

# MIAMI BEACH

## PLANNING DEPARTMENT

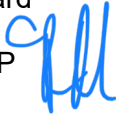
### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: September 13, 2021

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB21-0474, **1051 Jefferson Avenue.**

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**

Revise the classification of the Fire Station No. 1 building located at 1051 Jefferson Avenue from Non-Contributing to Contributing.

#### **BACKGROUND**

On June 15, 2021, the Historic Preservation Board requested that the Planning Department evaluate the current classification for the Fire Station No. 1 building (1051 Jefferson Avenue) for the purpose of possibly modifying its classification from Non-Contributing to Contributing in the City's Historic Properties Database.

#### **EXISTING STRUCTURES**

Local Historic District: Flamingo Park

##### **Fire Station No. 1**

Classification:	Non-Contributing
Construction Date:	1967
Architect:	Morris Lapidus & Associates
Addition Construction Date:	1991
Addition Architect:	Norman Giller & Associates

##### **Pump Station**

Classification:	Non-Contributing
Construction Date:	1947
Architect:	Russell T. Pancoast



*1051 Jefferson Avenue, Site Plan*

**ZONING / SITE DATA**

Legal Description:

Lots 14-16, Block 69, 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 said Subsection.

### **Reclassification request**

The Historic Preservation Board has requested that the Planning Department evaluate the current classification for the Fire Station No. 1 building (1051 Jefferson Avenue) 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.



*2021 Photograph, Fire Station No. 1*

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.

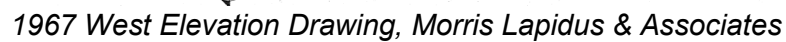
### **1051 Jefferson Avenue – Fire Station No.1**

The original fire station building, constructed in 1967 and designed by architect Morris Lapidus & Associates, is a good example of the Post War Modern style of architecture. The original design of the fire station included a three-bay apparatus room, equipment storage and offices at the ground level and a dormitory, locker room, kitchen, and dining room at the second level. The primary façade along Jefferson Avenue maintains many distinctive original architectural features including a folded panel roof system, decorative preformed panels with a stone aggregate finish that wraps the northwest corner of the building and various exterior elements with an applied pebble stone finish. These are all characteristics that are representative of the Post War Modern style of architecture in Miami Beach.

In 1991, an attached addition designed by Norman Giller & Associates was constructed to the north of the existing fire station building and consists of two bays for rescue vehicles at the ground level and dormitory facilities at the second level. This addition, connected to the original fire station building by an enclosed second level walkway, could be easily removed in the future, revealing the original northwest corner design.

In light of the fact the building is generally consistent with the characteristics of architecture constructed in the highly significant the post WWII period and is within the scale and context of the district, staff believes that the subject structure adds to the districts sense of time and place and historical development. As such, staff is recommending that the Board modify the classification of the 1967 Fire Station No. 1 building, located at 1051 Jefferson Avenue, from Non-Contributing to Contributing as noted below.

