



File No: \_\_\_\_\_  
Date: \_\_\_\_\_  
MCR No: \_\_\_\_\_  
Amount: \_\_\_\_\_  
Zoning Classification \_\_\_\_\_  
(For Staff Use Only)

## PLANNING DEPARTMENT STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- ☐ BOARD OF ADJUSTMENT                      ☒ HISTORIC PRESERVATION BOARD  
☐ DESIGN REVIEW BOARD                      ☐ PLANNING BOARD  
☐ FLOOD PLAIN MANAGEMENT BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☐ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE  
b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION  
c. ☐ DESIGN REVIEW APPROVAL  
d. ☒ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN  
e. ☒ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE  
f. ☐ A CONDITIONAL USE PERMIT  
g. ☐ A LOT SPLIT APPROVAL  
h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION  
i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP  
j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP  
k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME  
l. ☐ OTHER: \_\_\_\_\_

3. NAME & ADDRESS OF PROPERTY: 709, 719, 729 Washington Avenue

LEGAL DESCRIPTION: Lots 10, 11, 12 Block 33 of the Ocean Beach Addition Subdivision No. 1, according to the plat thereof, as recorded in Plat Book 3, Page 11 of the Public Records of Miami-Dade County, Florida

4. NAME OF APPLICANT Washington Squared Owner 700, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

<u>1691 Michigan Avenue, Suite 445</u>	<u>Miami Beach</u>	<u>FL</u>	<u>33139</u>
ADDRESS OF APPLICANT	CITY	STATE	ZIP
BUSINESS PHONE # <u>see attorney</u>	FAX # <u>see attorney</u>	CELL PHONE # _____	
E-mail address: <u>see attorney</u>			

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same

*If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.*

ADDRESS OF PROPERTY OWNER \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ CELL PHONE # \_\_\_\_\_

E-mail address: \_\_\_\_\_

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN  
Urban Robot Associates 420 Lincoln Road, Suite 600 Miami Beach FL 33139

NAME (please circle one of the above) \_\_\_\_\_ ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS PHONE # 786 246 4857 FAX # 786 768 2537 CELL PHONE # n/a

E-mail address: jj@urbanrobot.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Graham Penn, Esq. 200 S. Biscayne Blvd., Suite 850 Miami FL 33131  
NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS PHONE # 305-377-6229 FAX # 305-377-6222 CELL PHONE # \_\_\_\_\_

E-mail address: gpenn@brzoninglaw.com

b. \_\_\_\_\_  
NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ CELL PHONE # \_\_\_\_\_

E-mail address: \_\_\_\_\_

c. \_\_\_\_\_  
NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ CELL PHONE # \_\_\_\_\_

E-mail address: \_\_\_\_\_

**NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.**

8. SUMMARY OF PROPOSAL: Certificate of appropriateness for demolition of two noncontributing buildings,  
new construction of commercial buildings, and renovation and restoration of contributing building at  
719 Washington Avenue.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES ☒ NO ( )

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? ☒ YES [ ] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 10,080 SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) 10.080 SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ \_\_\_\_\_

**PLEASE NOTE THE FOLLOWING:**

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:*
  1. *Be in writing.*
  2. *Indicate to whom the consideration has been provided or committed.*
  3. *Generally describe the nature of the consideration.*
  4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

*In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.*

- *When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

**PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

My Commission Expires: \_\_\_\_\_

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida

COUNTY OF Miami-Dade

I, Andrew Joblon being duly sworn, depose and say that I am the Authorized Member of Washington Squared Owner 700 LLC

and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Andrew Joblon, Authorized Member of Washington Squared  
Owner 700, LLC

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this 15<sup>th</sup> day of March, 2016. The foregoing instrument was acknowledged before me by \_\_\_\_\_ of \_\_\_\_\_, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



Valentina Ananda Parada  
COMMISSION # FF134267  
EXPIRES: JUN 19, 2018  
BONDED THRU  
1st FLORIDA NOTARY, LLC

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

My Commission Expires: 06/19/2018



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida  
COUNTY OF Miami-Dade

I, Andrew Joblon, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for certificate of appropriateness relative to the subject property, which request is hereby made by me OR I am hereby authorizing Bercow Radell & Fernandez to be my representative before the Historic Preservation Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Andrew Joblon, Authorized Member of Washington Squared Owner 700, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 15<sup>th</sup> day of March, 2016. The foregoing instrument was acknowledged before me by \_\_\_\_\_ of \_\_\_\_\_ who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Valentina Ananda Parada  
COMMISSION # FF134267  
EXPIRES: JUN 19, 2018  
BONDED THRU  
1st FLORIDA NOTARY, LLC

*Valentina Parada*

NOTARY PUBLIC

Valentina Parada

PRINT NAME

My Commission Expires: 06/19/2018

**CONTRACT FOR PURCHASE**

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.\*

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION**

**DISCLOSURE OF INTEREST**

**1. CORPORATION**

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

Washington Squared Owner 700, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

See attached



N/A

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

See attached



**IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.**

**NOTE: Notarized signature required on page 8**

**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION**

**DISCLOSURE OF INTEREST**

**2. TRUSTEE**

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

N/A

\_\_\_\_\_  
TRUST NAME

NAME AND ADDRESS

% OF STOCK

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**3. PARTNERSHIP/LIMITED PARTNERSHIP**

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

N/A

\_\_\_\_\_  
PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

_____
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***NOTE: Notarized signature required on page 8***

#### 4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

	NAME	ADDRESS	PHONE #
a.	JJ Wood	420 Lincoln Road, Suite 600 Miami Beach 33139	786-246-4857
b.	Michael Larkin, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300
c.	Graham Penn, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300

Additional names can be placed on a separate page attached to this form.

\* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

#### APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

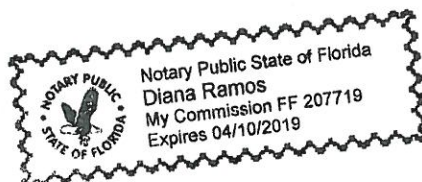
Andrew Joblon, Authorized Member of Washington Squared Owner 700, LLC

I, \_\_\_\_\_, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 15 day of March, 2016. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

NOTARY PUBLIC

PRINT NAME

## **SUPPLEMENTARY DISCLOSURE OF INTEREST**

### **Interests in Washington Squared Owner 700, LLC**

	Percentage of Interest
Washington Squared Partners 700, LLC 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	100%

### **Interests in Washington Squared Partners 700, LLC**

	Percentage of Interest
Washington Squared 700, LLC 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	50%
IC 700 Washington, LLC 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	50%

### **Interests in Washington Squared 700, LLC**

	Percentage of Interest
Turnbridge Miami, LLC 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	55%
PG Washington Squared Owner, LLC 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	45%

### **Interests in Turnbridge Miami, LLC**

	Percentage of Interest
Andrew Joblon 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	100%

**Interests in PG Washington Squared Owner, LLC**

	Percentage of Interest
Sean Posner 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	100%

**Interests in IC 700 Washington, LLC**

	Percentage of Interest
Michael Fascetelli 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	80%
Eric Birnbaum 1691 Michigan Avenue, Suite 445 Miami Beach, FL 33139	20%





DIRECT LINE: (305) 377-6229  
E-Mail: GPenn@BRZoningLaw.com

**VIA HAND-DELIVERY**

June 27, 2016

Thomas Mooney, Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Request for Certificate of Appropriateness for Demolition and Design for 709-729 Washington Avenue, Miami Beach

Dear Mr. Mooney:

This law firm represents Washington Squared Owner, LLC (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the required letter of intent in connection with a request for a Certificate of Appropriateness for demolition and design. The Applicant is seeking to demolish and replace the non-contributing buildings at 709 and 729 Washington and renovate and restore the existing contributing building at 719 Washington Avenue. The Applicant will be relying on the currently existing retail space at 709 and 729 Washington Avenue for credit against parking required for the new construction.

Description of Property. The Property consists of three adjacent parcels located on the east side of Washington Avenue just north of 7<sup>th</sup> Street. The three parcels that make up the Property add up to 19,500 square feet. Miami-Dade County's Property Appraiser has assigned the Property Folio Nos. 02-4203-004-0650, 02-4203-004-0660 and 02-4203-004-0670.

709 Washington Avenue is currently developed with a one-story non-contributing retail structure of approximately 4,684 square feet built in 2000. The

portion of the Property located at 719 Washington Avenue is a contributing two-story multi-purpose building of approximately 12,970 square feet built in 1938. The 719 building has retail stores on the first floor and apartments above on the second floor (this space has been used for multiple purposes over the years, including as a gymnasium). The major design features of the building are the six irregularly spaced lower horizontal reveals atop the storefront glazing. Three identical second story windows float above the strong horizontal banding and appear enlarged due to the wide vertical reveals at either side of the window. Over the decades, the front façade has undergone multiple alterations. 729 Washington Avenue is developed with a one-story non-contributing retail structure of approximately 2,247 square feet built in 1989.

As is typical of the area, the commercial structures are developed immediately adjacent to other commercial uses, with no setbacks. The surrounding uses along Washington Avenue are commercial in nature.

Description of Development Program. The Applicant proposes to demolish of the non-contributing structures located at 709 and 729 Washington Avenue, replacing these buildings with two new one-story commercial structures. Each of the proposed new structures will be approximately 5,200 square feet. The Applicant proposes to renovate and restore the contributing structure located at 719 Washington Avenue.

As you will note from the submitted plans, the proposed development program aims to highlight the historic structure located at 719 Washington Avenue as a focal point, using architectural elements of the adjoining buildings to highlight the central structure. The renovation and restoration of the structure at 719 Washington Avenue will result in a full restoration of the façade to its original 1936 design. The design of these new structures will be compatible and consistent with the historic structure and the character of the area.

Requests. Based on the proposed development program, the Applicant respectfully requests a Certificate of Appropriateness for demolition of the structures located at 709 and 729 Washington Avenue, a Certificate of Appropriateness for design to construct new one-story retail structures at 709 and 729 Washington Avenue, and a Certificate of Appropriateness to renovate and restore the historic structure located at 719 Washington Avenue.

Parking Credit for Existing Retail. Under the terms of the City's Washington Avenue Incentives, there is no parking requirement for retail spaces existing as of the

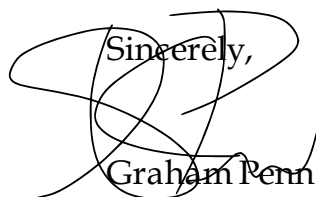
Thomas Mooney, Director

June 27, 2016

Page 3 of 3

enactment of the ordinance. Accordingly, the Applicant will be seeking a parking credit for the retail spaces at 709 and 729 Washington to be applied against the parking demand of the new buildings at those locations. As the Applicant is not proposing to demolish or expand 719 Washington, that building will have no parking requirement regardless of the use of that building

Conclusion. The Applicant seeks to renovate and restore the historic structure located at 719 Washington Avenue, while demolishing and rebuilding the two neighboring non-contributing buildings. The development program aims to update the retail offered at the Property and enhance the aesthetics in line with the character of the area. The proposed project will not have any adverse impact on the surrounding area and is directly supportive of the City's goals of improving the character of development on Washington Avenue. We respectfully request your recommendation of approval of the Certificates of Appropriateness. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6229.

Sincerely,  
  
Graham Penn

FARRELL HARDWARE COMPANY

Owner J. C. DEVINE

Mailing Address

Permit No. 8372

Lot 11 Block 33

Subdivision O B #1

No. 721

Street Washington Ave

Date June 16-1936

General Contractor C.L. Devine as J.C. Devine Props.

Address

Architect E. L. Robertson

Front 50 Depth 129-8 Height

2 stores  
Use

Type of construction c-b-s &amp; structural steel

Foundation reinf. conc.

