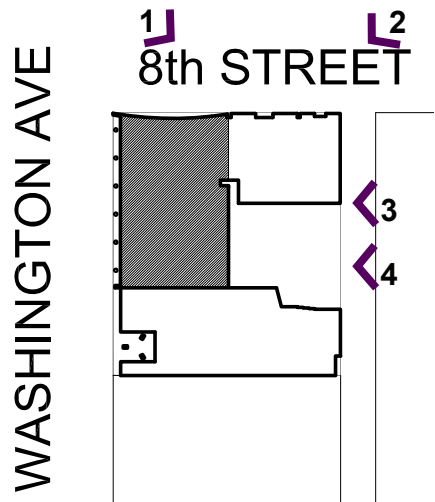


A-008 Existing Conditions: other 743 Washington Ave structures

743 Washington Avenue, Miami Beach FL
Historic Preservation Board Final Submittal

File # 19-0134
architecture / landscape architecture
2455 SW 27th Avenue, Miami, FL 33145 305.310.2602



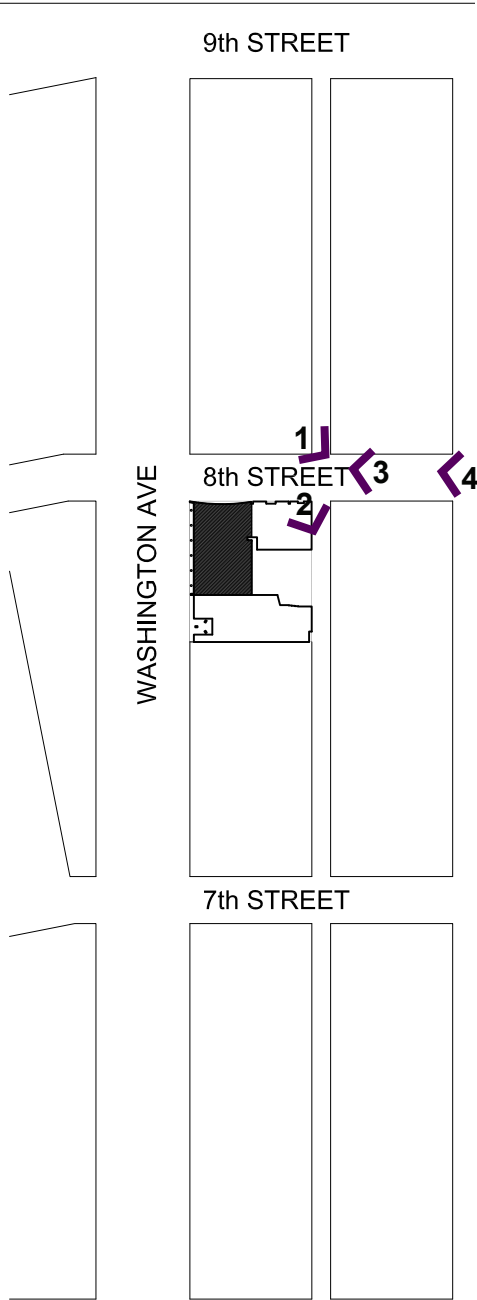


A-009 Existing Conditions: other 743 Washington Ave structures

743 Washington Avenue, Miami Beach FL
Historic Preservation Board Final Submittal

File # 19-0134
architecture / landscape architecture
2455 SW 27th Avenue, Miami, FL 33145 305.310.2602



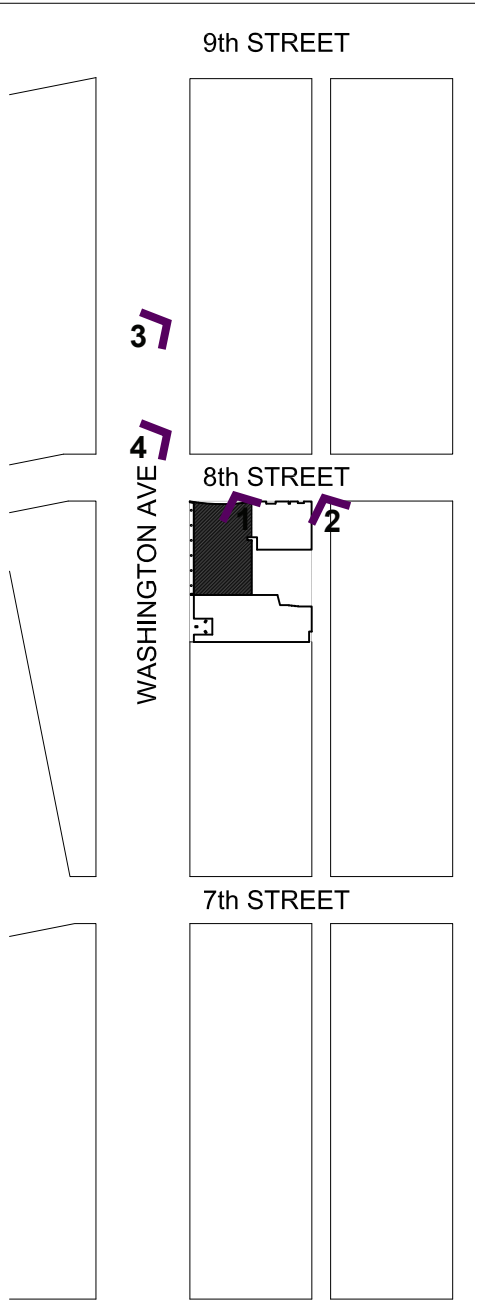


A-010 Existing Conditions: other 743 Washington Ave structures

743 Washington Avenue, Miami Beach FL
Historic Preservation Board Final Submittal

File # 19-0134
architecture / landscape architecture
2455 SW 27th Avenue, Miami, FL 33145 305.310.2602



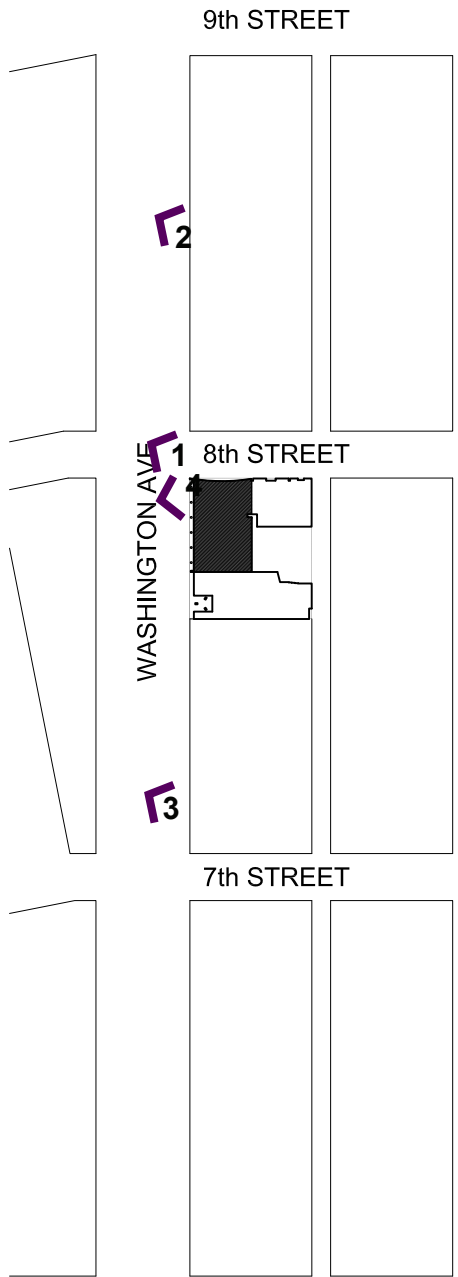


A-011 Context Photos

743 Washington Avenue, Miami Beach FL
Historic Preservation Board Final Submittal

File # 19-0134
architecture / landscape architecture
2455 SW 27th Avenue, Miami, FL 33145 305.310.2602



