

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

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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

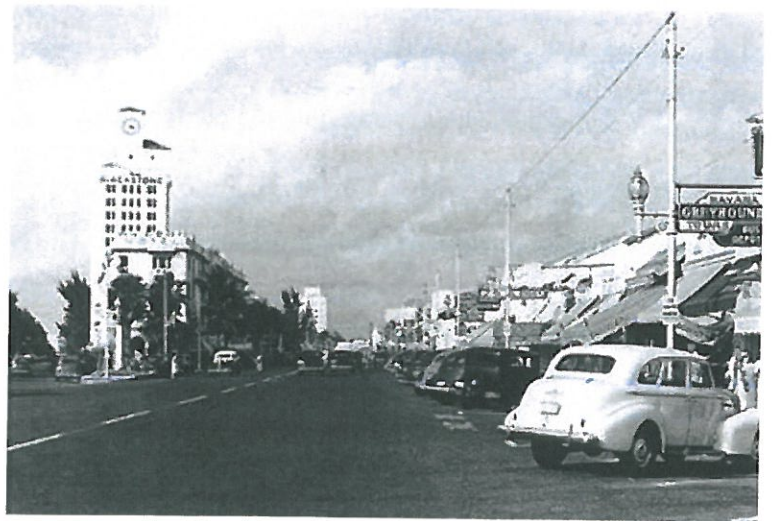


ABOVE: CIRCA 1936 AERIAL VIEW SHOWING NEWLY BUILT 719 WASHINGTON AVENUE ALONE AT MID-BLOCK WITH courtesy HISTORY MIAMI.

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.

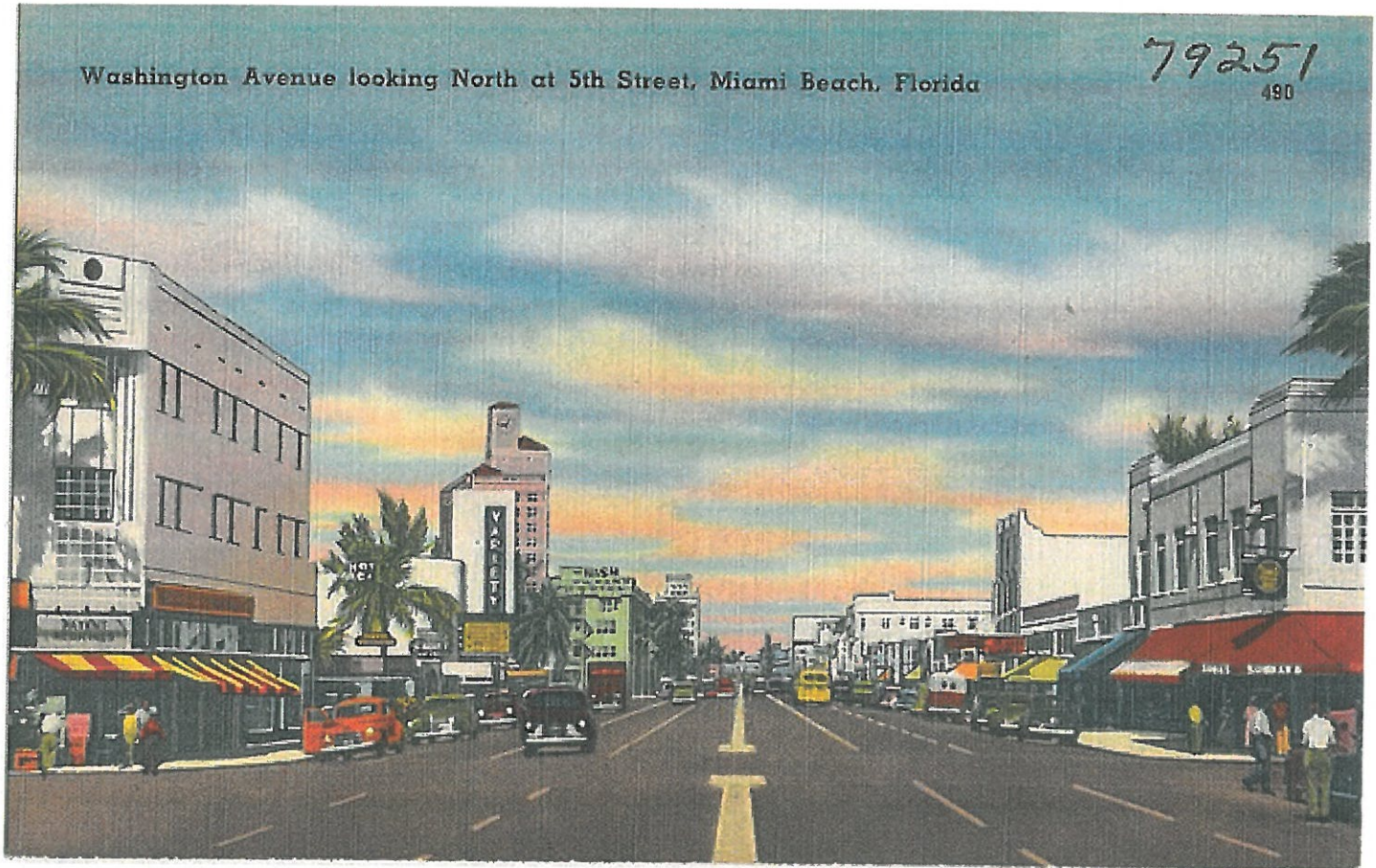
(3) 'By 1935 Miami Beach was ranked by Dun and Bradstreet ninth in the nation for new construction.' (2)