Roof comp

Plumbing Contractor Stolman

#9171

No. fixtures 6

Rough approved by

No. Receptacles

Plumbing Contractor

No. fixtures set

Final approved by

Sewer connection -- 1 --

Septic tank

Make

Electrical Contractor

George La Vigne

# 7024

No. outlets 58

Stoves

Motors

Fans

Temporary service

Date Aug. 28-1936

Receptacles 13  
Rough approved by

Bankier Bros- #8322- 39 light outlets- 1 motor

Date Sept. 25-1936  
Feb. 23-1937

Electrical Contractor

Bankier Bros. # 8323

Address

No. fixtures set

Final approved by

Date of service

Feb. 26-1937

Date Feb. 23-1937

Date

Masterbilt Co.

Alterations or repairs

#12018-

Remodeling store front- (#721)

\$ 1,000

Date Dec. 5-1938

BUILDING PERMIT - 1 sign- (Jack's Package Store) Claude Neon-

Electrical permit # 12126- Claude Neon- 2 neon transformers-

Date Dec. 16-1938

\$ 200.00-

BUILDING PERMIT # 12071- SIGNS- Claude Neon -

Date Dec. 16-1938

\$ 200.00-

Electrical permit # 12651 - FC AST- alterations-

Apr. 12-1939

See other side

Date July 10-1936

RECEIVED ORD. #75-34  
REGISTRATION DATE: 12-30-78

Address

Date

Address

Date

Date

Make

Address

# 7024

Stoves

Motors

Fans

Temporary service

Date Aug. 28-1936

Receptacles 13  
Rough approved by

Bankier Bros- #8322- 39 light outlets- 1 motor

Date Sept. 25-1936  
Feb. 23-1937

Electrical Contractor

Bankier Bros. # 8323

Address

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Date of service

Feb. 26-1937

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Date

Masterbilt Co.

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\$ 200.00-

BUILDING PERMIT # 12071- SIGNS- Claude Neon -

Date Dec. 16-1938

\$ 200.00-

Electrical permit # 12651 - FC AST- alterations-

Apr. 12-1939

See other side



Lot 11 Block 33 Subdivision OCEAN BEACH #1 -- 717 Washington Avenue

### ALTERATIONS & ADDITIONS

#66062 Building Permits: Owner: drop ceiling & stud partition with lath & plaster both sides - \$900 - 10/9/61  
 #66182 Miami Air Conditioner: Install 1 - 3 ton pkg. unit - \$900. - 10/23/61 OK Plaag 11/9/61  
 #68472 - Jonesey Elect Co. - 7 switch outlets - 9 light outlets - 10 receptacles - 22 fixtures  
 1 motors 0-1 HP - 1 motors 2-5 HP - 1 service equip 100A 12/9/70  
 #85800 - Owner - Interior alterations. No. structural changes \$1,200.00 12/11/70

Plumbing Permits: #51260:715 Wash. - Service Plumbing-Relocate 2 Lavatory - \$5.00 7-1-74

Electrical Permits: #57463 Griffin Electric, Inc.: 6 switch outlets; 10 receptacles; 10 light outlets; 10 fixtures;  
 1 cent. of dist.; 1 service equipment; 1 motor, 2-5 hp - 10/12/61  
 #57585 Jones Elec. Emergency Serv. Inc.: Install electric in telephone booth - 11/9/61

#58892 Lyon Electric Co., Inc.: Violations 10/11/62  
 #61086 C.J. Kay Electric: 1 Violation - 6/24/64

#68867 - Manuel de J Perea - 7 fixtures rewired - 1 service repair 200A 6/10/71



Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
-----	-------	-------------	-------------------------

Building Permits:

#3038-Airko A/C- 5, 33,500BTU wind a/c-\$4100-7-22-74

#06020-Claude Maintenance-Sign-\$500-8-6-74

#06268-Gordon Roofing-Re-roof 50 sqs-\$3200-10-3-74

#27001 6/11/85 Carl Strandberg plastering & painting, cracks, exterior painting \$2,000.

---

Plumbing Permits:

#51101-Serota Plumbing- 1 drinking fountain; 2 shower; 1 urinal; 1 heater-new installation 5-28-74

---

Electrical Permits: #70740-3/M Electric- 1 service size 150 amps-9-10-73

#71459-Daniel G. Palivoda- 5 air conditioners wall units; 1 replace fixtures-7-17-74

#71744-C J Kay Electric- 1 violation-11-14-74

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]

709-719-729 WASHINGTON AVENUE

BUILDING PERMITS: #M8801094 & Rainbow Mechanical - 3ton A/C central - 6-23-88 ✓  
#M8800066 - Air Conditioner Service - 31/2ton A/C central - 10-17-88 (717-729)

Owner GUILLERMO SOSTCHIN, TRUSTEE  
 Lot 12 Block 33  
 General Contractor M.B. BICHACHI CONSTRUCTION  
 Architect JOSE ARIAS  
 Zoning Regulations: C-5 Use Front  
 Building Size: 130' X 50'  
 Certificate of Occupancy No. 16' X 8"  
 Type of Construction CBS  
 PLUMBING Contractor

Permit No. 91942  
 Address 729 WASHINGTON AVENUE  
 Bond No.  
 Engineer

Cost \$75,000.00

1333

Area  
 Depth  
 Use STORES (2,500 sq. ft.)  
 Stories ONE

Foundation SPREAD FOOTING Roof BUILT-UP Date NOV. 24, 1986

Sewer Connection Date

Swimming Pool Traps  
 Steam or Hot Water Boilers  
 ROUGH APPROVAL  
 FINAL APPROVAL

Down Spouts  
 Wells

GAS Contractor  
 Gas Ranges  
 Gas Water Heaters  
 Gas Space Heaters  
 Gas Refrigerators  
 Gas Steam Tables  
 Gas Broilers  
 GAS Rough APPROVAL  
 GAS FINAL APPROVAL

Date  
 Gas Frylators  
 Gas Pressing Machine  
 Gas Vents for Stove

AIR CONDITIONING Contractor  
 SEPTIC TANK Contractor  
 OIL BURNER Contractor  
 SPRINKLER Contractor

ELECTRICAL Contractor

OUTLETS  
 Switches  
 Lights  
 Receptacles  
 Ranges  
 Irons  
 Refrigerators  
 Fans  
 Motors  
 Appliances

HEATERS  
 Water  
 Space

FIXTURES

Date

FINAL APPROVAL

By  
 Date  
 Alterations or Repairs—Over

709-719-729 WASHINGTON AVENUE

Building Permits: #B8801153 - M.B. Bichachi Const. - New commercial building - 8-12-88 - \$80,000.

DEPARTMENT OF PLANNING

1333-A

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 673-7550

TO: PAUL GIOIA  
BUILDING DIRECTOR  
FROM: JUD KURLANCHEEK *(Signature)*  
PLANNING AND ZONING DIRECTOR  
SUBJECT: DESIGN REVIEW FILE NO. 1373  
729 WASHINGTON AVENUE

October 20, 1988

*P.G. Gioia*  
**JAM**

OCT 20 1988

*Copy to City Clerk*

At its October 11, 1988 meeting, the Design Review Board granted final approval of the above noted project subject to the following conditions:

1. The landscape plan for the project shall include the following:
  - a. a 4' planting strip on the north side of the site to include 4-5 palm trees and decorative bollards to prevent cars from intruding on the landscape area;
  - b. a decorative vine with 5" centers shall be planted on the 3.5' concrete wall in the north corner of the site;
  - c. an irrigation system in the landscaped areas surrounding the parking lot shall be included;
2. The size of the signs presented in the proposed sign program shall be reduced and submitted for staff approval; and,
3. All lease agreements shall stipulate that tenants shall comply with the established uniform sign program approved for the project.

In order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (October 11, 1988) the Design Review Board approval will become void.

Thank you for your assistance in this matter.

JK/JD  
729WSHPG

Plumb

Electrical Permits:



BUILDING PERMITS: #5891930 - 8-24-89 - El Cometa Canvas Carport - 135 sq. ft. new canvas awning-  
store front - \$3,000.00

ELECTRICAL PERMITS: #E8900569 - El-Al Electric - Temporary power pole for construction - 2-14-89  
#E8900671 - El Al Electric - New electrical repairs - 3-7-89

## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
8-12-83		New permanent building	\$80,000.00				88801153
8-24-89		135 sq. ft. new canvas awning store front	\$3,000.00				AS89193

LOT: 12 BLOCK: 33 SUBDIVISION: OCEAN BEACH ADDITION ADDRESS: 729 WASHINGTON AVENUE

## ALTERATIONS & ADDITIONS

### BUILDING PERMITS

11/25/86 #91942 - M. Bichaci Constr. - 2500 sq. ft. commercial bldg. (\$262.00)

**PLUMBING PERMITS** #63057 1/6/87 Express Plumb - water service, sewer connections  
#63058 1/6/87 Express Plumb - 3 rgh, 3 set floor drain, 3 rgh, 3 set lavatory, 3 rgh, 3 set water closet

### ELECTRICAL PERMITS

## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
6-6-89		NEW ROOF 235 sq. ft.	\$2,500.00				58891712

709-719-729 WASHINGTON AVENUE



# HISTORIC RESOURCES REPORT

*for*

709-719-729  
WASHINGTON  
AVENUE

MIAMI BEACH,  
FLORIDA  
33139



*prepared by*

ARTHUR MARCUS ARCHITECT  
HISTORIC  
ARCHITECTURAL  
PRESERVATION  
CONSULTANT

*for the Owners:*

WASHINGTON  
SQUARED  
OWNER LLC.

*for the*

CITY of MIAMI BEACH  
HISTORIC PRESERVATION  
BOARD



MARCH 3, 2016



709-719-729 WASHINGTON AVENUE



## HISTORIC RESOURCES REPORT

*for*

709-719-729 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

*prepared by*

ARTHUR J. MARCUS ARCHITECT P.A. / HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

1800 North Andrews Avenue #7F

Fort Lauderdale, Florida 33311

*for*

WASHINGTON SQUARED OWNER LLC

1691 Michigan Avenue

Miami Beach, Florida 33139

*for the*

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

MARCH 3, 2016





1927 AERIAL VIEW courtesy CITY OF MIAMI BEACH PUBLIC WORKS WITH WILLIAM PENN HOTEL AT RIGHT

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NEIGHBORHOOD AERIAL PHOTOGRAPH ABOVE COURTESY HISTORY MIAMI circa 1928  
with WILLIAM PENN AND BLACKSTONE HOTELS AT TOP CENTER  
AND 719 WASHINGTON AVENUE EXISTING AT THAT TIME.

#### SUMMARY of BUILDINGS

ARCHITECT	STATUS (a)	ARCHITECT	YR BUILT	STYLE
709	Non-Historic	Les Beilenson Jose Gomez	2000	Modern / Contemporary
719	Historic	E. L. Robertson	1936	Art Deco Moderne
729	Non-Historic	Jose Arias	1986	Modern / Contemporary

(a) Status as designated in the City of Miami Beach Historic Database Records



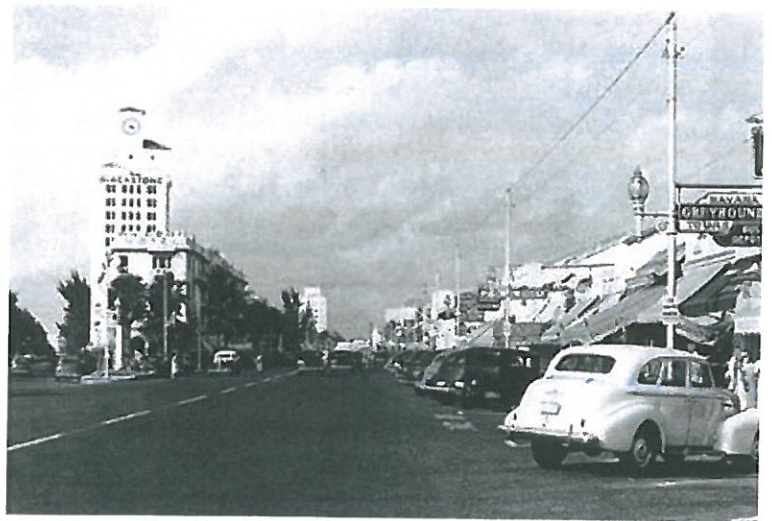


ABOVE: CIRCA 1936 AERIAL VIEW SHOWING NEWLY BUILT 719 WASHINGTON AVENUE ALONE AT MID-BLOCK WITH courtesy HISTORY MIAMI.