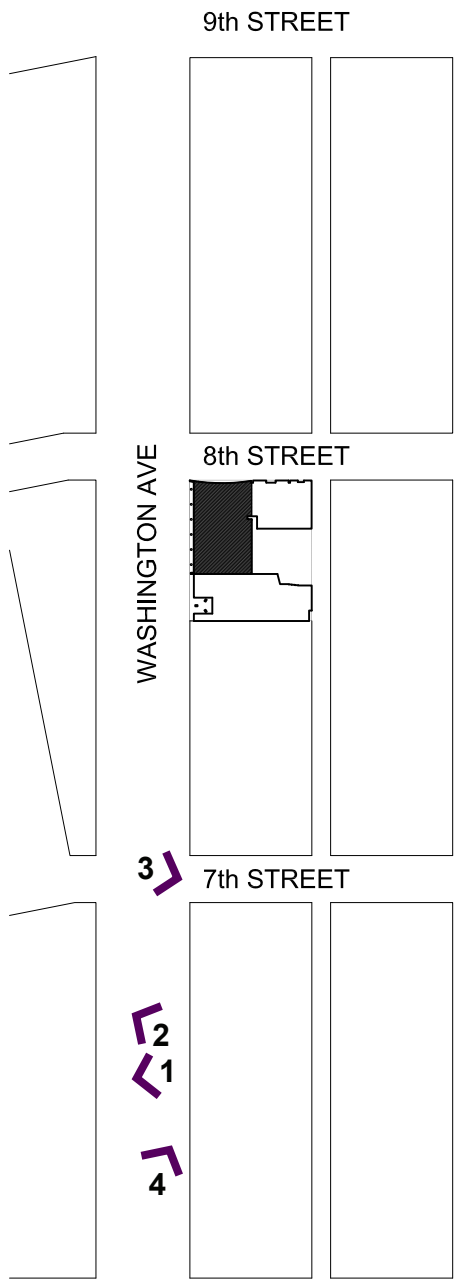


A-012 Context Photos

743 Washington Avenue, Miami Beach FL
Historic Preservation Board Final Submittal

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architecture / landscape architecture
2455 SW 27th Avenue, Miami, FL 33145 305.310.2602



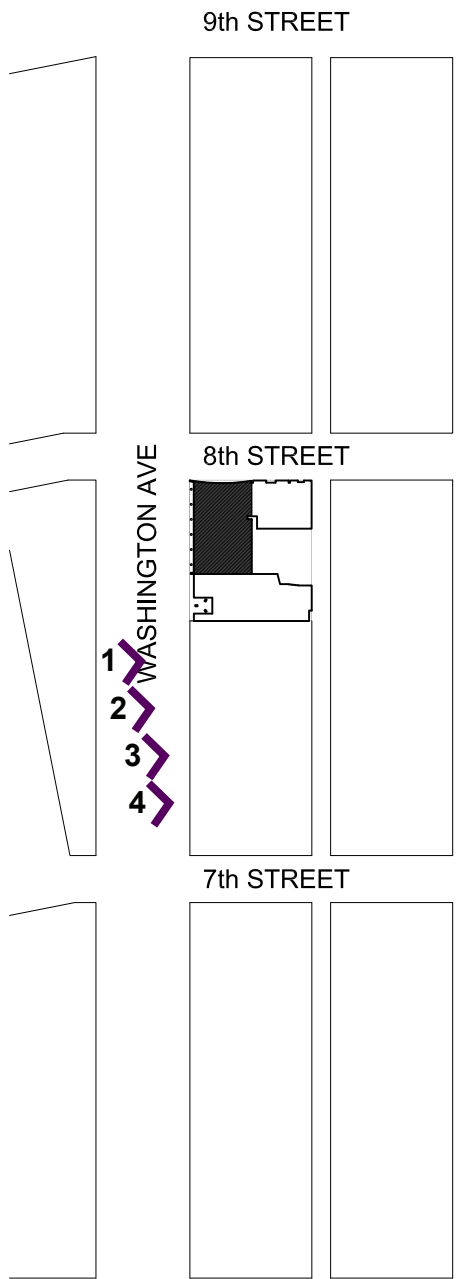


A-013 Context Photos

743 Washington Avenue, Miami Beach FL
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A-014 Context Photos

743 Washington Avenue, Miami Beach FL
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circa 1971

Site History

The structure currently occupying the 755 Washington Avenue address, was constructed by Arkin Construction Co. Inc, in 1957 and designed by Edwin T. Reeder Associates. It was originally built as a Bank/Savings and Loan Association.

The 755 Washington parcel, of 100' x 130', is part of the folio number # 02-4203-004-0690 which also incorporates 3 other structures on the property, including 743 Washington Ave to the south, and also 224 8th Street and 226-228 8th Street to the east.

755 Washington Avenue is located on the very edge of the Flamingo Park District, and is not a contributing building in the district. The designation report notes that the majority of significant buildings in the district are Art Deco, Streamline Moderne, Mediterranean Revival or Combination/Transitional Styles. 755 Washington was not designed within any of these categories, nor is it considered 'resort architecture', another theme of the district. Nor was the structure designed by the small group of architects who designed a total of 302 of the buildings within the district.¹

The Flamingo Park District was created in 1990, and the district is predominantly comprised of RM-1 zoned low rise single family and multi-family dwellings. The district also include the commercial strip of Washington Avenue, and the 'basic form and layout of the nominated district was established during 1912 and 1916' and the majority of the buildings were constructed after the land bust of 1926 and the depression of 1929.²

