

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
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February 22, 2018

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Robert Benbow
Florida Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399

Re: 28th Street Obelisk & Pumping Station

Dear Mr. Benbow and Members of the Commission and Council:

I am writing in reference to the above noted structure, and the request for an accessibility waiver. The subject structure is designated as a Local Historic Site in the Miami Beach.

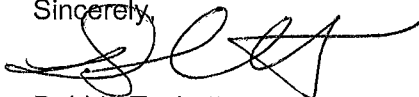
Constructed in 1926, the structures located at 300 West 28th Street between Pinetree Drive and Sheridan Avenue are excellent examples of the Mediterranean Revival style of architecture constructed in Miami Beach during the 1920s. The design of the 28th Street Obelisk and Pumping Station was executed with a fine attention to detail. The slender solid masonry obelisk soars 40 feet from an octagonal shaped platform. The monumental, four sided shaft of the obelisk rises from a square base and tapers to a pyramidal apex with three small square vents on each side. A transition piece located between the base and shaft of the obelisk, features a decorative case stone cartouche framed with scrolls and flanked by swags of garland and loose ribbons. The obelisk is mounted on top of an octagonal-shaped platform structure. Trefoil shaped fountain pools with tucked bases decorate the east, west and south (to be restored) elevations of the structure. Collectively, these features contribute significantly to its special historic character, as well as to that of the surrounding neighborhood.

The subject structure retains a high degree of historic and architectural integrity and is representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts. The current proposal to retain, preserve and restore this building is essential to the future understanding of the development of architecture in Miami Beach.

The concern in the subject request pertains to code requirements regarding vertical accessibility to the platform portion. The interventions required to meet the requirements of the current code would irreparably harm the historic integrity of the historic site. Specifically, in order to fully comply with the ADA and Chapter 11 of the FBC, the introduction of a lift or elevator would preclude the restoration of this historic monument.

The Planning Department, on behalf of the Historic Preservation Board, strongly supports the subject waiver request. If you have any questions relative to the historic significance of the existing structure, or you need additional information, please do not hesitate to contact me.

Sincerely,



Debbie Tackett
Chief of Historic Preservation