

# MIAMI BEACH

## PLANNING DEPARTMENT

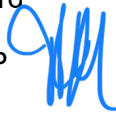
### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: September 13, 2021

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB21-0475, **833 6<sup>th</sup> Street.**

An application has been filed requesting to change the classification of the existing building from Non-Contributing to Contributing in the City's Historic Properties Database.

#### **RECOMMENDATION**

Maintain the Non-Contributing classification.

#### **BACKGROUND**

On October 8, 2019, the Historic Preservation Board discussed the possibility of the construction of a new fire station to replace the existing South Shore Community Center located at 833 6<sup>th</sup> Street. At the conclusion of the discussion, the Board continued the discussion to their December 9, 2019 meeting and requested that staff provide additional information regarding the existing building.

On December 9, 2019, the Planning Department gave a presentation to the Historic Preservation Board on the historical development of the site including an analysis of the building's architecture. During this discussion, the Board expressed general support for the construction of a new Fire Station on the site. The Board also recommended the following:

- That the City continue to work to find an alternate location for any community services that may be displaced by the demolition of the existing South Shore Community Center.
- That the City continue to explore options to repurpose the existing Fire Station No. 1 located 1051 Jefferson Avenue.
- That the City explore incorporating the existing concrete canopy structures of the South Shore Community Center building into the design for the new fire station.

On June 15, 2021, the Historic Preservation Board requested that the Planning Department evaluate the current classification for the South Shore Community Center building located at 833 6<sup>th</sup> Street for the purpose of possibly modifying its classification from Non-Contributing to Contributing in the City's Historic Properties Database.

### **EXISTING STRUCTURE**

|                          |                             |
|--------------------------|-----------------------------|
| Local Historic District: | Flamingo Park               |
| Classification:          | Non-Contributing            |
| Construction Date:       | 1970-1975                   |
| Architect:               | Morris Lapidus & Associates |

### **ZONING / SITE DATA**

|                    |  |
|--------------------|--|
| Legal Description: | Lots 6-11, Block 73, of the Ocean Beach Addition No. 3, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida. |
|--------------------|--|

|                              |  |
|------------------------------|--|
| Zoning:                      | GU, Government use                     |
| Future Land Use Designation: | PF, Public facility, governmental uses |

### **ANALYSIS**

On May 14, 1994, Section 19 of Miami Beach Zoning Ordinance No. 89-2665, entitled "HISTORIC PRESERVATION BOARD AND HISTORIC DISTRICT REGULATIONS", was amended to require that non-individually designated historic sites in historic districts be listed in the Miami Beach Historic Properties Database and classified as either Contributing or Non-Contributing. The definition of a "Contributing Building, Structure, Improvement, Site, or Landscape Feature", is as follows:

*One which by location, scale, design, setting, materials, workmanship, feeling or association adds to a local historic district's sense of time and place and historical development. A Building, Structure, Improvement, Site or Landscape Feature may be Contributing even if it has been altered if the alterations are reversible and the most significant architectural elements are intact and repairable.*

Pursuant to Subsection 118-534(b) of the City Code, the Historic Properties Database may be revised from time to time by the Historic Preservation Board, in accordance with procedures set forth in the Subsection.

### **Reclassification Request**

The Historic Preservation Board has requested that the Planning Department evaluate the current classification for the South Shore Community Center building located at 833 6<sup>th</sup> Street for the purpose of possibly modifying its classification from Non-Contributing to Contributing in the City's Historic Properties Database. The subject property is located within the Flamingo Park Local Historic District and the Miami Beach Architectural District listed on the National Register of Historic Places.

The following is a summary of the historic district designation and building classification process that has evolved over time.

- The first designation for the Flamingo Park neighborhood occurred in 1979 when the Miami Beach Architectural District was listed on the National Register of Historic Places. At that time, the period of significance was identified as 1920 to 1945.