RIGHT: CIRCA 1940'S VIEW LOOKING NORTH ON WASHINGTON AVENUE FROM AROUND 5th STREET.

#### NEIGHBORHOOD HISTORY

*"The first platting of the land in Miami Beach was completed by the Ocean Beach Realty Company owned by the Lummus brothers, who had purchased 605 acres of as swamp land south of present day Lincoln Road from the Lum Plantation for a cost ranging from \$150. to \$12,500. per acre. The platting of this land was included in the third addition of the plat in 1914 for the area between 5th and 14th Streets." (1)*



*'Between 1912 and 1918 the land form and infra-structure of Miami Beach was created. The first roads were installed in 1913, the first land fill completed in 1914...Lots were given away as a promotion..prospective buyers were brought to the island on boats departing from the Miami mainland every 30 minutes.'* (1)

*'The basic form and layout of the nominated district was established during the early platting of property between 1912 and 1916.*

*(3) 'By 1935 Miami Beach was ranked by Dun and Bradstreet ninth in the nation for new construction.'* (2)

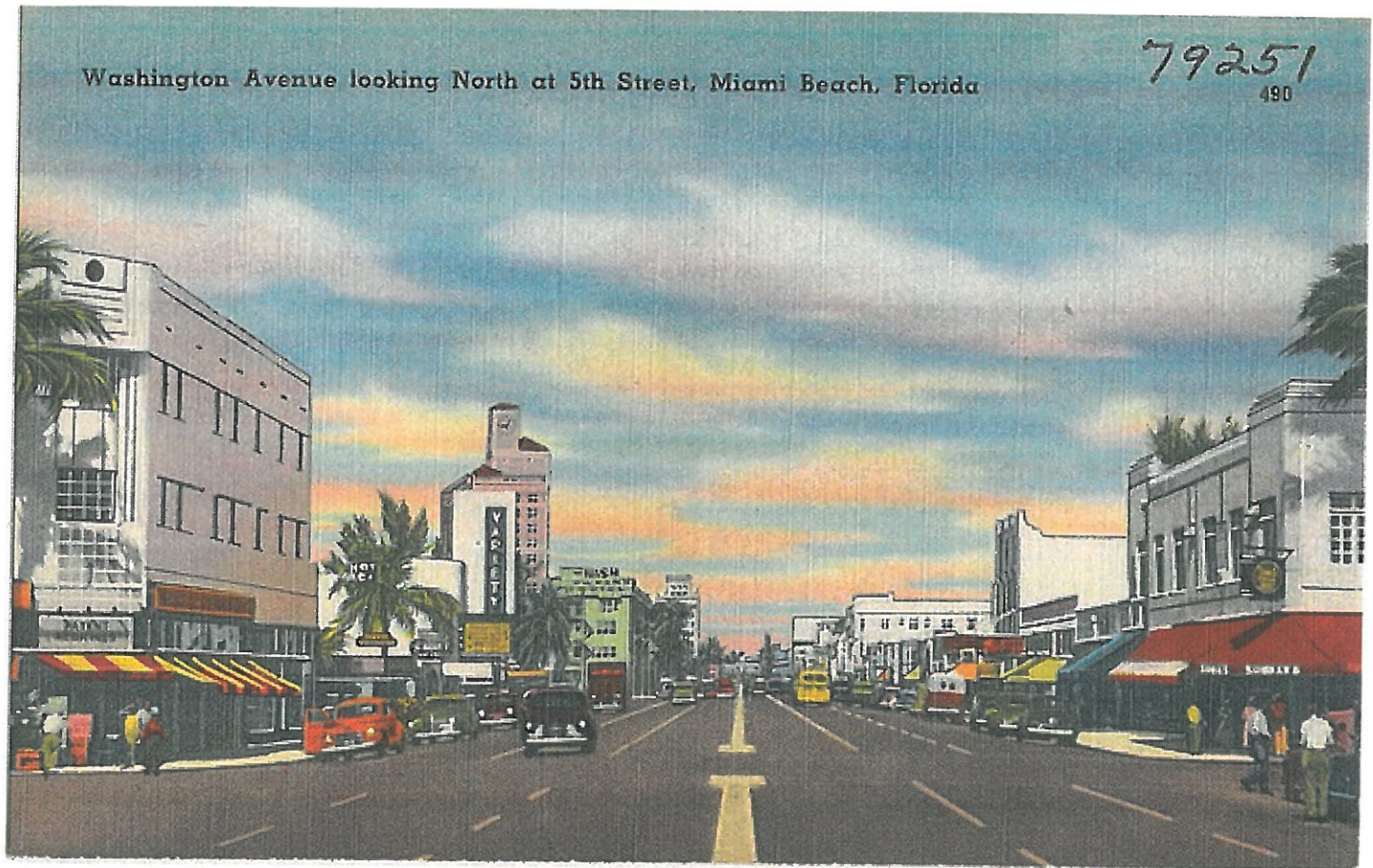
*"..as Miami Beach recovered from the bust, architectural design shifted from the traditional to the modern. Architectural design followed the public's fascination with machinery, and the simplified form and ornamentation were well suited to the new economic and social conditions in Miami Beach. Smaller buildings, catering to the more modest means of middle-class visitors and seasonal residents were constructed .rapidly in great numbers to meet the increasing population of Miami Beach."* (3)

*"Between 1930 and 1940, the permanent population of Miami Beach nearly doubled to 28,000 with 75,000 visitors annually. "* (5)

It is interesting to note that the photograph at the top of page 5 was taken shortly after the construction of 719 Washington Avenue, which was built in 1936. This photograph does show the formerly existing building on the 701 property - the Mercantile Bank of Miami Beach. The Bank building was later demolished for the construction of the Sheldon Hotel building, still existing to the immediate south of the subject properties.





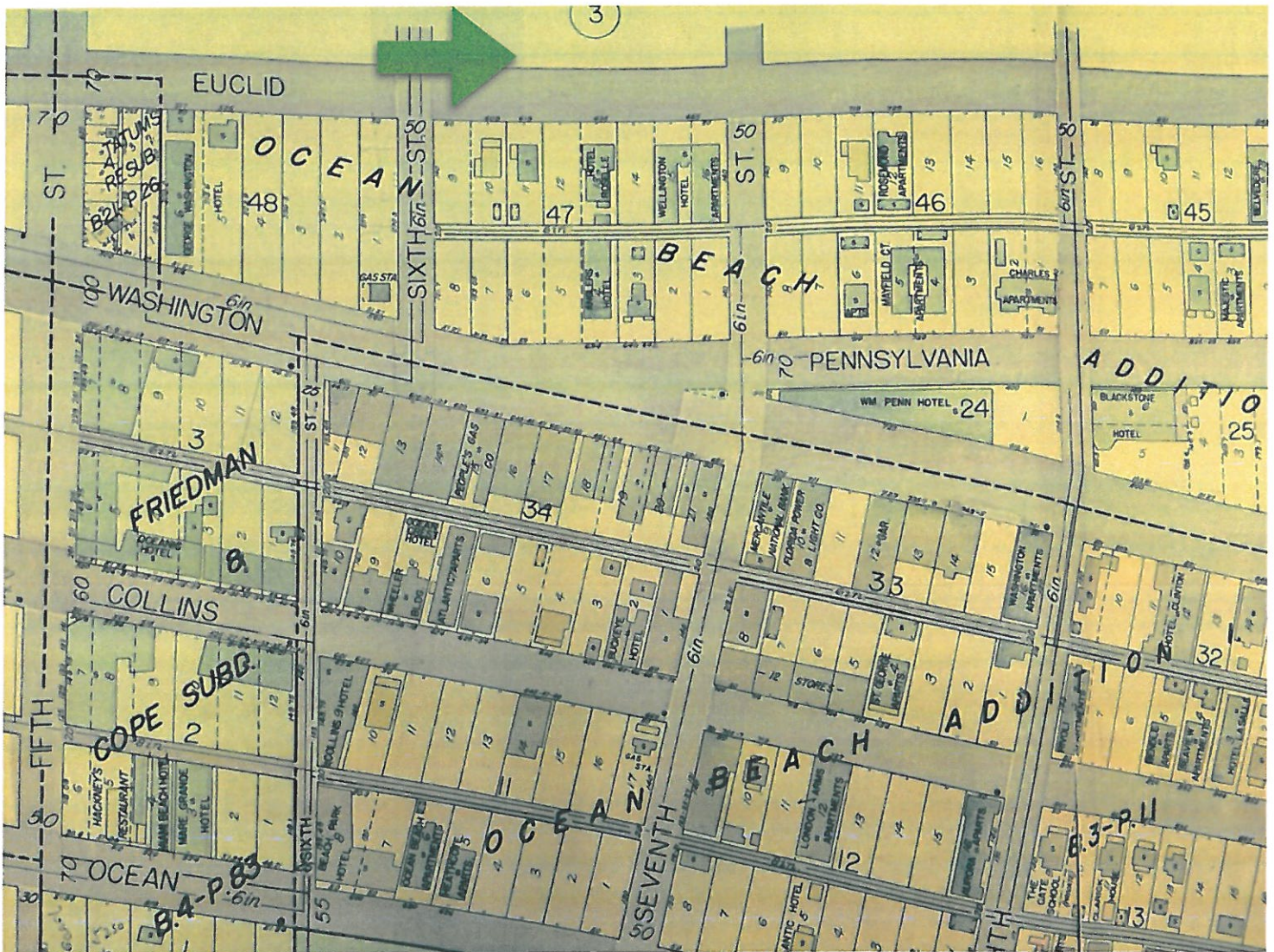


*"The Washington Avenue retail corridor historically catered to the more basic needs of area residents rather than luxury or visitor-oriented businesses which were located on Lincoln Road. As the adjacent residential neighborhood changed over time, so did the Washington Avenue businesses, becoming a multi-ethnic collection of food, clothing, hardware, and other basic goods and services providers. Like the adjacent residential neighborhood, commercial buildings deteriorated due to lack of maintenance and inappropriate/inconsistent alterations." (6)*

ABOVE: CIRCA 1940's POSTCARD VIEW OF WASHINGTON AVENUE LOOKING NORTH FROM FIFTH STREET WITH THE BLACKSTONE HOTEL AT LEFT REAR.

LEFT: CIRCA 1927 PHOTOGRAPH OF BLACKSTONE HOTEL by CLAUDE MATLACK PHOTOGRAPHER





HISTORIC SANBORN MAP of CITY of MIAMI BEACH

"The proposed district was, during the period from 1930 through 1948 the primary multi-family residential and retail areas of Miami Beach. Largely seasonal in population, the neighborhood began to decline in the 1950's and 60's as tourist patterns changed and newer/larger hotels and apartment buildings were constructed to the north." (7)

The Sanborn map above shows that there were buildings on the 709 and 729 properties. These were subsequently demolished in order to

construct the more contemporary buildings currently on these sites.