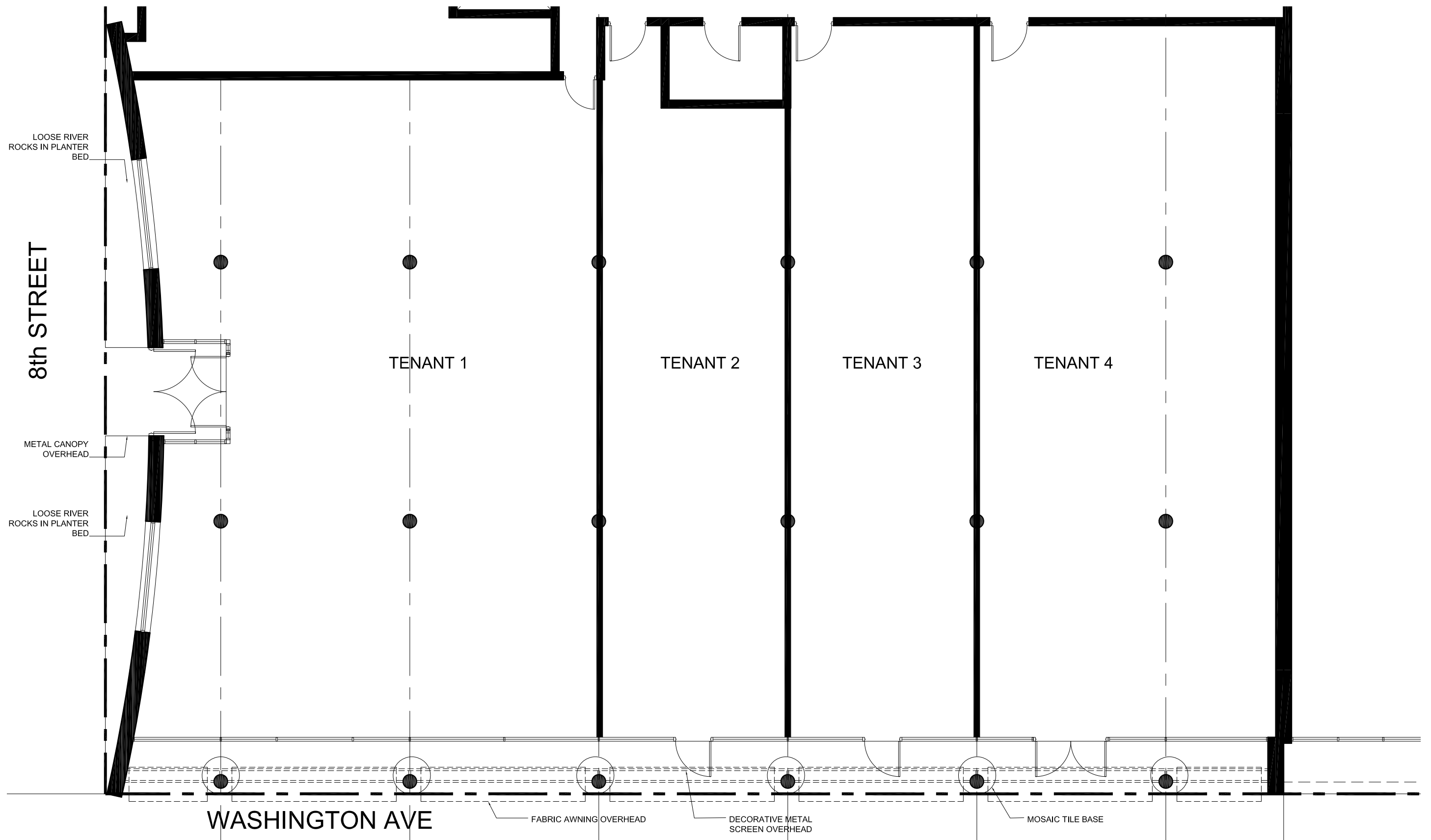
The adjacent structures completing the block between 7th and 8th Street, comprise of 739 Washington (1931), 729 Washington (1989), 719 Washington Ave(1938), 709 Washington (2000) and 705 Washington (1941).

The existing buildings overall form is largely intact, however the north facade window openings have been reconfigured to (2) openings flanking a pair of central doors. The eyebrow has also been removed. The Washington Avenue glazing configuration has been completely modified. The pair of doors and entrance canopy were removed, and (3) new openings and a knee wall were design into in the new glazing. The articulation is no longer as regular as shown in the circa 1971 photograph and the window frames are black anodized aluminum.

The flat wall signs shown in the photograph are also not the original. A 'Miami Beach Federal' sign was erected in 1965, to modified in 1971 to read 'Financial Federal' which is why the font in this photograph to the left shows different width and spacing.

A decorative screen applied to the west facade of the bank building was designed by Marcus Frankel and added to the Washington Avenue facade in 1993, and a curved addition by Chad Oppenheim was added to the courtyard in 2004, closing off the courtyard at the point of the monument sign.

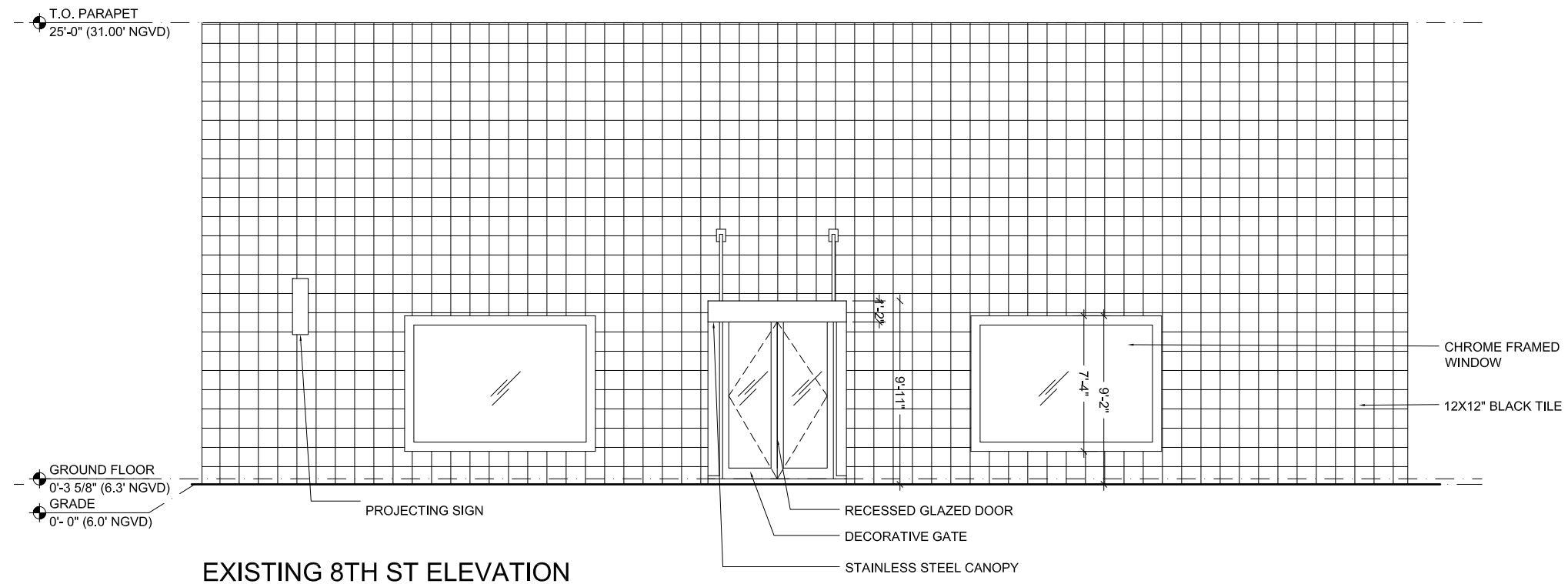
1. Flamingo Historic Preservation District Designation Report, April 1990, p8
2. Flamingo Historic Preservation District Designation Report, April 1990, p7