"..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)

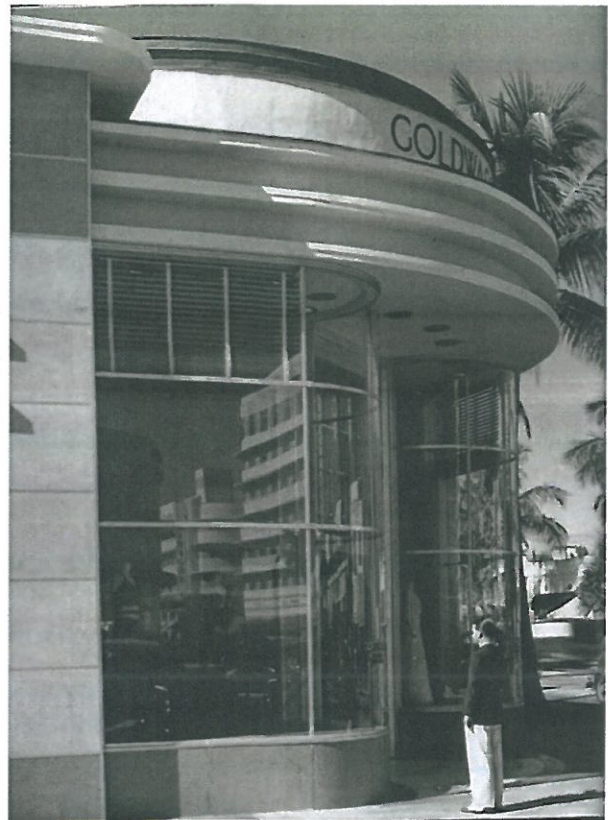
"This style incorporated images of the technical advances in transportation and communication in the 1930's. The buildings are even more simplified than earlier "Art Deco" structures and respond to a depression-ethic of restraint and machine-like refinement of detail. The streamline Moderne style is 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)

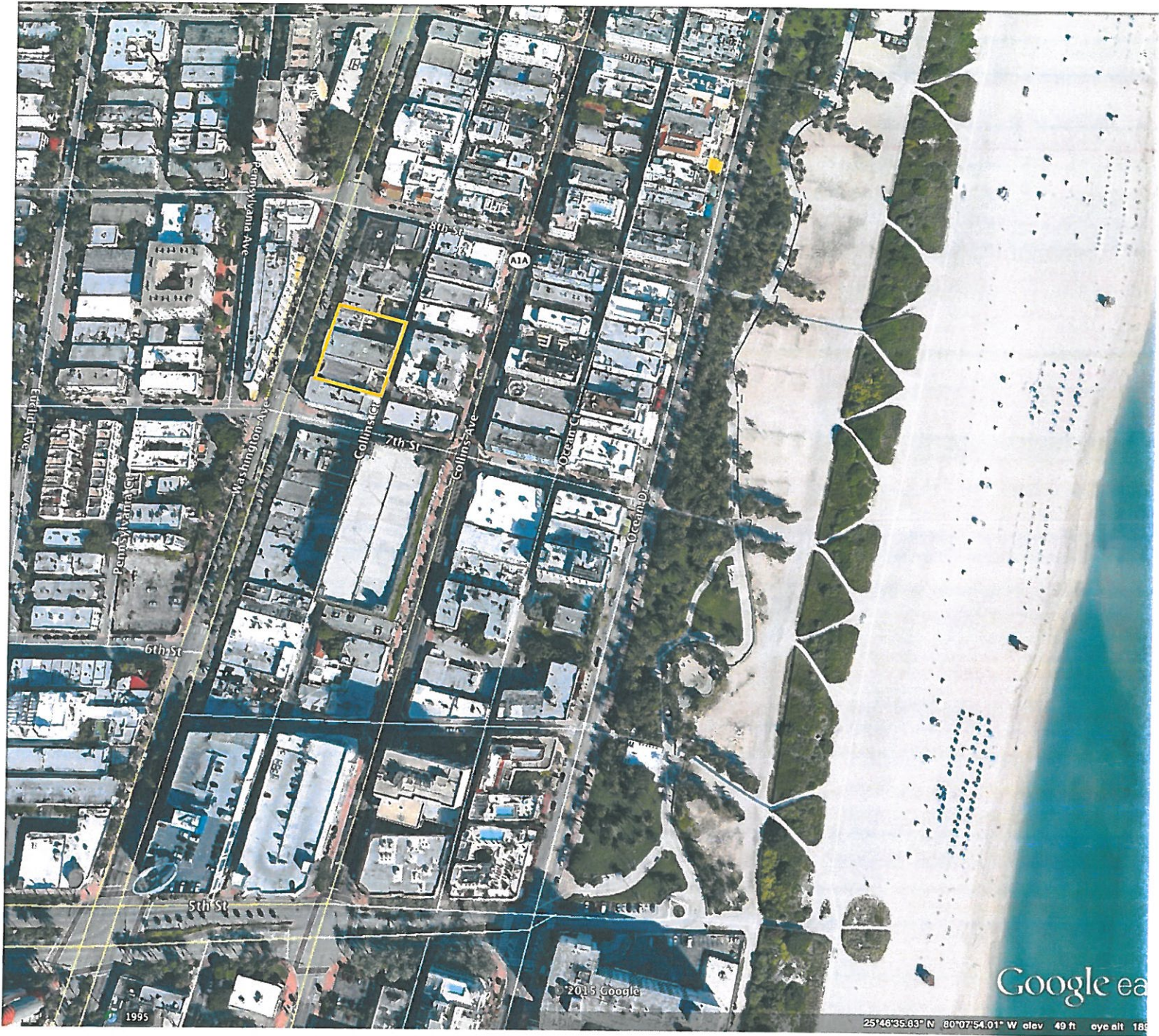
The building located at 719 Washington Avenue was designed by the Architect E. L. Robertson in 1936. It exhibits typical characteristics of streamline moderne architecture with its emphasis on a sleek horizontality. Other examples of Streamline Moderne architectural style in Miami Beach are illustrated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



