to provide information about the neighborhood or to honor the heroic history of local Firefighters.
 - Selected cast in place concrete planters along the 6th street frontage with its existing palm trees. Refer to demo plan, proposed site plan and rendered views for the locations to remain.

South Elevation (Main Façade).

To further articulate the apparent building massing and enhance the building's integration into the historic fabric and urban scale the following proposed changes are outlined.

- The stair along 6th street is proposed as a cast in place concrete open stair to echo the existing concrete stair that surrounds the existing building elevator tower.
- The proposed main entrance canopy draws inspiration for post-war modern / Miamo elements like concrete eyebrows and planters, and creates a larger statement that integrates a new landscape planter into the entrance. The covered outdoor foyer that is created is enhanced by the fully exposed perforated metal parking screen that conceals the covered parking under the apparatus bay level of the station.
- The building signage placement acts as an accent along the proposed concrete canopy horizontal line at a reduced but visible scale. A decorative circle cutout was added to the proposed concrete ribbon along the third floor south facing storefront,

this detail complements the building signage with a whimsical and nautical design element that echos a porthole window.

- The proposed vertical elements and horizontal articulations that carve into the building mass provide a more integrated design that respond to the surrounding area and the human scale.

LANDSCAPE DESIGN.

Site Improvements and Preservation

The new proposal for the Fire Station 1 has taken a more sensitive approach to the preservation of some architectural pieces of the existing building. Specifically, the proposal seeks to retain some of the planters directly abutting the South property line that are not affected by the proposed building's entrance. The proposal retains the elevated plaza located on the southwest corner of the property and the repurpose of one of existing double tee concrete canopy will be used as small pavilion structure over the plaza.

Landscape Plantings

As a product of this new proposal, three (3) palms that were originally designated to be relocated off-site are now to be preserved and protected as well as two (2) palms that were designated to be removed will now be preserved and protected, contributing to the existing character of the building. The modified proposal reduces the need for thirty (30) mitigation trees to twenty-nine (29). The design modification will preserve all existing palms within the planters located in the frontage area along 6th Street. All existing shrubs to be removed and planted with new plantings.

Because of the preservation of the architectural elements and planters, some calculations towards required trees have changed:

Land Use Requirements:

- Total Trees required: 29 trees
- Impact of revisions: The revised proposal reduces the number of trees to be planted off-site from 9 to 5.
- Original HPB Design Submission (Submission date 12/13/2021):
 - New Trees planted on-site: 20
 - New Trees planted off-site: 9
- Revised HPB Design with preservation of historic planter and façade components:
 - New Trees planted on-site: 24
 - New Trees planted off-site: 5

Street Tree Requirements:

- Total street trees required: 31 (calculated at frontage lengths divided by a maximum spacing of 20-feet)
- Impact of revisions: The revised proposal increases the number of trees to be planted off-site from 15 to 17.
- Original HPB Design Submission (Submission date 12/13/2021):
 - Existing street trees credit: 3
 - New Trees planted on-site: 13

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- New Trees planted off-site: 15
- o Revised HPB Design with preservation of historic planter and façade components:
 - Existing street trees credit:
 - New Trees planted on-site: 10
 - New Trees planted off-site: 17

Consultant : Wannemacher Jensen Architects, Inc.



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