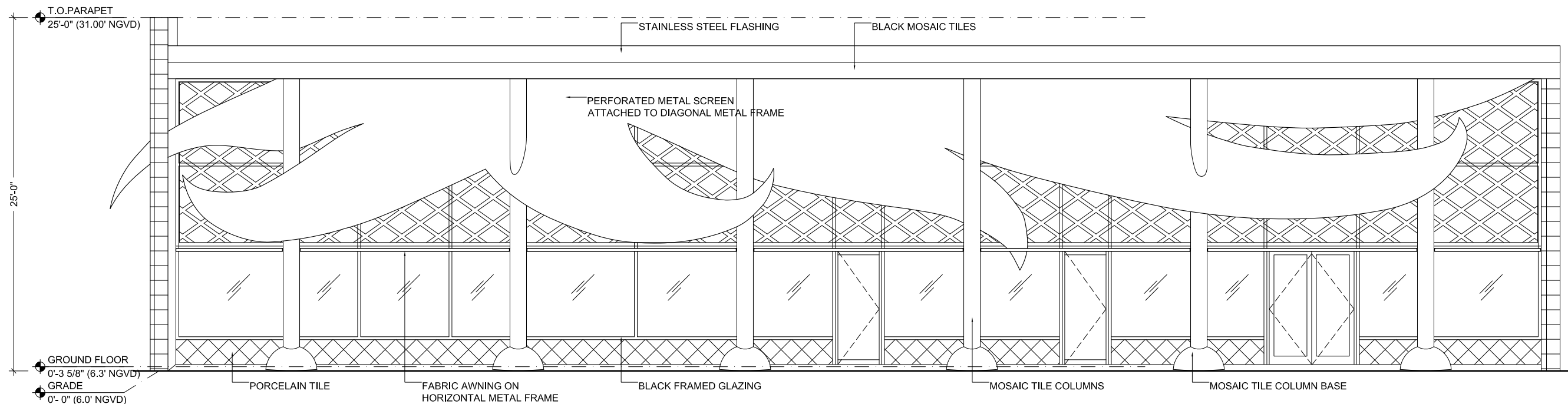


EX-101 Existing Floor Plan

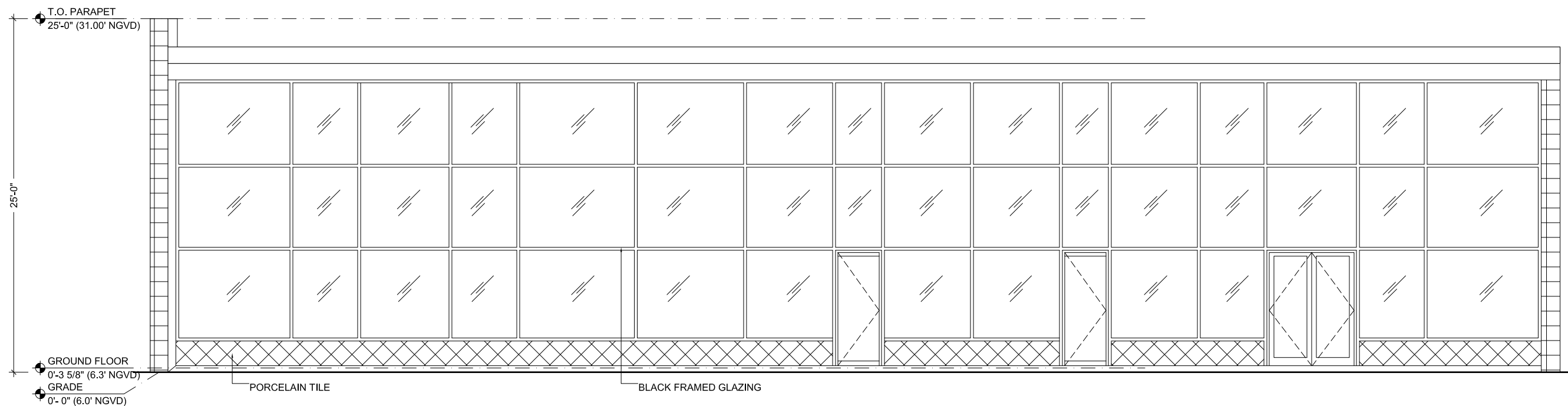
743 Washington Avenue, Miami Beach FL
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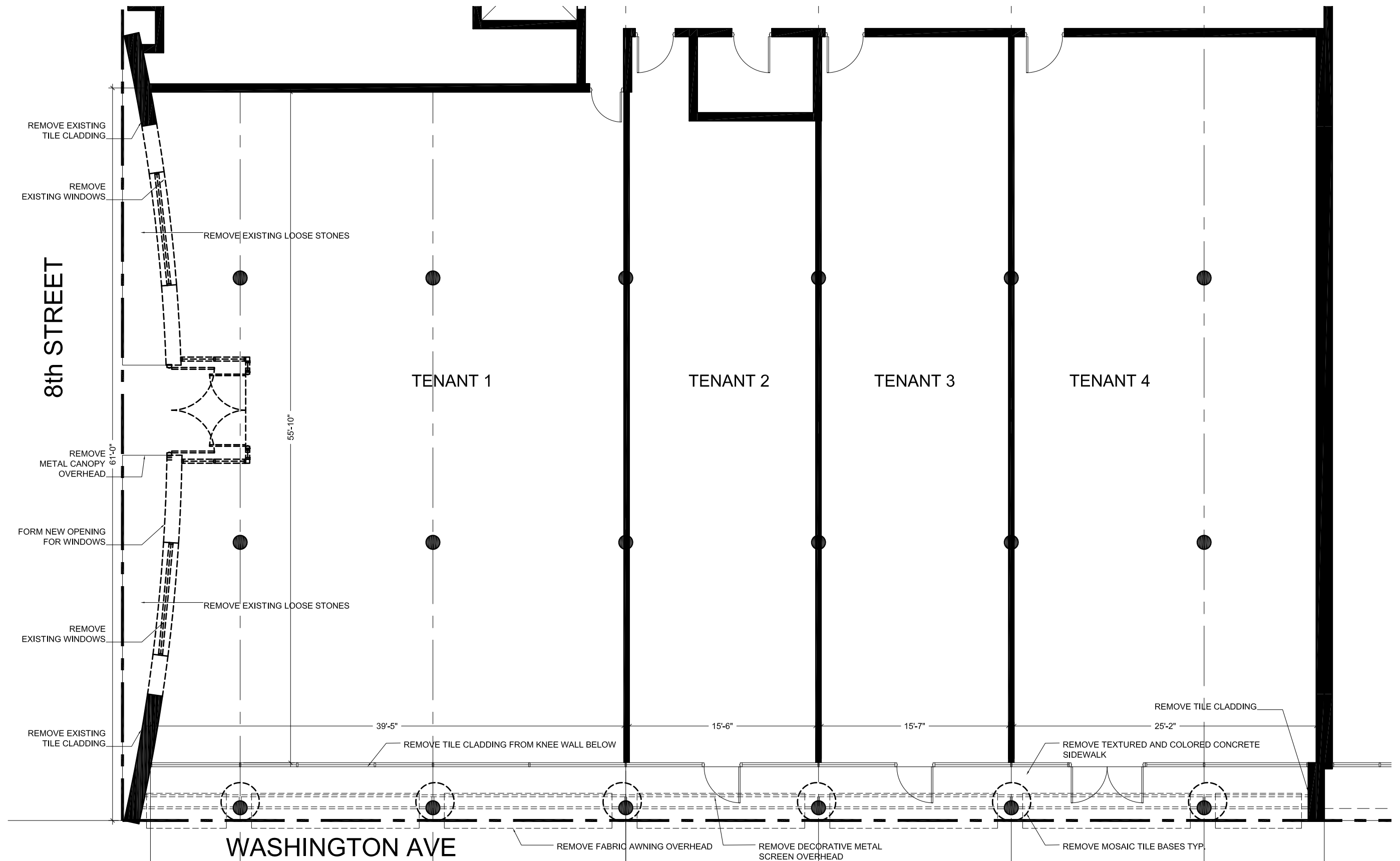