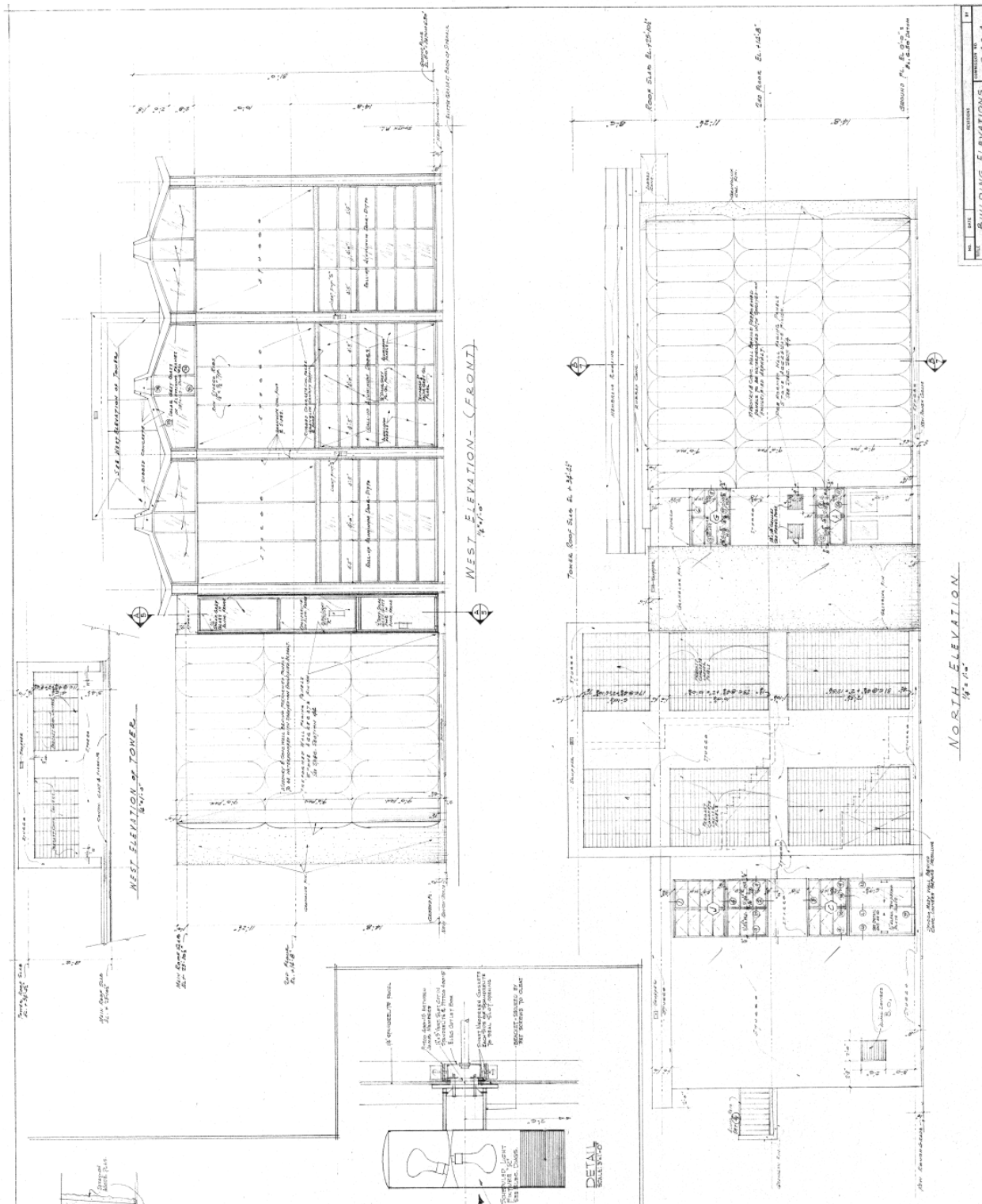




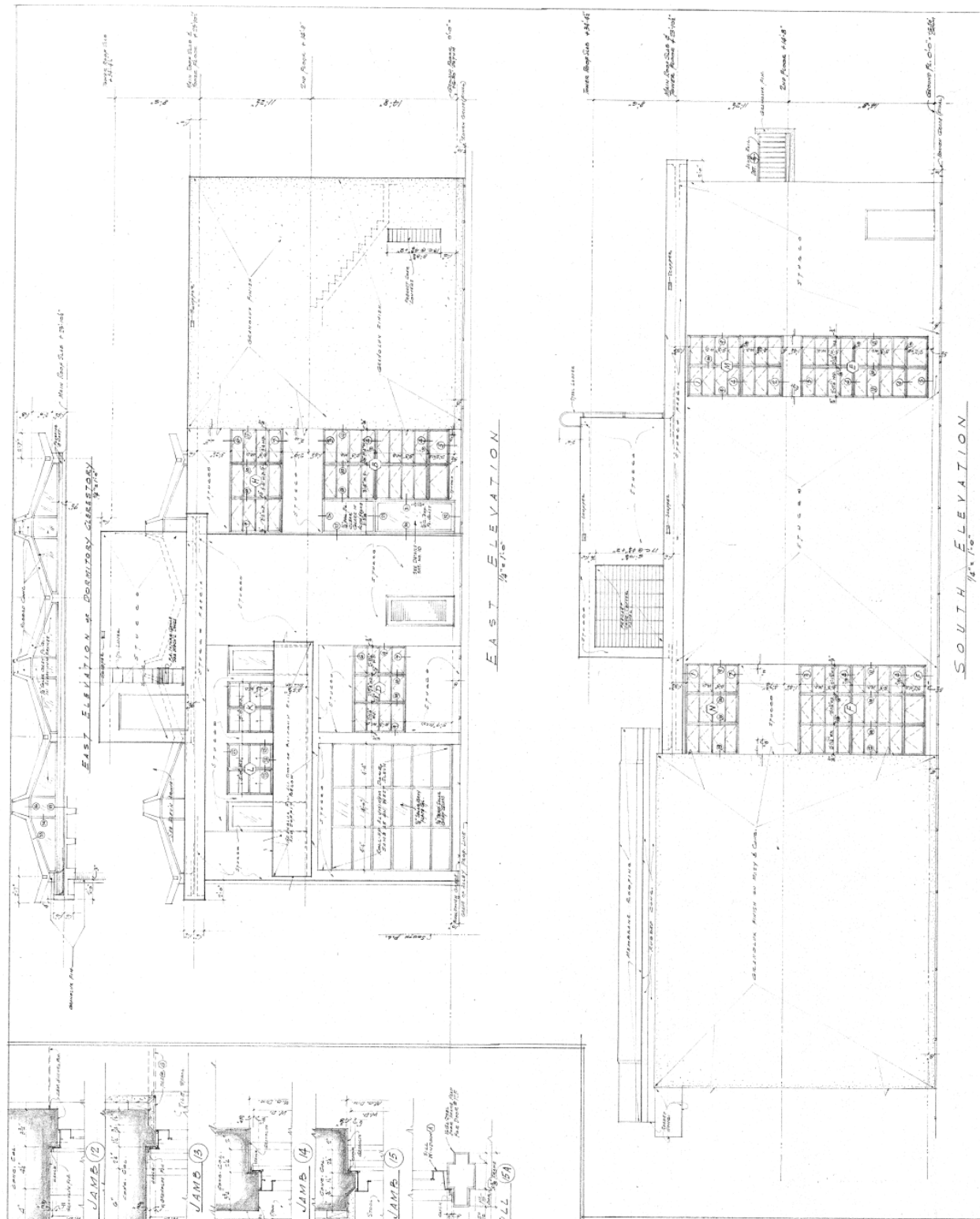
In accordance with the information and reasons set forth in the foregoing analysis, staff recommends that the Historic Preservation Board re-classify the original 1967 Fire Station No. 1 building, located at 1051 Jefferson Avenue as a Contributing building in the City's Historic Properties Database.