- In 1990, the City created the Flamingo Park Local Historic District within the boundaries of the Miami Beach Architectural District. The adopted historic district designation report identifies two major periods of significant development, 1919-1926 and 1930-1948. Additionally, four architectural styles including Art Deco, Streamline Moderne Mediterranean Revival and Combination or Transitional were identified as significant to the district.
- On January 4, 2001, the period of significance for the Miami Beach Architectural District was expanded by the Keeper of the National Register to include the years between 1945 and 1950. This extension of the original period of significance resulted in an additional 130 buildings being officially labeled as Contributing resources within the district. The late 1940s buildings were constructed in the same architectural styles that were described in the original nomination.
- In 2008 and 2009, the Flamingo Park Local Historic District was expanded to include eastern portions of Alton Road. The historic designation reports for these expansion areas highlight the post WWII period of development in Miami Beach, classifying ten buildings constructed between 1945 and 1961 as Contributing due to the recognized contribution of this architecturally and historically significant period in the City's history. These properties contribute significantly to the historical development and the architectural evolution of the district.
- In 2013, the period of significance for the Miami Beach Architectural District was extended beyond 1950 to include properties constructed between 1951 and 1965. This postwar period represents an important phase in the evolution of the district as it was the final wave of rapid construction that preceded a decades-long decline in the area. This amendment included the addition of three new contributing architectural styles including, Post War Modern, Post War Vernacular and Garden Style.

### **833 6<sup>th</sup> Street – South Shore Community Center**

In 1968, the City Commission selected two lots located at the northwest corner of the intersection of 6<sup>th</sup> Street & Meridian Avenue as the site for a Community Center as part of a grant for a Neighborhood Facilities Project from the U.S. Department of Housing and Urban Development. In order to construct the project, four additional adjacent lots were acquired by the City. In 1969, Morris Lapidus & Associates was selected as the project architect and in September of that year a groundbreaking ceremony was held. In 1970, construction bids were received that exceeded the funds available for the project. Consequently, the western wing of the building was omitted, and construction commenced for the remainder of the project. Construction of the project was completed in 1971 and in the same year, the City Commission budgeted additional funds to construct the west auditorium wing. In 1974, Morris Lapidus & Associates was selected as the architect for the construction of the west auditorium wing, which was completed c.1975. Examination of the 1969 and 1974 permit plans reveal that modifications were made to the western side of the auditorium during construction, including the design of the entry feature.

The South Shore Community Center is highly characteristic of the Brutalist style of architecture. and the original building layout had three parts:

- A symmetrical 2-story central volume containing offices at the ground level and activity rooms at the second level;
- A 1-story auditorium wing to the west; and

- A 1-story recreation wing to the east.

Covered walkways from 6<sup>th</sup> Street lead to a concourse through which all areas of the building can be accessed. An exterior monumental stair that wraps the central elevator tower provides access to the second level. Below the stair is a multi-level water feature surrounded by built-in planters.

The auditorium wing constructed c.1975 features a symmetrical west facade and entrance terraces on the south and east sides of the building. The east wing features ribbon windows with projecting eyebrows and an expansive symmetrical glass façade that opens onto the eastern terrace. In 1977, the second level loggia facing 6<sup>th</sup> Street was enclosed.



*Photograph, Ca. 1971*

The building still has distinctive architectural features and finishes including rough board form concrete finish, smooth concrete finish, exposed concrete blocks in a stacked bond with raked joints and exposed precast concrete beams. While these elements are all characteristic of the Brutalist style of architecture, unfortunately, in this particular instance, they have been severely comprised over the decades with multiple coats of paint and other surface finishes.

While acknowledging that the South Shore Community Center was a thoughtfully designed building for the time, staff does not believe that the existing structure, inclusive of the alterations to the exterior, adds to the sense of time and place significant in the development of the Flamingo Park Historic District. Additionally, significant and distinct features of the Brutalist design of this building, including the exposed concrete and related finishes, have been compromised and may be beyond repair and restoration. The alterations that have occurred overtime including the introduction of security apparatus and the enclosure of open-air areas as well as the extremely low finish floor elevation indicate that the subject structure cannot be effectively adapted to function as a secure municipal facility without severely compromising the original design.