WASHINGTON AVE ELEVATION



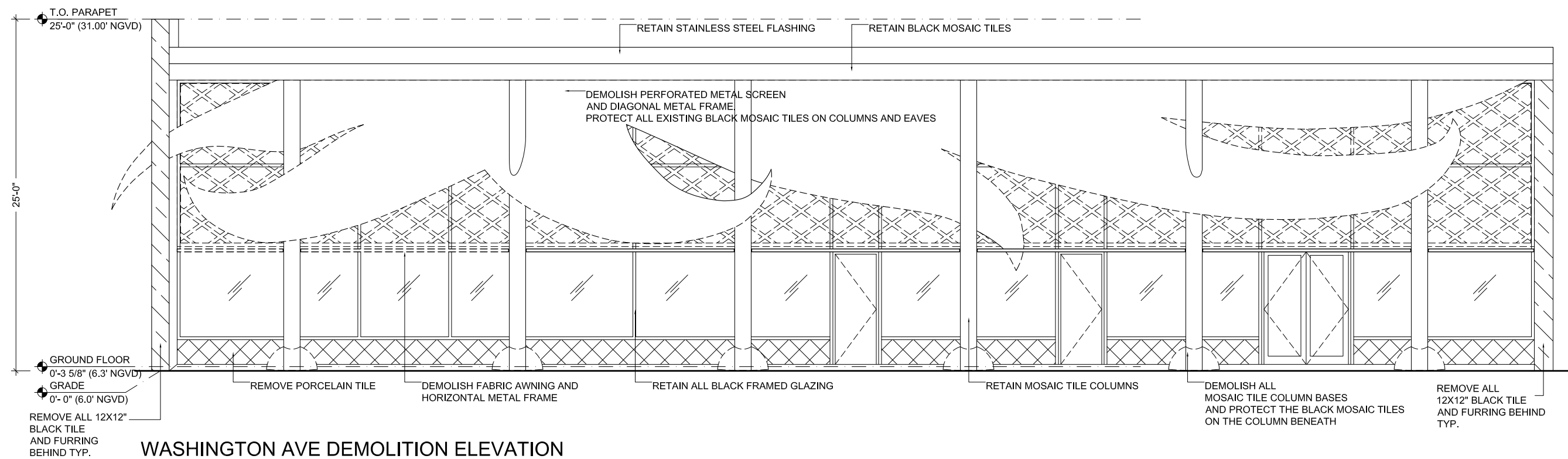
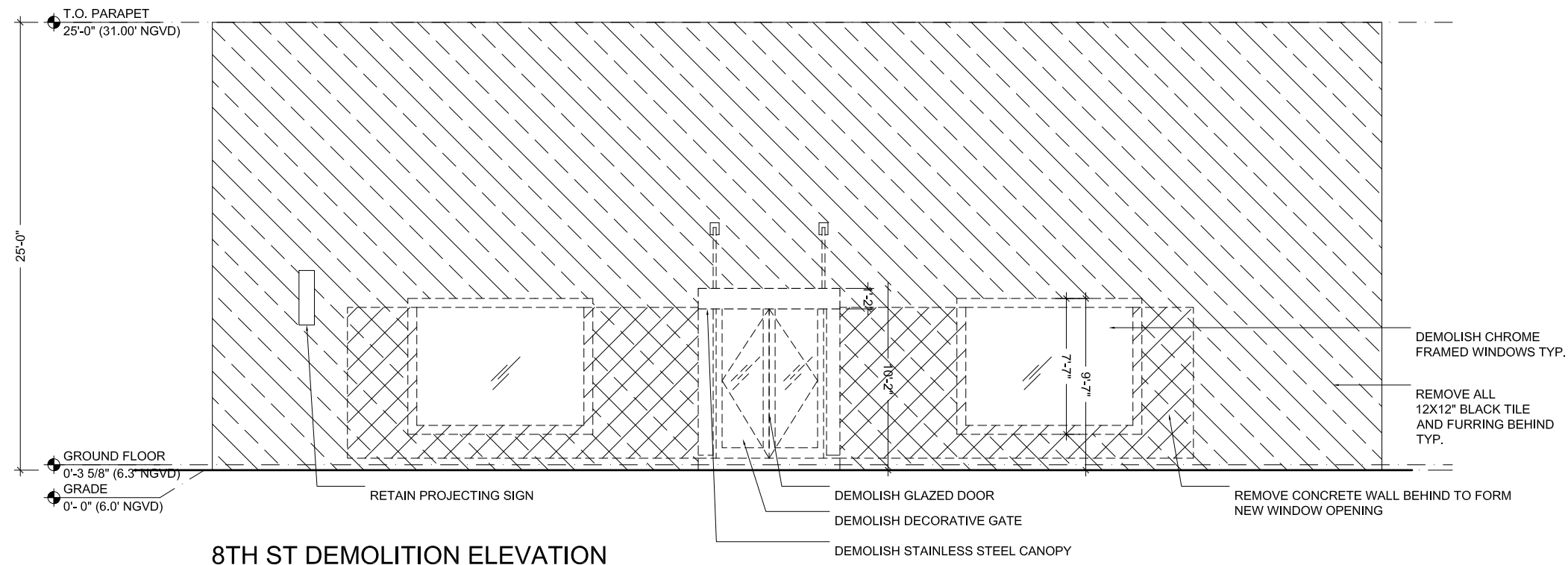
WASHINGTON AVE ELEVATION WITHOUT SCREEN