"The historic buildings in the nominated district are commonly described in the National Register application form as "resort architecture". This indicates a development theme of appealing to the needs and imagination of visitors. This explains the fantasy based architectural design from Mediterranean to futurism and is the key to the unique humor and frequently noted whimsical appearance of buildings within the nominated district." (8)





*"As Ocean Drive and Collins Avenue more and more became identified almost exclusively with the tourism industry - it was Washington Avenue that developed into the street serving as a bridge between the Ocean Drive / Collins tourist corridor and the local Flamingo Park neighborhood." (9)*

*"Washington Avenue was the street that increasingly served the local residents with grocery stores and banks and theaters and delicatessens and all types of retail establishments. These local residents were also increasingly Jewish and the neighborhood retail establishments reflected this ethnic majority." (10)*

*"Eventually a strong Jewish retail, institutional and residential presence manifested itself in Ocean Beach, especially along Washington and Collins Avenues and Ocean Drive. In the middle decades of the twentieth century, these streets were dotted with small Jewish businesses and apartments filled with Jewish tenants." (10)*

1965 AERIAL PHOTOGRAPH courtesy  
CITY of MIAMI BEACH PUBLIC WORKS



### STREAMLINE MODERNE

"In the Art Deco style - the earliest of the moderne styles, constructed primarily between 1930 and 1936. The Art Deco structures incorporated classical themes, such as Egyptian and Mayan, in a modern context. (11)

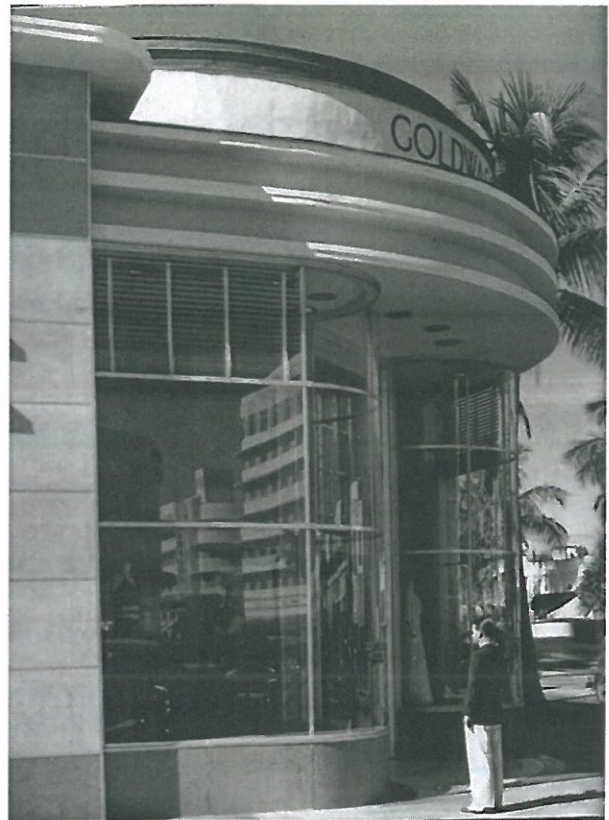
"This style incorporated images of the technical advances in transportation and communication in the 1930's. The buildings are even more simplified than earlier "Art Deco" structures and respond to a depression-ethic of restraint and machine-like refinement of detail. The streamline Moderne style is characterized by rounded "aerodynamic" forms, projecting planes, and smooth surfaces of polished oolitic limestone and vitrolite glass." (12)

"..streamline Moderne buildings often have references to the nautical and futuristic. Antennas, spires, futuristic towers, chrome plating, neon, as well as fins, smokestacks, portholes, and pipe railings are popular features of these buildings. " (13)

The building located at 719 Washington Avenue was designed by the Architect E. L. Robertson in 1936. It exhibits typical characteristics of streamline moderne architecture with its emphasis on a sleek horizontality. Other examples of Streamline Moderne architectural style in Miami Beach are illustrated at right:

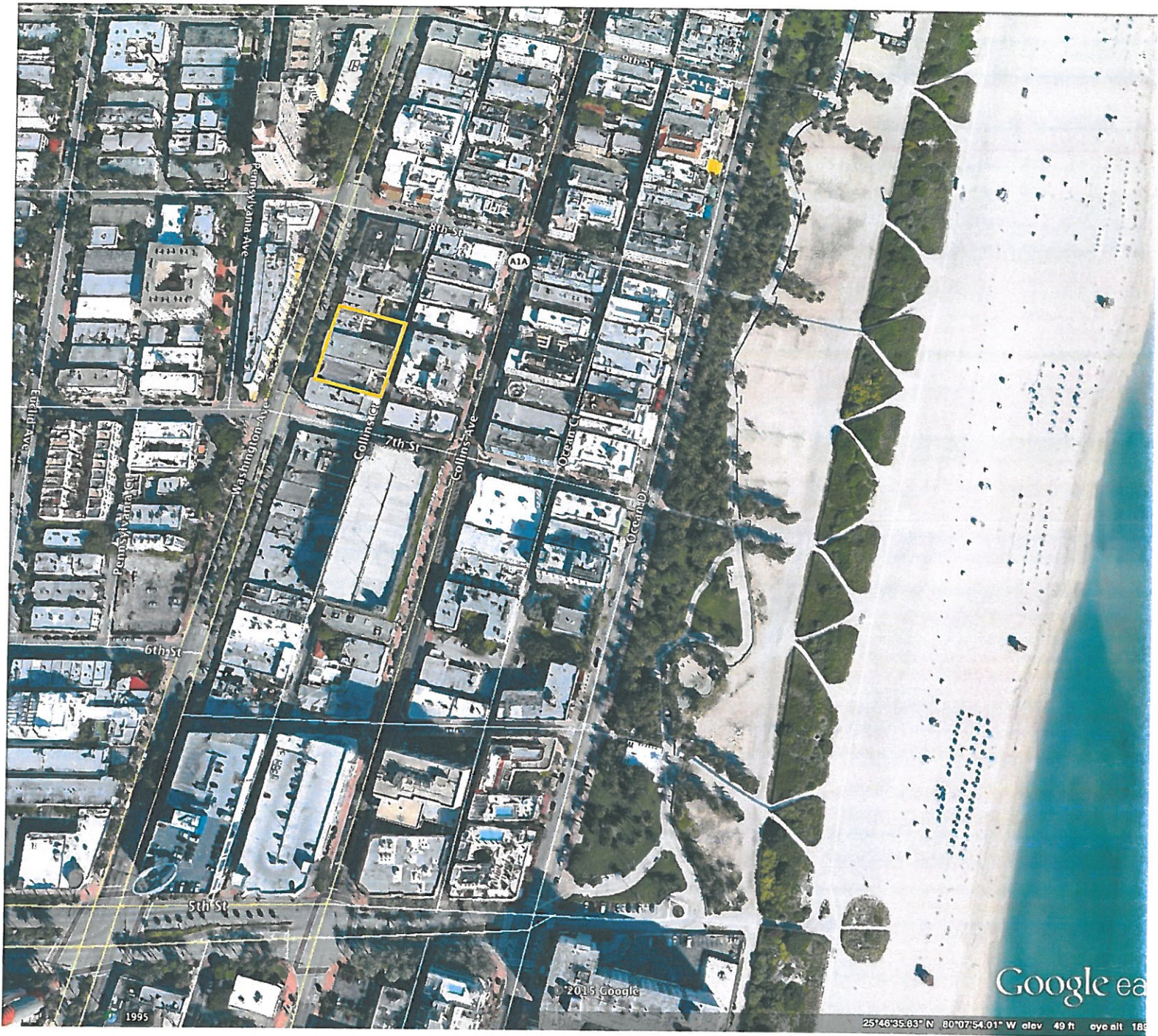
TOP & MIDDLE: GOLDWASSER SHOPS,  
LINCOLN ROAD AT EUCLID by L. MURRAY DIXON  
ARCHITECT

BELOW: STERLING BUILDING, LINCOLN ROAD  
RENOVATED BY VICTOR NELLENBOGEN ARCHITECT 1941





709-719-729 WASHINGTON AVENUE



2015 AERIAL PHOTOGRAPH courtesy GOOGLE EARTH



#### NO HISTORIC PUBLIC INTERIORS

In a site visit to all of the properties there appears to be no public interior spaces worthy of preservation in any of these buildings.

Interiors of the one historic building in this report have been renovated many times since these buildings were constructed.

#### LOCATION IN HISTORIC DISTRICTS

All buildings under consideration are located in the National Register Art Deco Historic District and the local Miami Beach Flamingo Park Historic District.

#### PROPERTY RECORDS SEARCH

There were also no records available of the original architectural and/or building plans at the Records Desk at the City of Miami Beach Building Department....for any of these buildings. A letter to this effect to Deborah Tackett at the City of Miami Beach attached at the end of this Report.

ARCHITECTS for 719 WASHINGTON AVENUE

ROBERTSON & PATERSON ARCHITECTS

The firm of Robertson & Paterson Architects was one of the pre-eminent architectural firms in 1920's Miami. Their commissions included both single and multifamily residential buildings, religious edifices and commercial structures. Their designs spanned the transition from Mediterranean to Art deco architecture, and is a study in the ways that architects dealt with this challenge.

E. L. ROBERTSON ARCHITECT

(1888 - 1953)

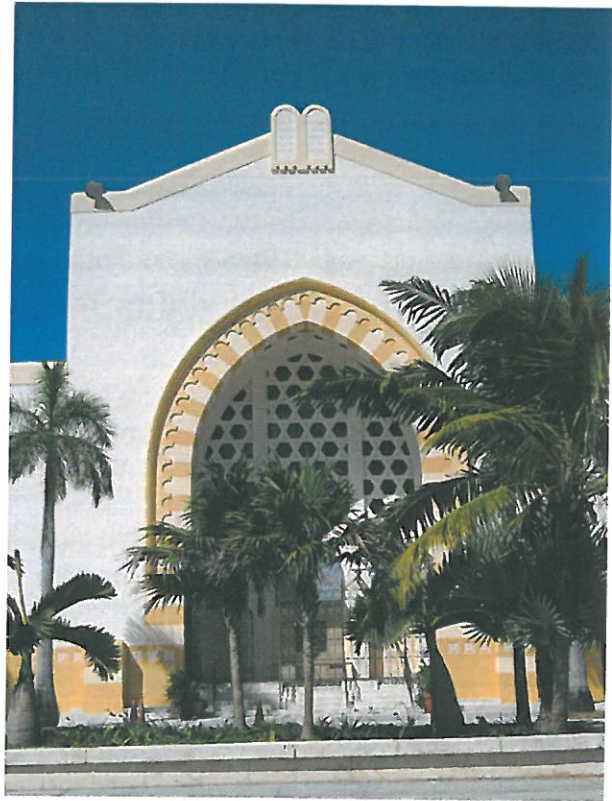
Edwin L. (Ted) Robertson Architect was a native of Mobile, Alabama. He served his architectural apprenticeships with firms in Mobile and in New York City. Prior to moving to Miami Robertson designed St. Paul's Church in Augusta, Georgia. He came to Miami in 1921 and worked with August Geiger Architect until 1923 when the firm of Robertson & Paterson was formed.

L. R. PATERSON ARCHITECT

(circa 1892-

Laurence R. Patterson was from Portsmouth, Ohio and was graduate of the University of Pennsylvania in 1910. Prior to forming his own firm he worked with Walter De Garmo Architect, the first registered architect in Miami - from 1915 until 1923, except for time spent in the army during World War I. Robertson & Paterson's offices were in the Calumet Building in downtown Miami.