Building Card

Owner FIRE STATION #1 - CITY OF MIAMI BEACH		Permit No. 78482	Cost \$210,000.00
Lot 14, 15, 16	Block 69	Subdivision OCEAN BEACH	
General Contractor David M. Abel Construction Co.		Address 1051 Jefferson Avenue	
Architect M. Lapidus and Assoc.		Bond No.	
Zoning Regulations: Use RE		Engineer E. Bliss and Nyitray	
Building Size: Front 66'	Area 13	Lot Size 150 x 140	Stories 3
Depth 91'		Height 31'	
Certificate of Occupancy No.	Use FIRE STATION		
Type of Construction TYPE ONE	Foundation Conc. Piling	Roof Flat	Date JUNE 23, 1967
PLUMBING Contractor #46422 Atlas Plbg Co.	Sewer Connection		Date 2/15/68
6 Water Closets	1 san. sewer 4"	Swimming Pool Traps	2, 5 Down Spouts
9 Lavatories	1 storm sewer 6"	Steam or Hot Water Boilers	Wells
Bath Tubs	2 slop sinks	ROUGH APPROVAL	
5 Showers	1 water service	FINAL APPROVAL	
4 Urinals	1 water heater		
1 Sinks			
1 Dish Washing Machine			
Laundry Trays			
Laundry Washing Machines			
2 Drinking Fountains			
15 Floor Drains			
Grease Traps			
Safe Wastes			
AIR CONDITIONING Contractor			
SEPTIC TANK Contractor			
OIL BURNER Contractor			
SPRINKLER Contractor			
ELECTRICAL Contractor #64795 Lowry Electric Co. .... Date June 22, 1967		GAS Rough APPROVAL	
OUTLETS		GAS FINAL APPROVAL	
Switches 47	Ranges #64794	GAS Frylators	
Lights 132	Irons Co., 6/22/67	GAS Pressing Machine	
Receptacles 95	Refrigerators	GAS Vents for Stove	
Fans 15 (0-1 hp) 2 (7½ hp)	Sign Outlets		
Motors 2 (2 hp)	Meter Change		
Appliances 1 (2 hp)	Centers of Distributions		
Electrical Contractor	Service Equip.: 1 - 400 amp		
HEATERS	Violations		
Water			
Space 1			
FIXTURES 187			
Date		By	
Alterations or Repairs—Over		Date	