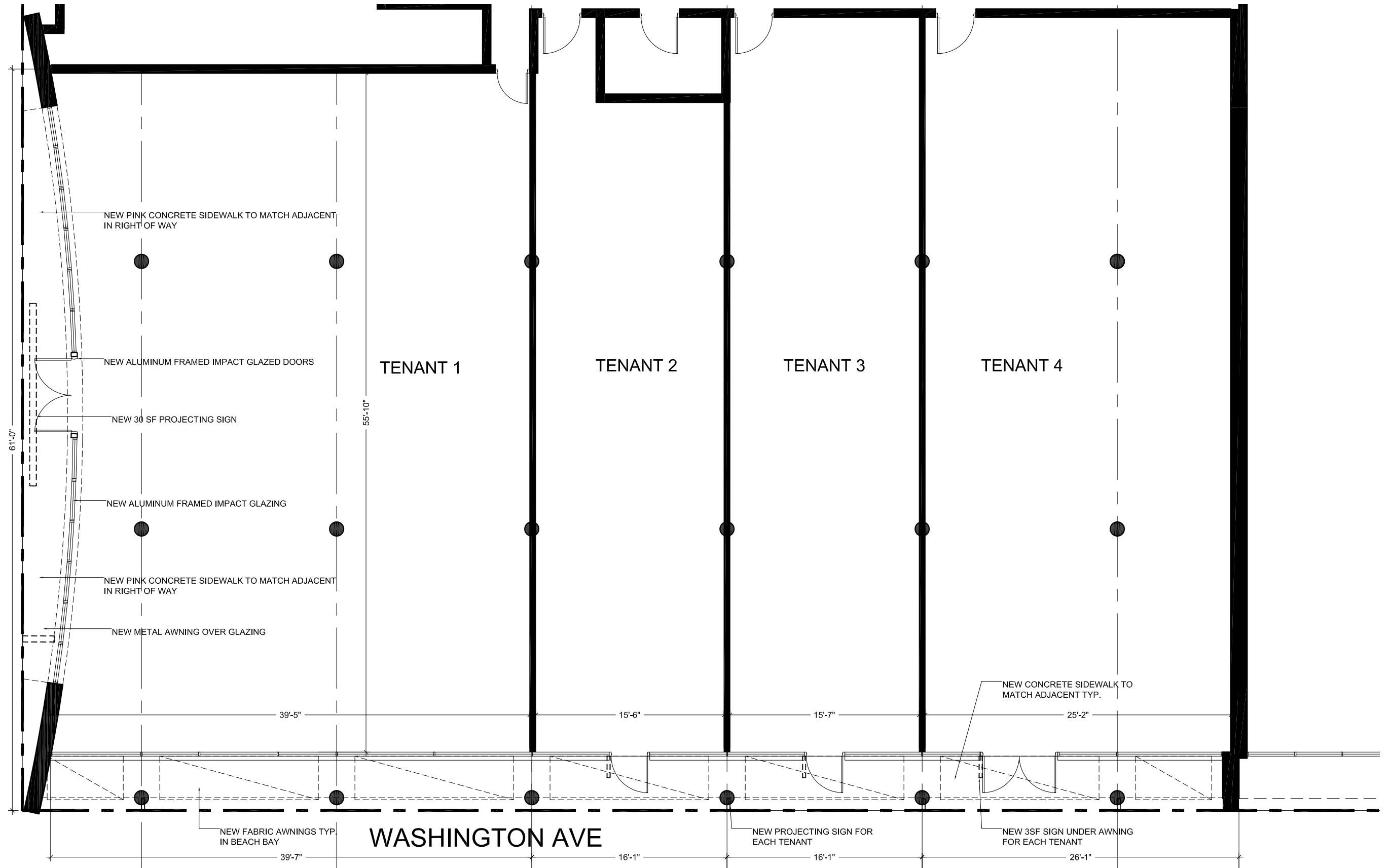
D-101 Demolition Floor Plan

743 Washington Avenue, Miami Beach FL
Historic Preservation Board Final Submittal

File # 19-0134
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8th STREET

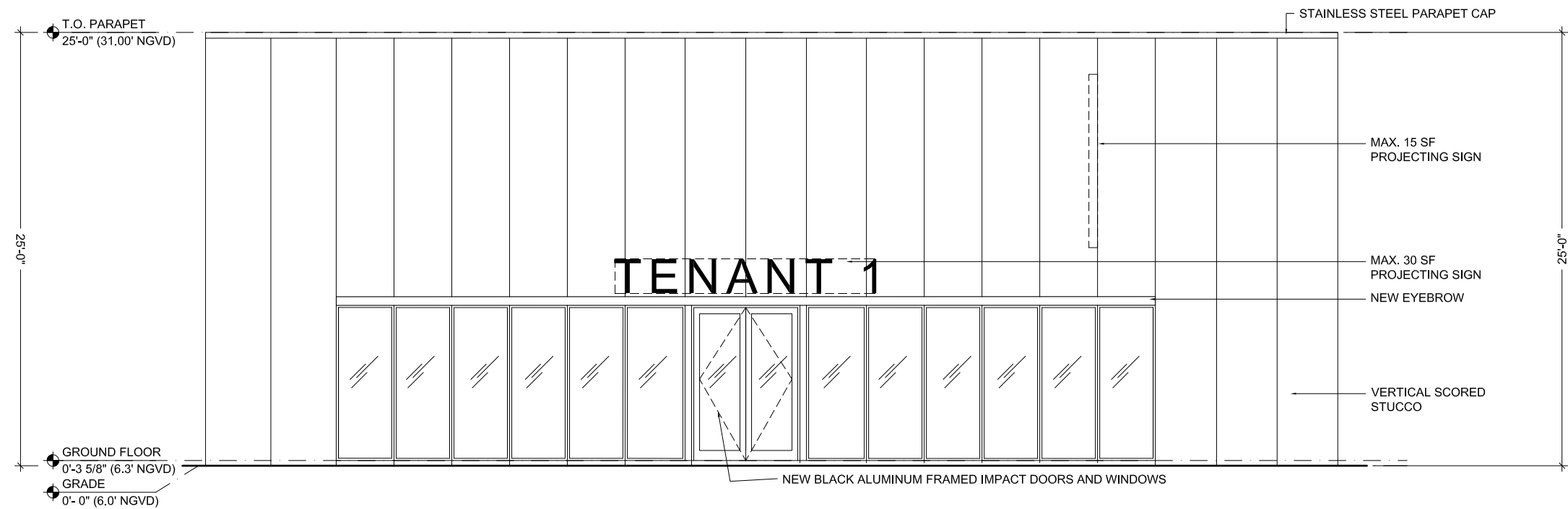


A-101 Proposed Floor Plan, 1 Tenant Facing 8th Street

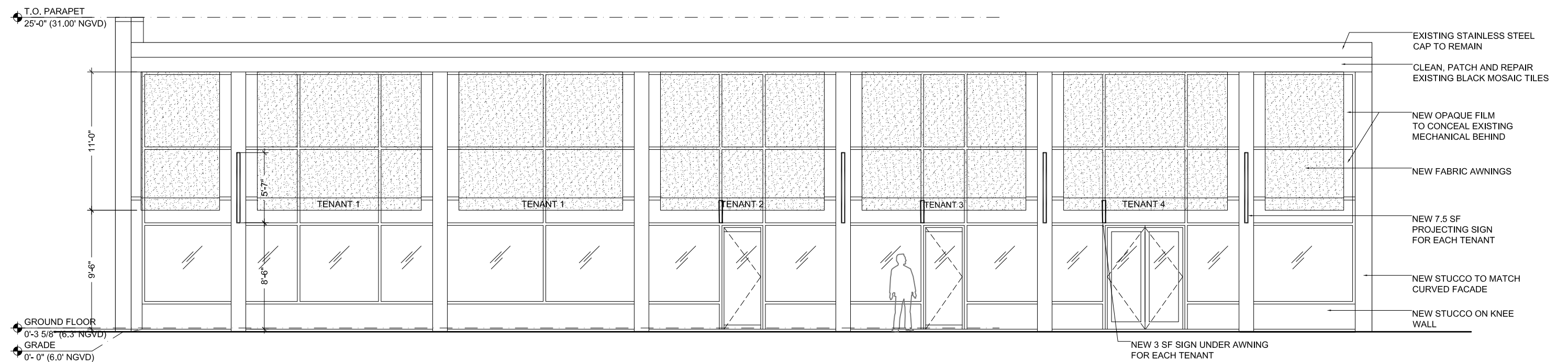
743 Washington Avenue, Miami Beach FL
Historic Preservation Board Final Submittal