TOP PHOTO: WOLFSONIAN FIU MUSEUM 1927  
1001 WASHINGTON AVENUE MIAMI BEACH  
MIDDLE PHOTO: NETHERLAND HOTEL,  
1330 OCEAN DRIVE MIAMI BEACH  
LOWER PHOTO: TEMPLE ISRAEL of GREATER MIAMI  
137 N.E. 19th STREET MIAMI 1927 (11)





TOP RIGHT PHOTO: 685 WASHINGTON AVENUE

BOTTOM RIGHT PHOTO: CIRCA 1920'S PROFILES OF  
MR. ROBERTSON AND MR. PATTERSON  
courtesy HISTORY MIAMI

## ROBERTSON & PATTERSON ARCHITECTS

### REPRESENTATIVE PROJECTS:

Alcazar Hotel, Miami

Burdines Department Store, Downtown Miami  
by E.L. Robertson & J.R. Weber Architects 1936  
Cromer-Cassel Store downtown Miami 1926

later converted to Richards Department Store  
Temple Israel of Greater Miami, Miami 1927  
1001 Washington Ave., Wolfsonian FIU Museum

aka Washington Storage Co.,  
Miami Beach 1927

601 - 615 Washington Avenue, Miami Beach

625 - 629 Washington Avenue, Miami Beach

651 - 665 Washington Avenue, Miami Beach

665 - 685 Washington Avenue, Miami Beach

Liberty Square Apartments, Miami 1937

Matthews Residence, Star Island

Miller Residence, Lemon City / Miami

Netherland Hotel 1330 Ocean Drive ,  
Miami Beach 1936

Club Lido aka Rod & Reel Club,

Hibiscus Island 1925

Miami Edison Middle School, Miami 1931

by George Pfeiffer & E. L. Robertson Architects  
1440 Drexel Avenue Miami Beach 1936

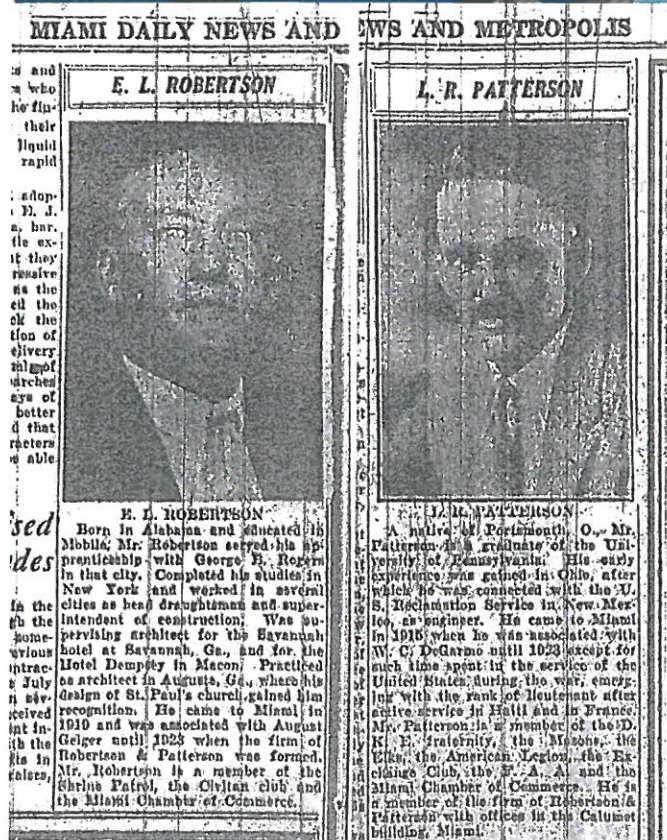
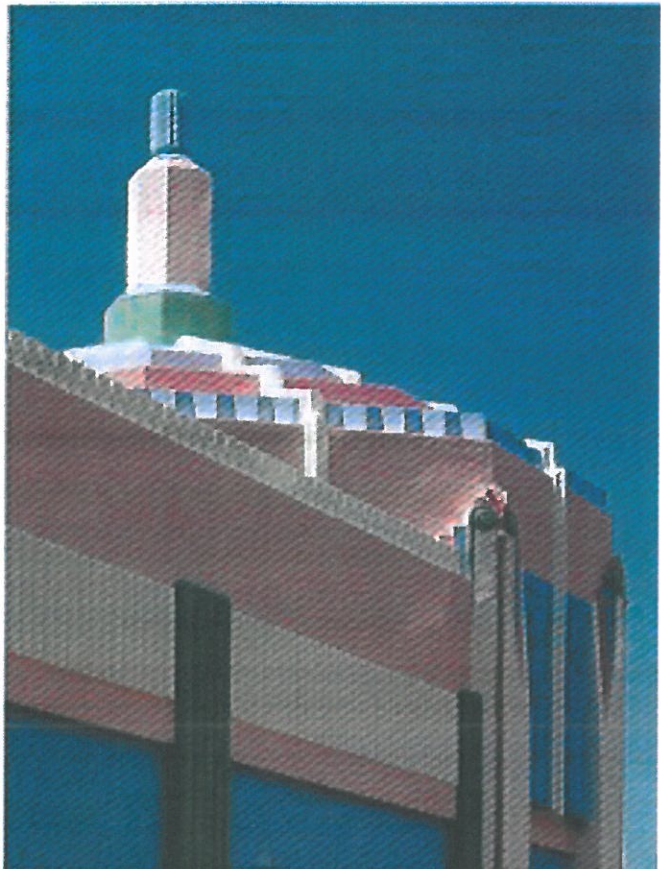
Rendale Hotel 3120 Collins Ave

Miami Beach 1940

1512 Washington Ave. Miami Beach 1925

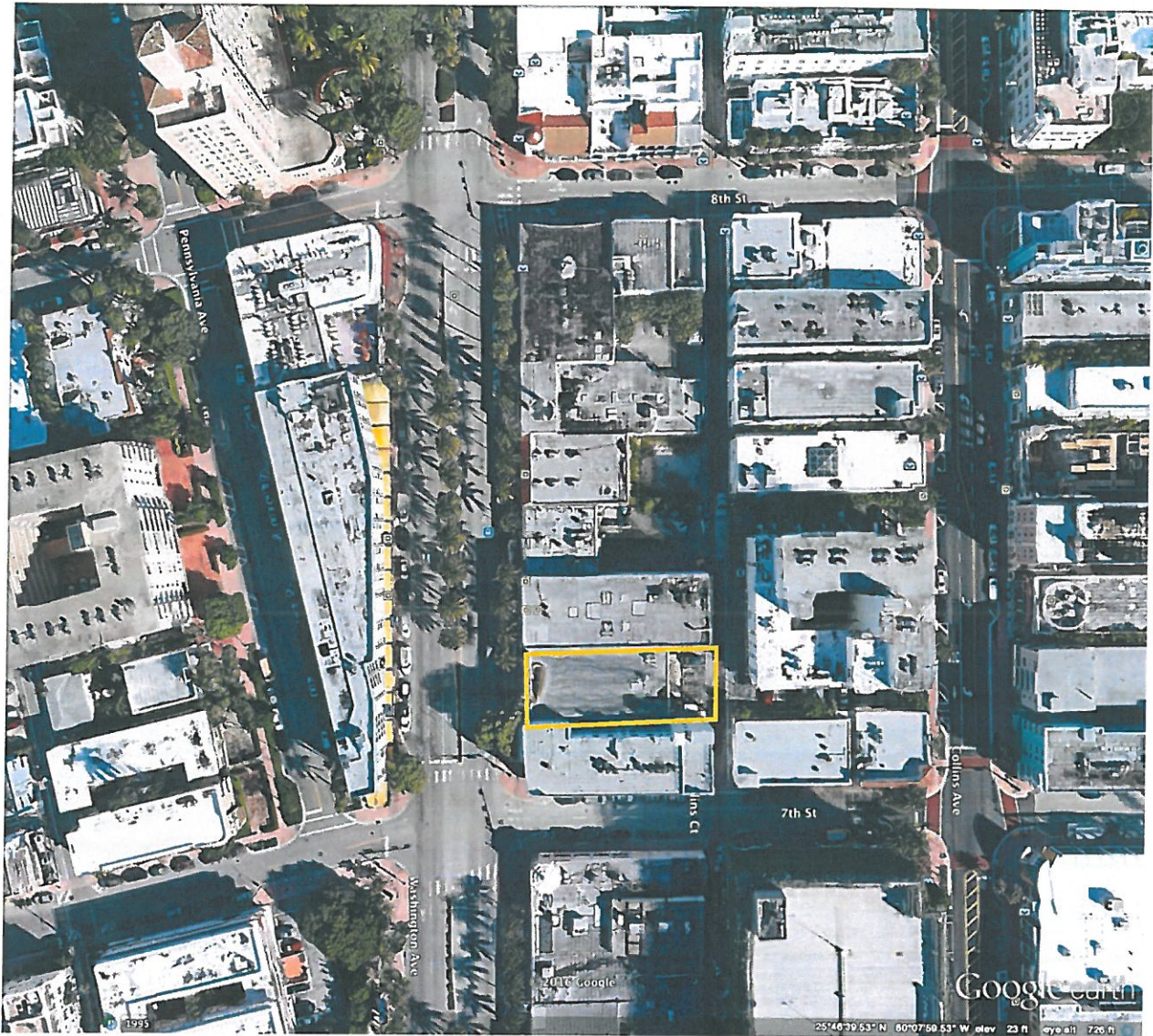
1528 Drexel Avenue Miami Beach 1925

801 Washington Ave., Miami Beach 1929





709-719-729 WASHINGTON AVENUE



ARCHITECTS: LES BEILENSEN & JOSE GOMEZ  
YEAR BUILT: 2000  
DESIGNATION: 'NON-HISTORIC'  
LEVELS: 1  
FOLIO: 02-4203-004-0650  
LOT SIZE: 50'-0" x 130'-0"



**There were no Historic Drawings nor Building Card available for this building** from the City of Miami Beach Building Department / Records Desk or from the RuskinArc / MDPL Database website.





### 709 Washington Avenue

Since no building card was discovered for this property, the name of the Architects of this existing building was confirmed by Jose Gomez of Beilinson Gomez Architects, who had originally designed the building for review and approval by the City of Miami Beach Historic Preservation Board in 2000. The designs underwent a number of revisions in order to provide the maximum number of storefront entrances as well as a design which might animate the elevation through the facade designs.

709-719-729 WASHINGTON AVENUE



Top photo at left was taken 12.08.2000 of the newly completed 709 Washington Avenue building - Courtesy Miami Dade Property Appraiser Records.



Bottom photo at left is from the same file and looks to be a photo of the demolition of the previous building on site - Courtesy Miami Dade Property Appraiser Records. No records have been discovered as to what this previous building may have been.