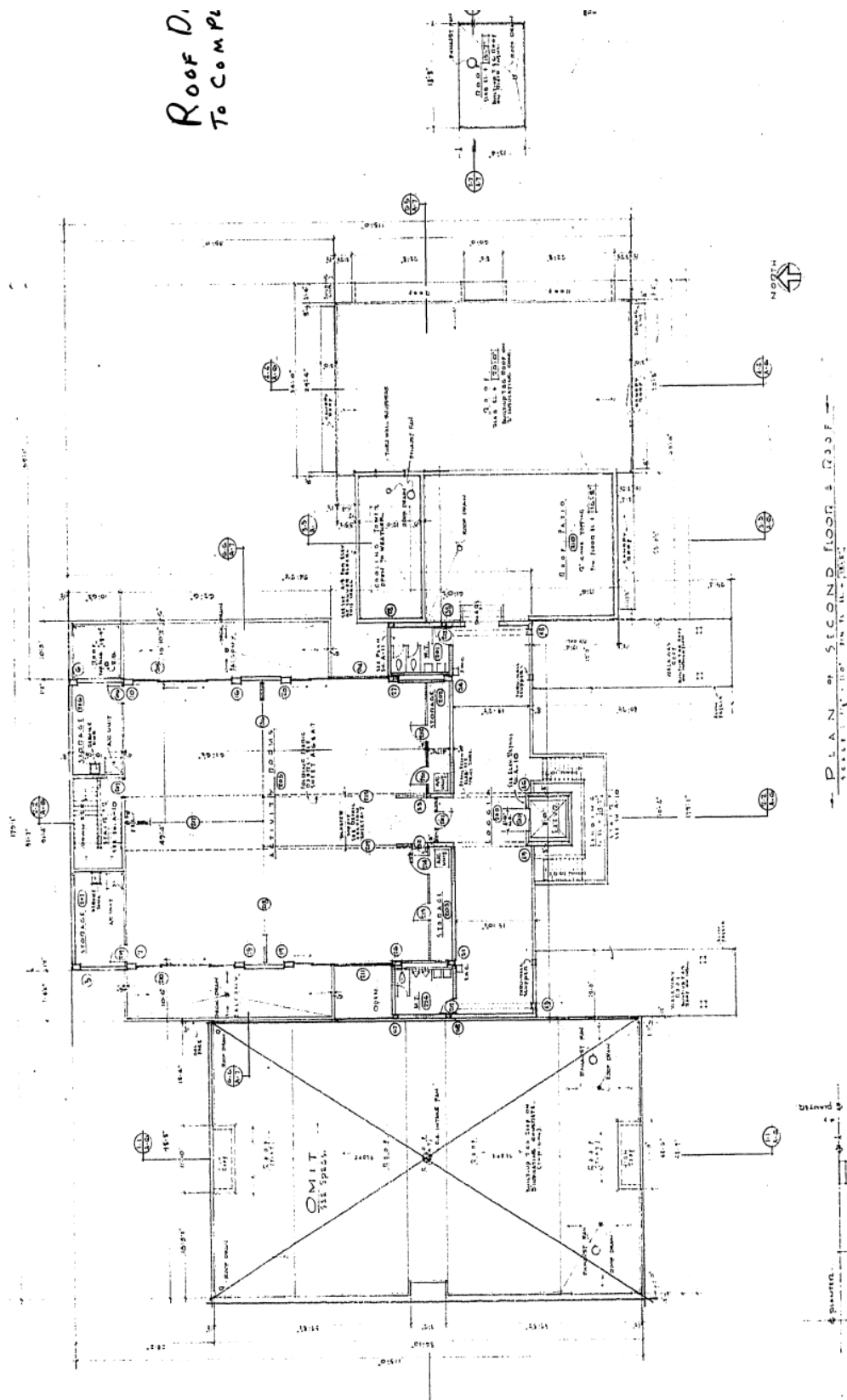
Consequently, staff finds that the South Shore Community Center Building does not contribute to the special character of the Flamingo Park Historic District and recommends the current classification of Non-Contributing remain.

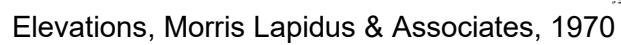
Finally, staff would note that over the past 18 months, the City has been working on addressing the recommendations (noted in the Background section of this report) expressed by the Board during the December 9, 2019 meeting.

**RECOMMENDATION**

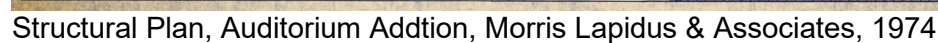
In accordance with the information and reasons set forth in the foregoing analysis, staff recommends that the Historic Preservation Board maintain the Non-Contributing classification in the City's Historic Properties Database for the South Shore Community Center located at 833 6<sup>th</sup> Street.