File # 19-0134
architecture / landscape architecture
2455 SW 27th Avenue, Miami, FL 33145 305.310.2602

MAK
work

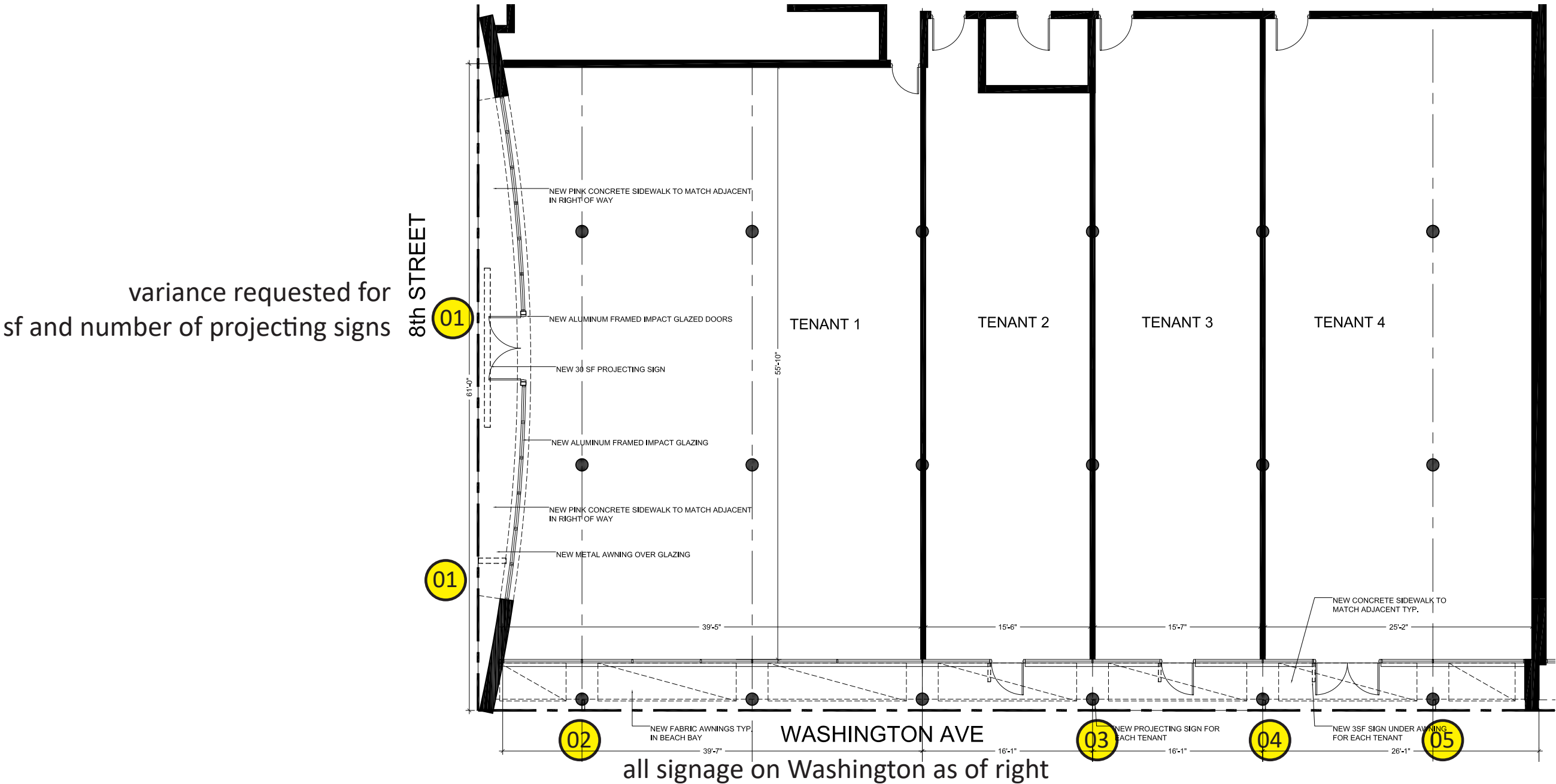


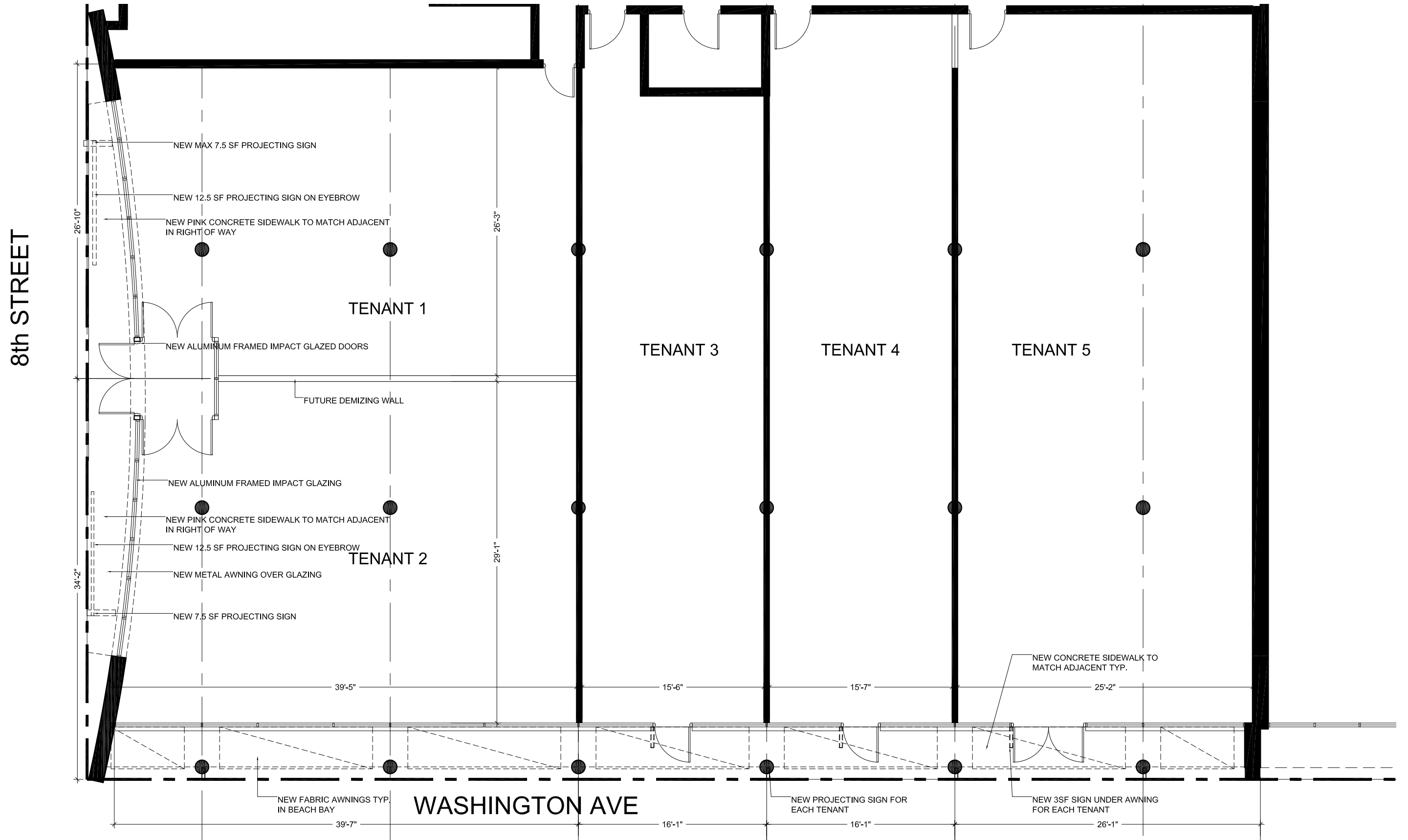
PROPOSED 8 ST ELEVATION:
1 TENANT FACING 8TH ST