709 Washington Avenue



709-719-729 WASHINGTON AVENUE



## 709 WASHINGTON AVENUE

2015 PHOTOGRAPHS  
BY ARTHUR MARCUS

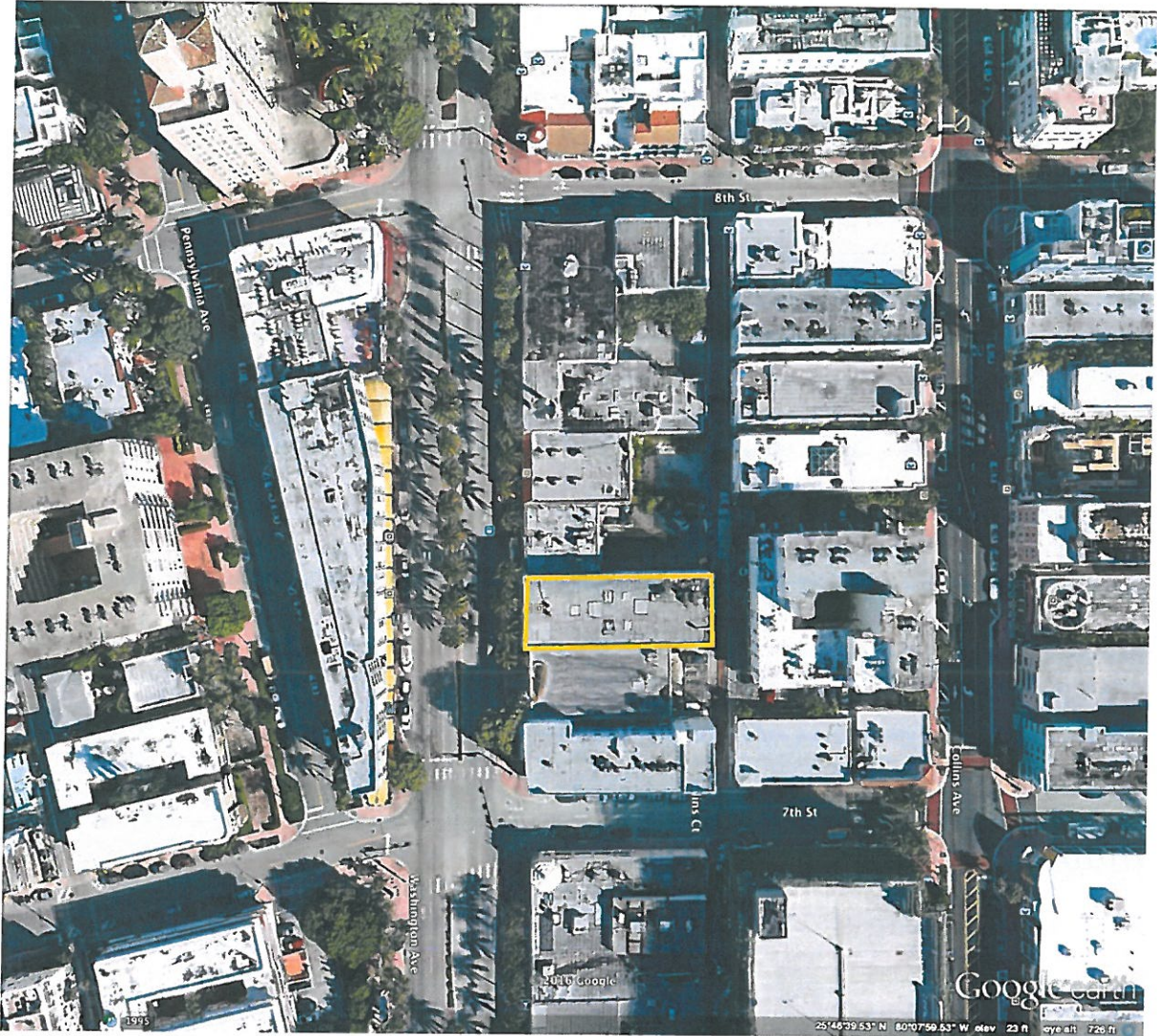
TOP: FRONT (WEST) ELEVATION

BELOW: REAR (EAST) ELEVATION





709-719-729 WASHINGTON AVENUE



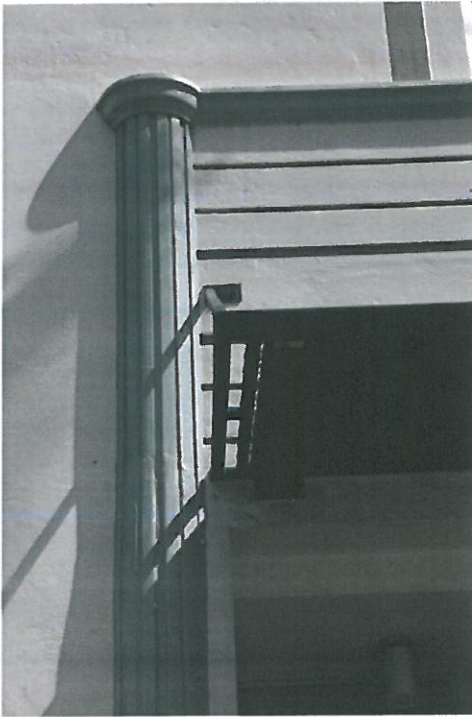
719 Washington Avenue

ARCHITECT: E. L. ROBERTSON  
YEAR BUILT: 1936  
DESIGNATION: 'HISTORIC'  
LEVELS: 2  
FOLIO: 02-4203-004-0650  
LOT SIZE: 50'-0" x 130'-0"



**There were no Historic Drawings available for this building** from the City of Miami Beach Building Department / Records Desk or from the RuskinArc / MDPL Database website. This property is listed as 719 & 721 Washington Avenue in the City of Miami Beach Building card - while being listed as 715 Washington Avenue in the City of Miami Beach Historic Database.





### 719 Washington Avenue

This is a two story multi-purpose building designed in 1936 in the Art Deco Moderne style of architecture, with retail stores on the first floor and apartments above on the second floor. The structural system consists of reinforced concrete foundations with general construction consisting of concrete and 'concrete block reinforced with structural steel' - as stated on the Building Card.

The Owner listed for the building was J. C. DeVine. By 1936 his company owned and had developed most of the adjoining block between sixth and seventh streets as well as elsewhere in Miami Beach. DeVine's architects of choice were Robertson & Patterson - who had designed all of the buildings on the adjoining 600 block in the 1920's and 1930's..

The crisp design for this building features a very geometrical and horizontal organization of the front facade. Originally it should be noted that there were two storefronts on the building - which through the years has transformed into the three storefronts currently existing.

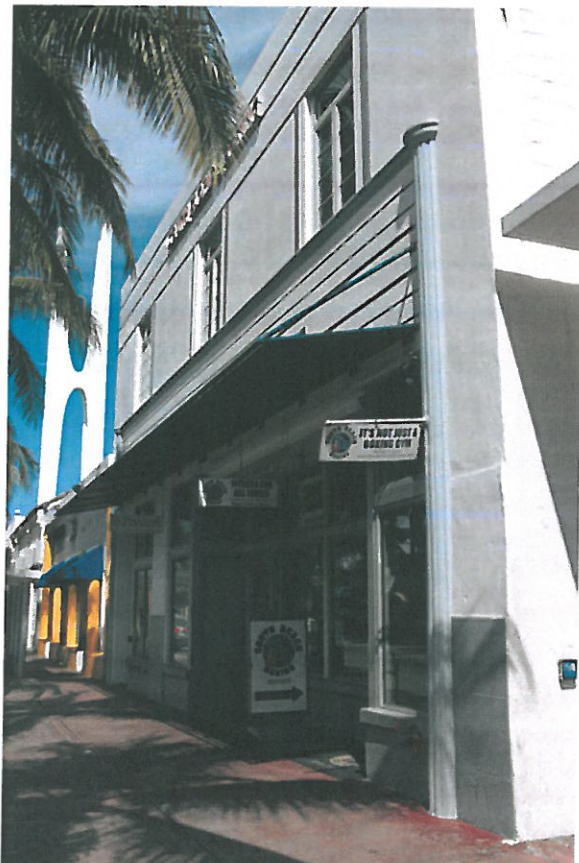




The major design features are the six irregularly spaced lower horizontal reveals atop the storefront glazing. This banding consists of three and three. Additional space was designed into the composition in the middle of these two groups of three reveals - in order to accommodate the awning supports. A pair of fluted side pilasters anchors the entire composition and integrates everything with the storefront glazing.

The three identical second story windows float above the strong horizontal banding and appear enlarged due to the wide vertical reveals at either side of each window. Above the windows are three equally spaced reveals. These upper reveals are spaced wider apart than are the reveals in the banding below. And these upper reveals are also incised into the concrete as wider reveals than those in the lower banding.

This is an elegant solution to the two story building - which at the time was more of an anomaly on Washington Avenue. The top of the lower banding does an excellent job of carrying the predominantly one story height context of other buildings on the block through the design for 719 Washington Avenue.

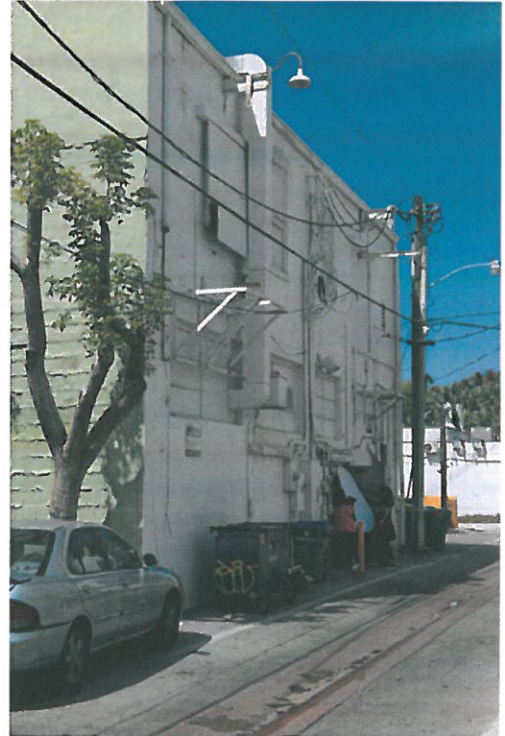
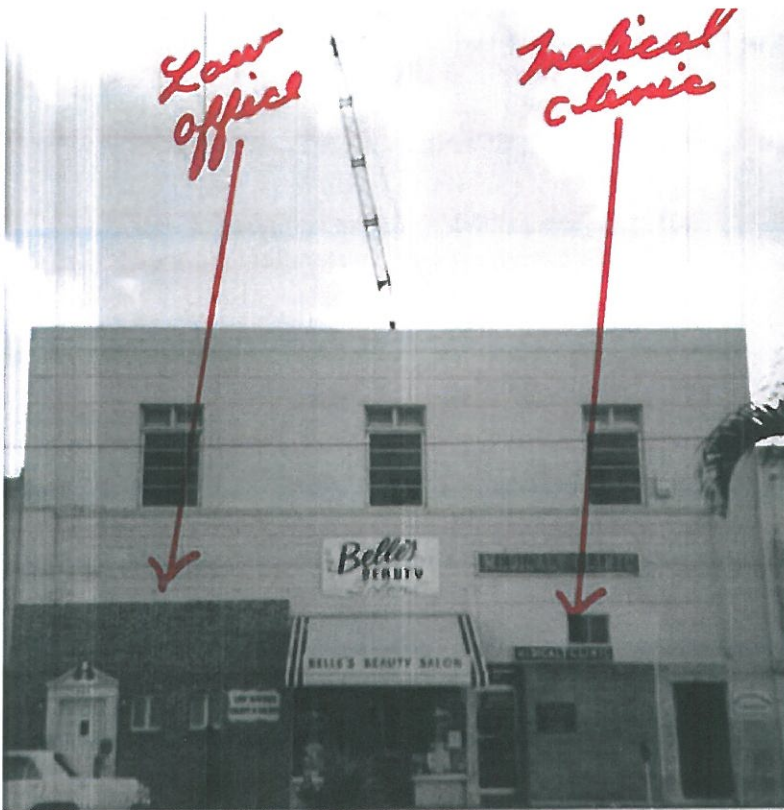


The evolution of design coming from Robertson and Patterson Architects is also a notable factor. Many of the buildings on the 600 block are classified as 'Art Deco' and feature intricate floral banding arranged in geometrical facade compositions.

However in 1936 there began a shift in design sensitivities towards a more mechanized vision of the arts and society. Streamlining occurred in the rounding of building corners, as well as with the reveals utilized to such strong effect as at 719 Washington to impart a sense of speed and movement. This was Art Deco Moderne.

## 719 Washington Avenue

2015 PHOTOGRAPHS BY ARTHUR MARCUS



TOP PHOTO: 2016 PHOTO OF REAR (EAST) ELEVATION by ARTHUR MARCUS

ABOVE LEFT: 1971 PHOTOGRAPH courtesy MIAMI DADE PROPERTY APPRAISER FILES

BELOW LEFT: 1989 PHOTO courtesy (CITY OF MIAMI BEACH HISTORIC DATA BASE FILES

In later years significant bad alterations were completed on the front facade, consisting of the misguided notion that these brick screens might impart design sensitivity.

719 Washington Avenue



FARRELL HARDWARE COMPANY

Owner J. C. DEVINE

Mailing Address

Permit No. 8372

Lot 11

Block 33

Subdivision O B #1

No. 721

Street Washington Ave Date June 16-1936

General Contractor C.L.Devine as J.C.Devine Props.