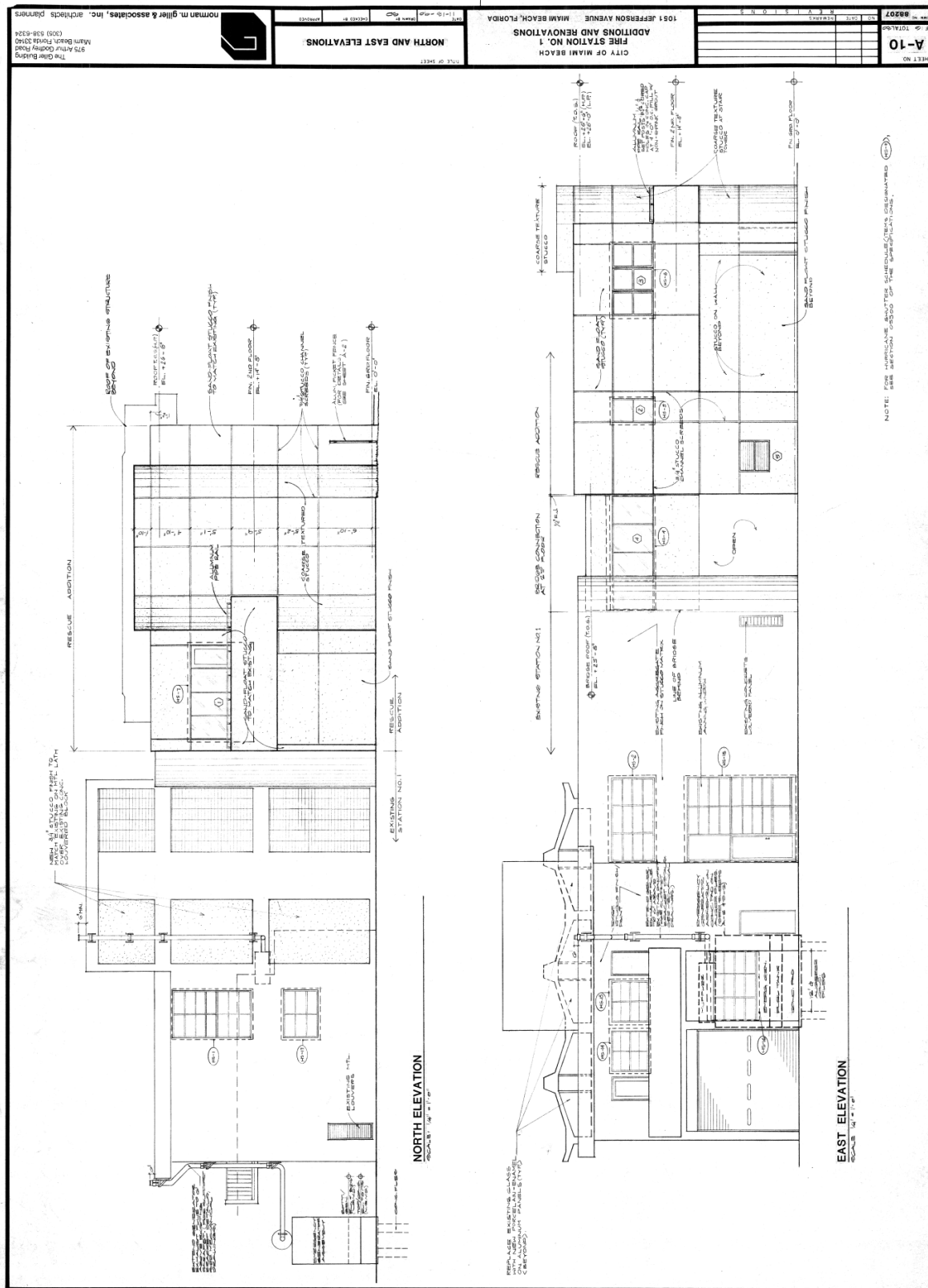


North & West Elevations, Morris Lapidus & Associates, 1967



South & East Elevations, Morris Lapidus & Associates, 1967





North & East Elevations, Norman Giller & Associates, 1991







West facade



Northwest corner





Northeast corner



Preformed panels with stone aggregate finish

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

MEETING DATE: September 13, 2021

PROPERTY: 1051 Jefferson Avenue / 02-4203-009-4330

FILE NO: HPB21-0474

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 14-16, Block 69, 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 Fire Station No. 1 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 Fire Station No. 1 building, located at 1051 Jefferson Avenue, originally constructed in 1967, is consistent with the definition of Contributing in Section 114-1 of the City Code as shall be classified as Contributing within the Miami Beach Historic Properties Database. The fire station addition constructed in 1991, shall remain classified as Non-Contributing within the Miami Beach Historic Properties Database. The pump station constructed in 1947 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

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 \_\_\_\_\_ (                    )