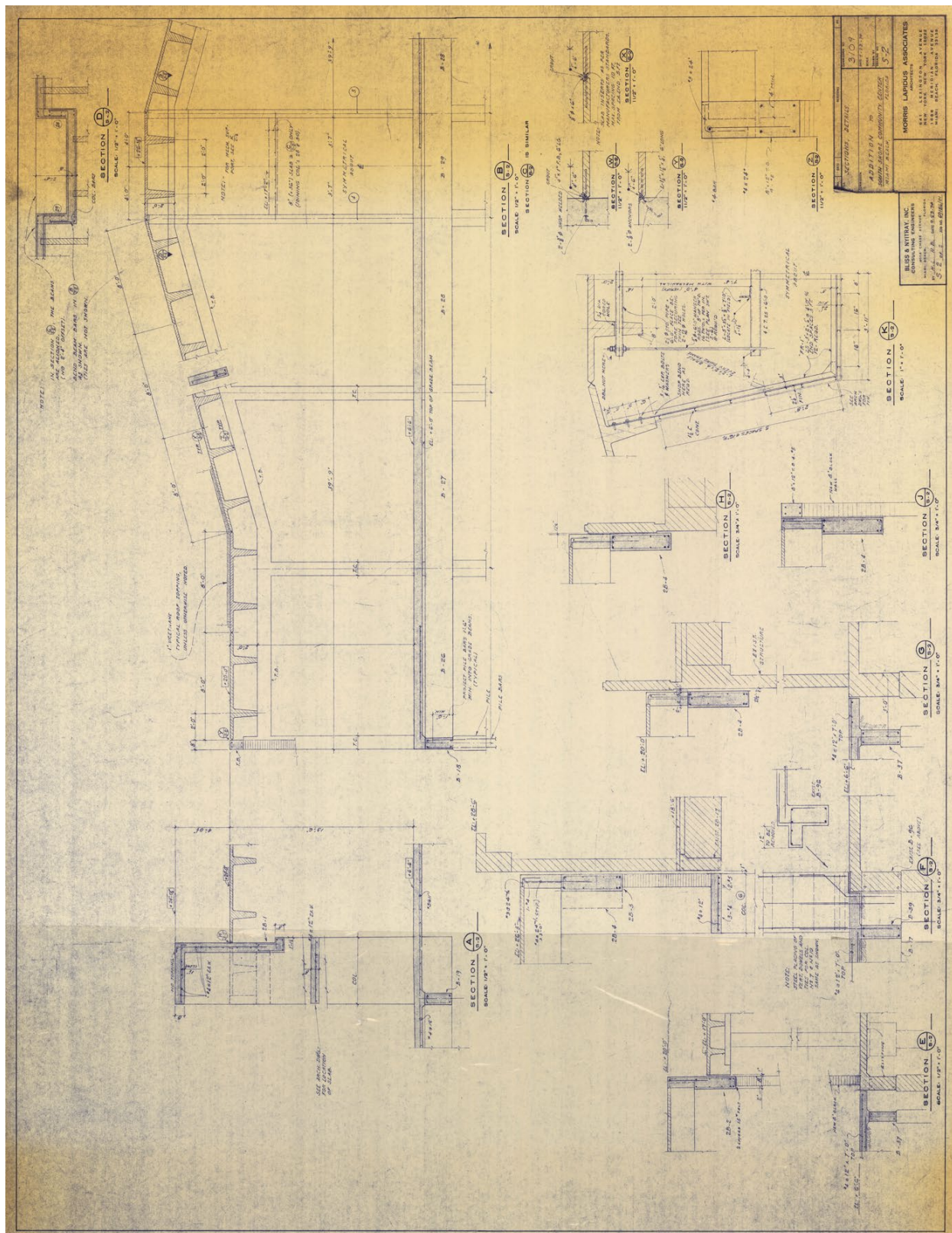












Structural Details, Auditorium Addition, Morris Lapidus & Associates, 1974







South facade



Entrance canopy detail





Fountain detail



Exterior stair detail





Concourse detail



West façade, auditorium





South façade, auditorium



South façade, recreation room

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

MEETING DATE: September 13, 2021

PROPERTY: 833 6<sup>th</sup> Street / 02-4203-009-4820

FILE NO: HPB21-0475

IN RE: An application has been filed by the Historic Preservation Board requesting to change the classification of the existing building from Non-Contributing to Contributing in the City's Historic Properties Database.

LEGAL: Lots 6-11, Block 73, of the Ocean Beach Addition No. 3, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

**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:

- A. The South Shore Community Center building is currently classified as a Non-Contributing structure in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.
- B. Based on the documentation in the file and the reasons set forth in the Planning Department Staff Report, the South Shore Community Center building, located at 833 6<sup>th</sup> Street, is not consistent with the definition of Contributing in Section 114-1 of the City Code and shall remain classified as Non-Contributing within the Miami Beach Historic Properties Database.

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, that the application is GRANTED.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
HISTORIC PRESERVATION & ARCHITECTURE OFFICER  
FOR THE CHAIR



Page 2 of 2  
HPB21-0475  
Meeting Date: September 13, 2021

STATE OF FLORIDA                    )  
  )SS  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ (                    )

Filed with the Clerk of the Historic Preservation Board on \_\_\_\_\_ (                    )