Architect E.L.Robertson

Front 50 Depth 129-8

Height

2 stores  
UseType of construction c-b-s &  
structural steel

Cost \$12,000.00

Foundation reinf. conc.

Roof comp

Plumbing Contractor Stolpman

#9171

No. fixtures 6

Rough approved by

No. Receptacles

Plumbing Contractor

No. fixtures set

Final approved by

Sewer connection -- 1 --

Septic tank

Make

Electrical Contractor

George La Vigne

# 7024

Address

Date Aug. 28-1936

No. outlets 58

Heaters

Stoves

Fans

Temporary service

Receptacles 13

Rough approved by

LaVigne # 7173- 1 motor

Date

Sept. 25-1936

Bankier Bros- #8322-

39 light outlets-

Address

Feb. 23-1937

Date

Date Feb. 23-1937

No. fixtures set

Final approved by

Address

Date

Date of service

Feb. 26-1937

Masterbilt Co.

Alterations or repairs

#12018-

Remodeling store front- (#721) -----

Date Dec. 5-1938

BUILDING PERMIT - 1 sign-

(Jack's Package Store)

Claude Neon-

Claude Neon-

\$200.00-

Date Dec. 16-1938

Electrical permit # 12126-

Claude Neon-

2 neon transformers-

Claude Neon-

\$ 200.00-

Date Dec. 16-1938

BUILDING PERMIT # 12071-

SIGNS- Claude Neon -

alterations-

APR. 12-1939

Date

See other side

R.A. PALMISTRY - SEE LETTER, 11/7/52, IN ZONING  
FROM GEO. WILLIAMS.

**BUILDING PERMIT # 33959** Installing masonry separation to create escape hall & one set of concrete stairs- Gilbert M. Fein, arch: Herman Popkin, contr. \$ 7,000... Nov. 1, 1950  
 # 34656 Flat wall sign-30 sq.ft.-Tropicalites \$ 350..... Dec. 18, 1950  
 # 38898 One pull-up awning - Durable Awning Co. \$ 100..... July 10, 1952  
 # 40427 Painted sign: W.J. Jencks: \$ 25..... Dec 30, 1952  
 # 47668 by owner: Plaster ceiling and seven foot high partition around toilet - \$ 1 200 June 1, 1955  
 # 48829 Barrett Electric: Install 3 - 1 1/2 ton A. C. Units \$ 900 Oct. 10, 1955  
 OK, Plaza 11/30/1955 Awning Co: Awning shutter over window, projection 9', 7'6" from sidewalk, aluminum in accordance with sketch attached to application- \$400 - July 13, 1959  
 (721 Wash.) #59507 Pro-tec-u Awning Co: Awning shutter over window, projection 9', 7'6" from sidewalk, aluminum in accordance with sketch attached to application - \$400 - July 13, 1959  
 (719 Wash.) #59508 Pro-tec-u Awning Co: Drop ceiling with acoustic tile; partition wall - \$1,000 - 7/7/61  
 #65646 Miami Air Cond.: install one 15-ton pkge unit air cond. - \$4500 - 8/17/61 OK Plaza 11/9/61

**PLUMBING PERMIT # 30776 M.B.Plumbing, Inc. (Pates) 2 Water closets, 2 lavatories, Nov.22, 1950**  
 # 30847 Miami Beach Plumbing: 2 water closets, 2 lavatories, 1 sand trap- Dec.7, 1950  
 Pierre Candy Co: # 32386 Miami Beach Plumbing Co: 1 Electric water heater: 1 Gas candy cooker: 9-27-1951  
 715 Washington # 37113 Beach Plumbing Co: 2 water closets, 2 lavatories, 1 sink, 1 urinal, 1 electric hot water heater June 2, 1955  
 719 Washington # 37315 Economy Plumbing: 3 lavatories, 1 electric hot water heater August 19, 1955

**ELECTRICAL PERMIT # 27283 Astor Electric: 3 switch outlets, 8 receptacles, 4 fixtures - Sept. 29, 1948**  
 # 32677 Beacon Electric: 16 receptacles, 16 light outlets, 16 fixtures, 2 denters of distribution, 2 sqm outlets - Nov. 16, 1950 Meginniss 4-19-1951  
 # 32948 Tropicalites: 3 neon transformers - Dec. 18, 1950  
 # 35141 W.L.Austin Electric Co: 1 service-equipment, 3 motors- Oct. 2, 1951  
 # 35156 W.L. Austin Electric: 1 Temporary service: Oct.4, 1951  
 # 35190 W.L. Austin Electric: 1 water heater outlet- Oct. 9, 1951  
 717 Washington ave: # 36079 Astor Electric: 2 Receptacles, 5 Light outlets, 5 Fixtures, 2-4-1952 ok 2-8-52  
 # 42489--Aston Electric: 2 motors-----November-24-1954 OK, Plaza 11/21/54  
 Beauty Parlor #719 45435 Jonesey Electric: 3 receptacles, 2 light outlets, 2 fixtures, 1 water heater OK, Plaza 12/20/1955 outlet, 1 center of distribution, 5 motors August 23, 1955  
 ok 10/19/55 HOR - 45731 Jonesey Electric: 1 center of distribution, 1 service, 3 motors 9/26/55  
 OK, Meginniss 7/5/56 47146 Jones Electric Service: connect telephone booth April 6, 1956  
 Griffin Electrical Contractors, Inc. #57213 - 1 Serv.Equip; 1 motor, 11-25 hp - 8/21/61 OK Scarborough 9/29/61

Lot 11 Block 33 Subdivision OCEAN BEACH #1 -- 717 Washington Avenue

# ALTERATIONS & ADDITIONS

#66062 Building Permits: Owner: drop ceiling & stud partition with lath & plaster both sides - \$900 - 10/9/61  
 #66182 Miami Air Conditioner: Install 1 - 3 ton pkg. unit - \$900. - 10/23/61 OK Flaag 11/9/61  
 #68472 - Jonesey Elect Co. - 7 switch outlets - 9 light outlets - 10 receptacles - 22 fixtures  
 1 motors 0-1 HP - 1 motors 2-5 HP - 1 service equip 100A 12/9/70  
 #85800 - Owner - Interior alterations. No. structural changes \$1,200.00 12/11/70

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Plumbing Permits: #51260:715 Wash. - Service Plumbing-Relocate 2 Lavatory - \$5.00 7-1-74

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Electrical Permits: #57463 Griffin Electric, Inc.: 6 switch outlets; 10 receptacles; 10 light outlets; 10 fixtures;  
 1 cent. of dist.; 1 service equipment; 1 motor, 2-5 hp - 10/12/61  
 #57585 Jones Elec. Emergency Serv. Inc.: Install electric in telephone booth - 11/9/61  
 #58892 Lyon Electric Co., Inc.: Violations 10/11/62  
 #61086 C.J. Kay Electric: 1 Violation - 6/24/64  
 #68867 - Manuel de J Perea - 7 fixtures rewired - 1 service repair 200A 6/10/71

Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
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**Building Permits:**

#3038-Airko A/C- 5, 33,500BTU wind a/c-\$4100-7-22-74

#06020-Claude Maintenance-Sign-\$500-8-6-74

#06268-Gordon Roofing-Re-roof 50 sqs-\$3200-10-3-74

#27001 6/11/85 Carl Strandberg plastering & painting, cracks, exterior painting \$2,000.

**Plumbing Permits:**

#51101-Serota Plumbing- 1 drinking fountain; 2 shower; 1 urinal; 1 heater-new installation 5-28-74

**Electrical Permits:** #70740-3/M Electric- 1 service size 150 amps-9-10-73

#71450-Daniel G. Palivoda- 5 air conditioners wall units; 1 replace fixtures-7-17-74

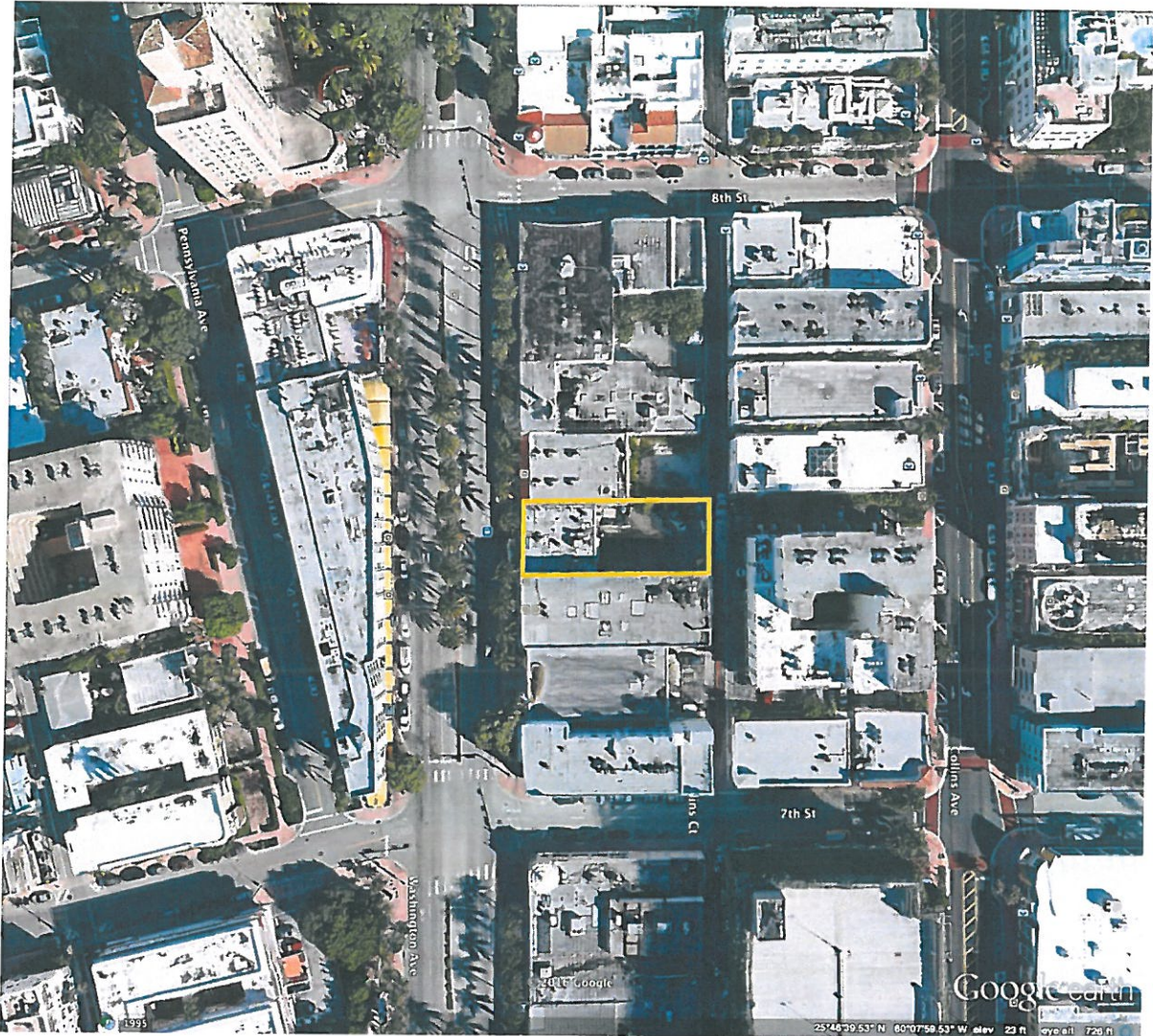
#71744-C J Kay Electric- 1 violation-11-14-74





BUILDING PERMITS: #M8801094 & Rainbow Mechanical - 3ton A/C central - 6-23-88 *OK*  
#M8800066 - Air Conditioner Service - 31/2ton A/C central - 10-17-88 *OK* (717-729)

709-719-729 WASHINGTON AVENUE



729 Washington Avenue

ARCHITECT: JOSE ARIAS  
YEAR BUILT: 1989  
DESIGNATION: 'NON-HISTORIC'  
LEVELS: 1  
FOLIO: 02-4203-004-0670  
LOT SIZE: 50'-0" x 130'-0"



**There were no Historic Drawings available for this building** from the City of Miami Beach Building Department / Records Desk or from the RuskinArc / MDPL Database website





TOP PHOTO: FRONT (WEST)  
ELEVATION 2015



LEFT: REAR (EAST) ELEVATION  
2015

729 Washington Avenue



709-719-729 WASHINGTON AVENUE



1987 photograph of the empty lot at 719 Washington Avenue prior to construction courtesy Miami Dade Property Appraiser records.