WASHINGTON AVE ELEVATION

#	SIGNAGE TABULATION							
	LOCATION	FRONTAGE	ALLOWED SF IF WALL SIGN	PROPOSED TYPE	TENANT #	ALLOWED	PROPOSED	DEFICIENCIES
01	8th Street	61'-0"	45 sf	projecting	tenant 1	15 sf	(2) MAX. aggregate 45 sf	variance requested for sf and number of projecting signs
02	Washington	39'-7"	31 sf	projecting	tenant 1	15 sf	7.5 sf	
03	Washington	16'-1"	12 sf	projecting	tenant 2	15 sf	7.5 sf	
04	Washington	16'-1"	12 sf	projecting	tenant 3	15 sf	7.5 sf	
05	Washington	26'-1"	19 sf	projecting	tenant 4	15 sf	7.5 sf	



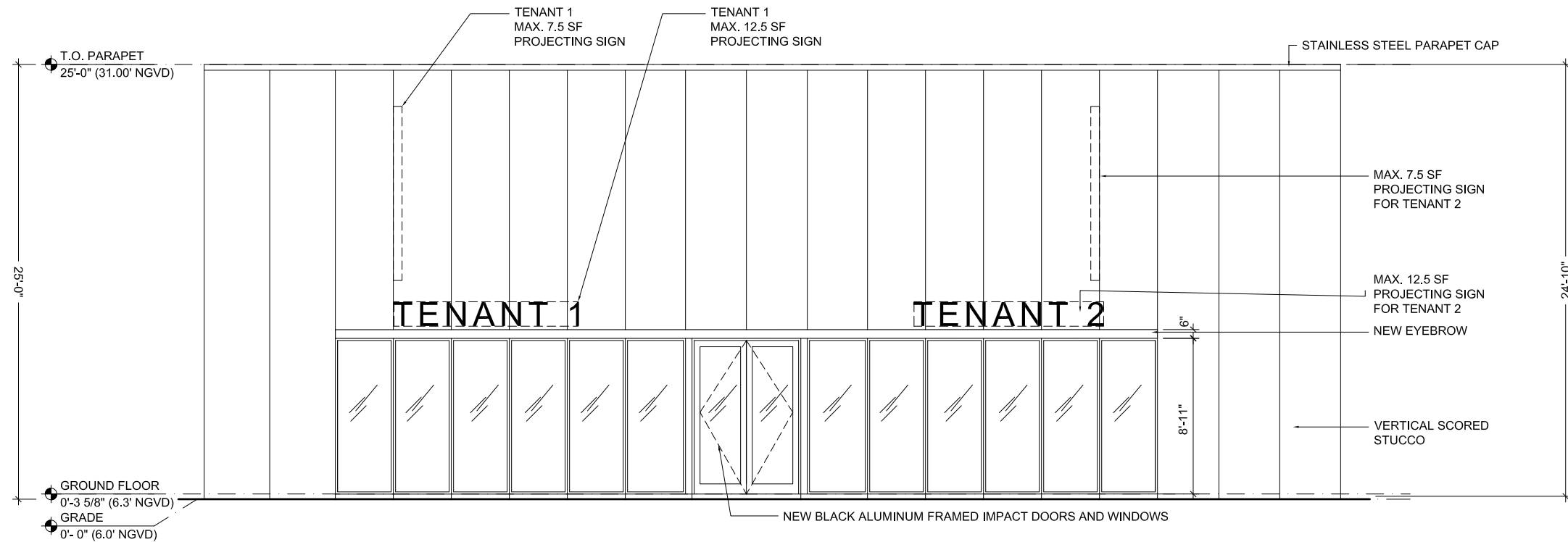


A-104 Proposed Floor Plan, 2 Tenants Facing 8th Street

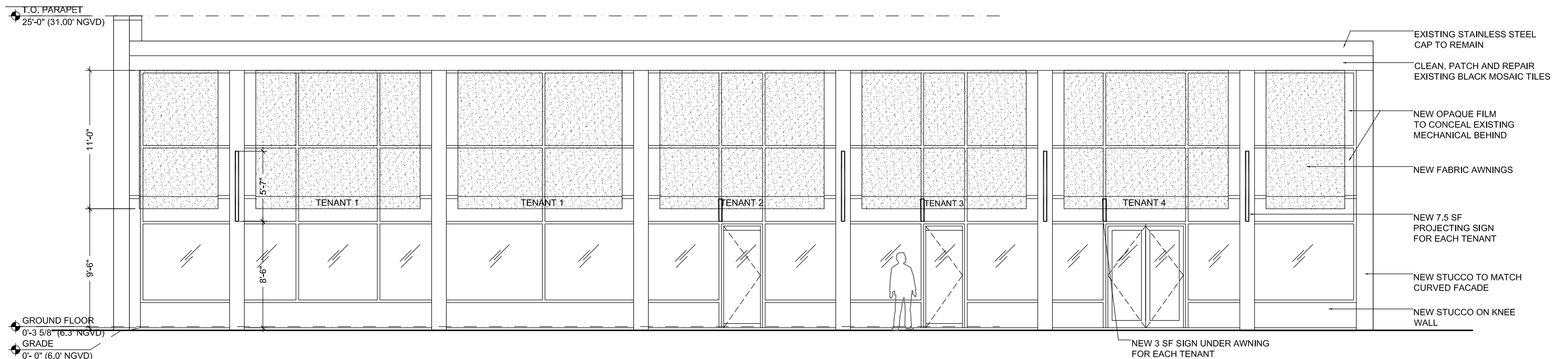
743 Washington Avenue, Miami Beach FL
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 architecture / landscape architecture
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PROPOSED 8 ST ELEVATION:
1 TENANT FACING 8TH ST



WASHINGTON AVE ELEVATION

#	SIGNAGE TABULATION							
	LOCATION	FRONTAGE	ALLOWED SF IF WALL SIGN	PROPOSED TYPE	TENANT #	ALLOWED	PROPOSED	DEFICIENCIES
01	8th Street	26'-10"	20 sf	projecting	tenant 1	15 sf	(2) MAX. aggregate 20 sf	variance requested for sf and number of projecting signs
02	8th Street	34'-2"	25 sf	projecting	tenant 2	15 sf	(2) MAX. aggregate 20 sf	variance requested for sf and number of projecting signs
03	Washington	41'-10"	31.4 sf	projecting	tenant 2	15 sf	7.5 sf	
04	Washington	16'-1"	12 sf	projecting	tenant 3	15 sf	7.5 sf	
05	Washington	16'-1"	12 sf	projecting	tenant 4	15 sf	7.5 sf	
06	Washington	16'-1"	12 sf	projecting	tenant 5	15 sf	7.5 sf	