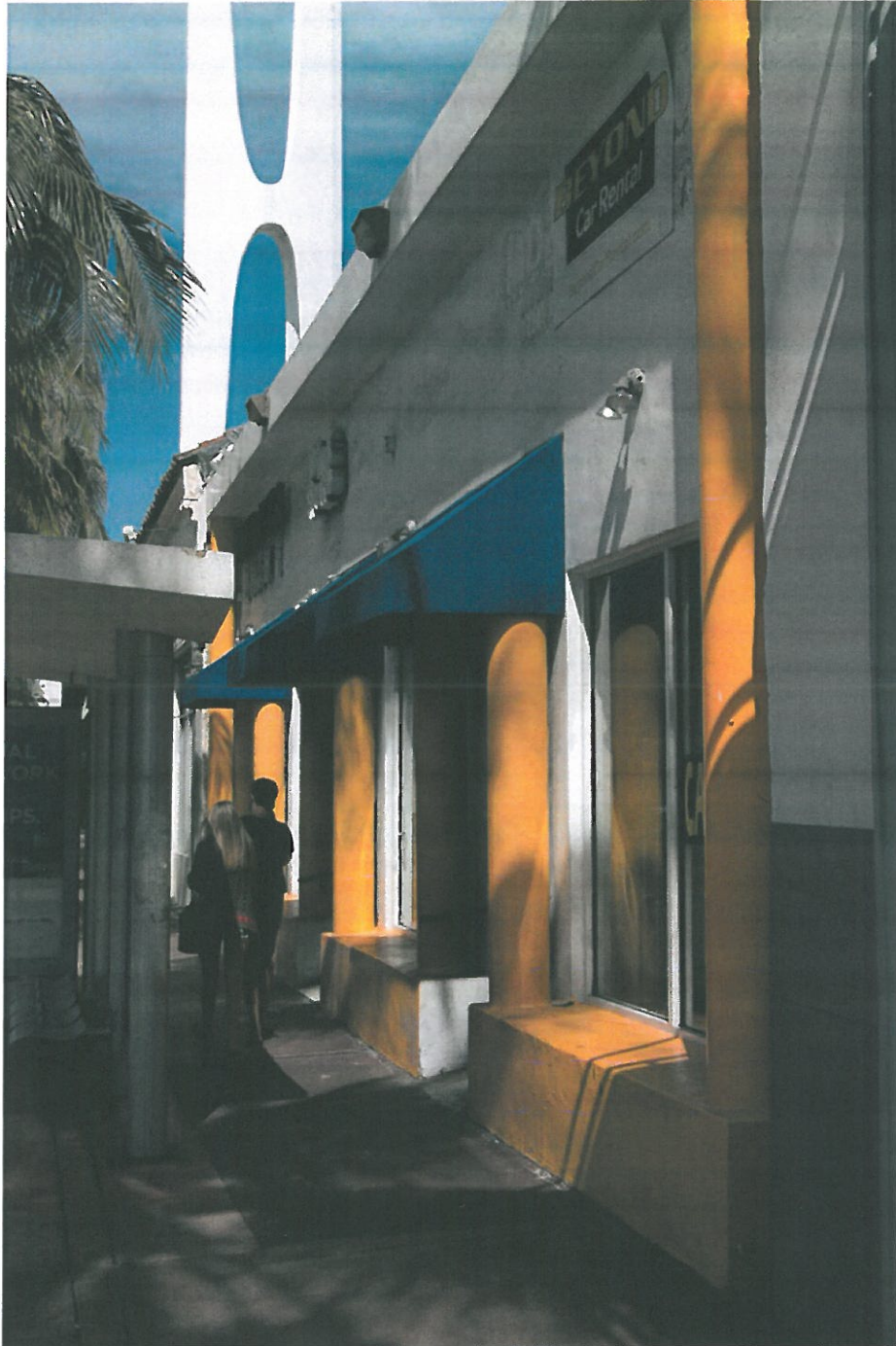
729 Washington Avenue

1988 photograph of completed new building at 719 Washington Avenue courtesy Miami Dade Property Appraiser records.



1989 photograph courtesy City of Miami Beach Planning Department Historic Database files.

709-719-729 WASHINGTON AVENUE



2015 photograph of 729 Washington Avenue by Arthur Marcus

Owner GUILLERMO SOSTCHIN, TRUSTEE  
 Lot 12 Block 33  
 General Contractor M.B. BICHACHI CONSTRUCTION  
 Architect JOSE ARIAS  
 Zoning Regulations: C-5 Use  
 Building Size: Front  
 Certificate of Occupancy No.  
 Type of Construction CBS  
 PLUMBING Contractor

Permit No. 91942  
 Subdivision OCEAN BEACH ADDITION  
 Address 729 WASHINGTON AVENUE  
 Bond No.  
 Engineer

Cost \$75,000.00

7333

Area  
 Depth  
 Lot Size 130 X 50'  
 Height 16' X 8"  
 Use STORES (2,500 sq. ft.)  
 Stories ONE

Foundation SPREAD FOOTING  
 Roof BUILT-UP  
 Date NOV. 24, 1986

Sewer Connection  
 Date

Temporary Water Closet

Down Spouts  
 Wells

Swimming Pool Traps  
 Steam or Hot Water Boilers  
 ROUGH APPROVAL  
 FINAL APPROVAL

GAS Contractor  
 Gas Ranges  
 Gas Water Heaters  
 Gas Space Heaters  
 Gas Refrigerators  
 Gas Steam Tables  
 Gas Broilers  
 GAS Rough APPROVAL  
 GAS FINAL APPROVAL

Date

GAS Contractor  
 Gas Ranges  
 Gas Water Heaters  
 Gas Space Heaters  
 Gas Refrigerators  
 Gas Steam Tables  
 Gas Broilers

AIR CONDITIONING Contractor  
 SEPTIC TANK Contractor  
 OIL BURNER Contractor  
 SPRINKLER Contractor

ELECTRICAL Contractor

OUTLETS  
 Switches  
 Lights  
 Receptacles

Ranges  
 Irons  
 Refrigerators  
 Fans  
 Motors  
 Appliances

Date  
 Temporary Service  
 Neon Transformers  
 Sign Outlets  
 Meter Change  
 Centers of Distributions  
 Service  
 Violations

FINAL APPROVAL

By  
 Date

Alterations or Repairs—Over




**Building Permits:**

OK- #B8801153 - M.B. Bichachi Const. - New commercial building - 8-12-88 - \$80,000.

1333-A

To:

TO: PAUL GIOIA  
BUILDING DIRECTOR

FROM: JUD KURLANCHEK ,  
PLANNING AND ZONING DIRECTOR

SUBJECT: DESIGN REVIEW FILE NO. 1373  
729 WASHINGTON AVENUE

P. G. Flora.

25

OCT 26 1988

13. End

At its October 11, 1988 meeting, the Design Review Board granted final approval of the above noted project subject to the following conditions:

1. The landscape plan for the project shall include the following:
  - a. a 4' planting strip on the north side of the site to include 4-5 palm trees and decorative bollards to prevent cars from intruding on the landscape area;
  - b. a decorative vine with 5' centers shall be planted on the 3.5' concrete wall in the north corner of the site;
  - c. an irrigation system in the landscaped areas surrounding the parking lot shall be included;
2. The size of the signs presented in the proposed sign program shall be reduced and submitted for staff approval; and,
3. All lease agreements shall stipulate that tenants shall comply with the established uniform sign program approved for the project.

In order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (October 11, 1988) the Design Review Board approval will become void.

**Thank you for your assistance in this matter.**

JK/JD  
729WHPG

## Electrical Permits:

030012

## Plumb

BUILDING PERMITS: #BS891930 - 8-24-89 - El Cometa Canvas Carport - 135 sq. ft. new canvas awning-store front - \$3,000.00 *✓*

ELECTRICAL PERMITS: #E8900569 - El-Al Electric - Temporary power pole for construction - 2-14-89 *✓*  
#E8900671 - El Al Electric - New electrical repairs - 3-7-89 *✓*

## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
3-12-88		New dormer built building	\$80,000.00				68801153
8-24-89		135 sq-ft. NEW CANVAS AWNING STORE FRONT	\$3000.00				8589193

LOT: 12 BLOCK: 33 SUBDIVISION: OCEAN BEACH ADDITION ADDRESS: 729 WASHINGTON AVENUE

## ALTERATIONS & ADDITIONS

### BUILDING PERMITS

11/25/86 #91942 - M..Bichaci Constr.- 2500 sq. ft. commercial bldg. (\$262.00)

### PLUMBING PERMITS

#63057 1/6/87 Express Plumb - water service, sewer connections  
#63058 1/6/87 Express Plumb - 3 rgh, 3 set floor drain, 3 rgh, 3 set lavatory, 3 rgh, 3 set water closet

### ELECTRICAL PERMITS



## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		COMMENTS	BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%		PERMIT NO.
6-6-89		New Roof 25 sqs.	\$2,500.00					58891712

709-719-729 WASHINGTON AVENUE

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F \* FORT LAUDERDALE, FLORIDA 33311 \* T: 305.467.6141  
email: marcus\_a@bellsouth.net \* web: www.arthurmarcus.com  
AA #26000962

March 3, 2016

Deborah Tackett  
Preservation and Design Manager  
CITY of MIAMI BEACH  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: HISTORIC RESOURCES REPORT for  
709-719-729 WASHINGTON AVENUE  
Miami Beach, FL 33139  
for the City of Miami Beach Historic Preservation Board  
No original architectural plans available.

Deborah..

Per our email discussion on 2.29.16 I would like to document via this letter the fact that a search at the Records Desk in the City of Miami Beach Building Department for original historic plans for all of the buildings on this block has revealed no available plans for any of the listed properties. However the Building Cards were available for 719 and 729 Washington Avenue. And thank you for the copy of the database files.

This letter will also be attached to the Historic Resource Report.

The addresses are listed below:

ADDRESS	DESIGNATION	ARCHITECT	YR BUILT	STYLE
709 Washington Ave.	Non-Historic	Beilenson/Gomez	2000	Contemporary
719 Washington Ave.	Historic	E. L. Robertson	1936	Art Deco Moderne
729 Washington Ave.	Non-Historic	Jose Arias	1986	Contemporary

Yours truly,



Arthur J. Marcus Architect

cc: Andrew Joblon, Graham Penn Esq.,

BIBLIOGRAPHY

- (1) Flamingo Historic Preservation District Designation Report, April 1990 by the City of Miami Beach Planning and Zoning Department, page 4.
- (2) Ibid., page 6.
- (3) Ibid., page 7.
- (4) Flamingo Historic Preservation District Designation Report, April 1990 by the City of Miami Beach Planning and Zoning Department, page 8.
- (5) Ibid., page 6.
- (6) Ibid., page 13.
- (7) Ibid., pp. 12-13.
- (8) Ibid., p.9.
- (9) Ibid., page 10.
- (10) Ibid.
- (11) Ibid., page 8.
- (12) Ibid., page 6
- (13) Ibid.



709-719-729 WASHINGTON AVENUE