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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.

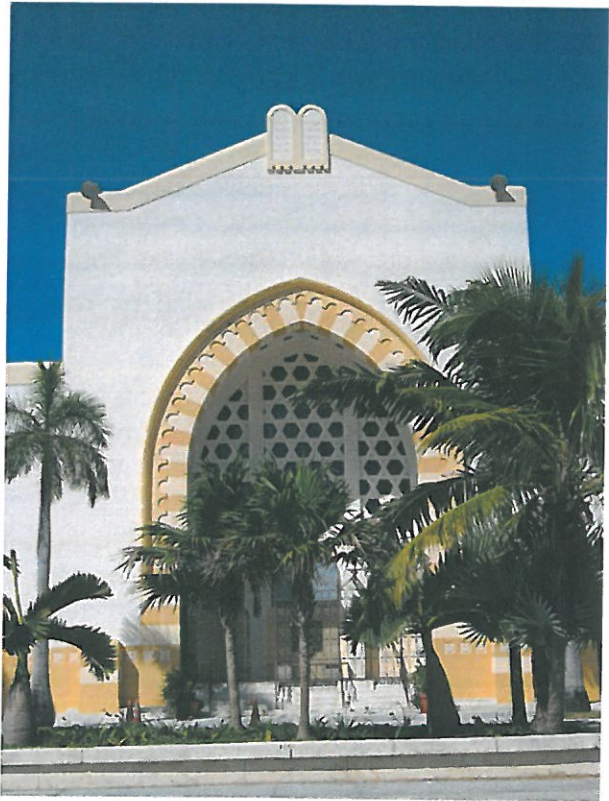
E. L. ROBERTSON ARCHITECT
(1888 - 1953)

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 (1)



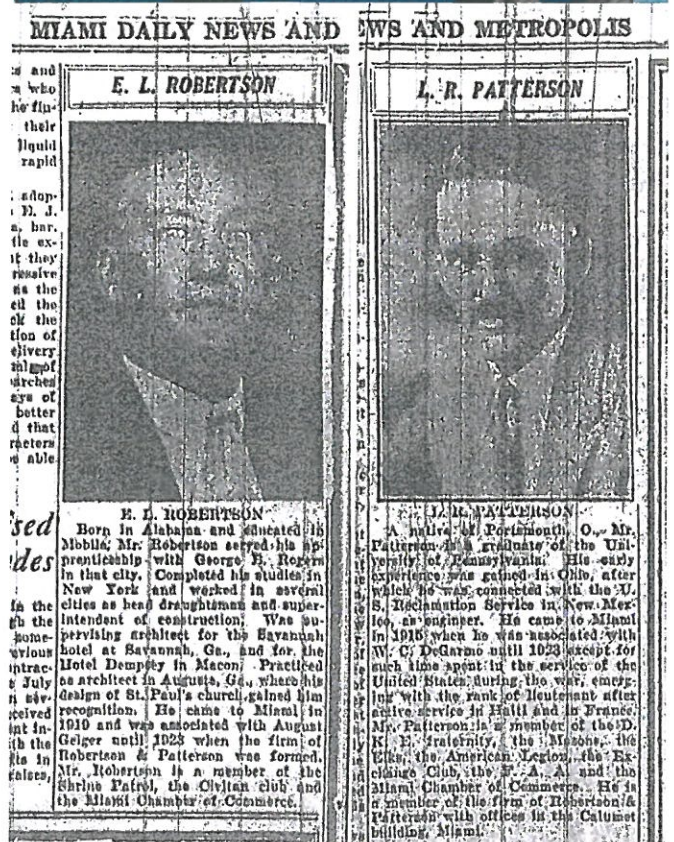
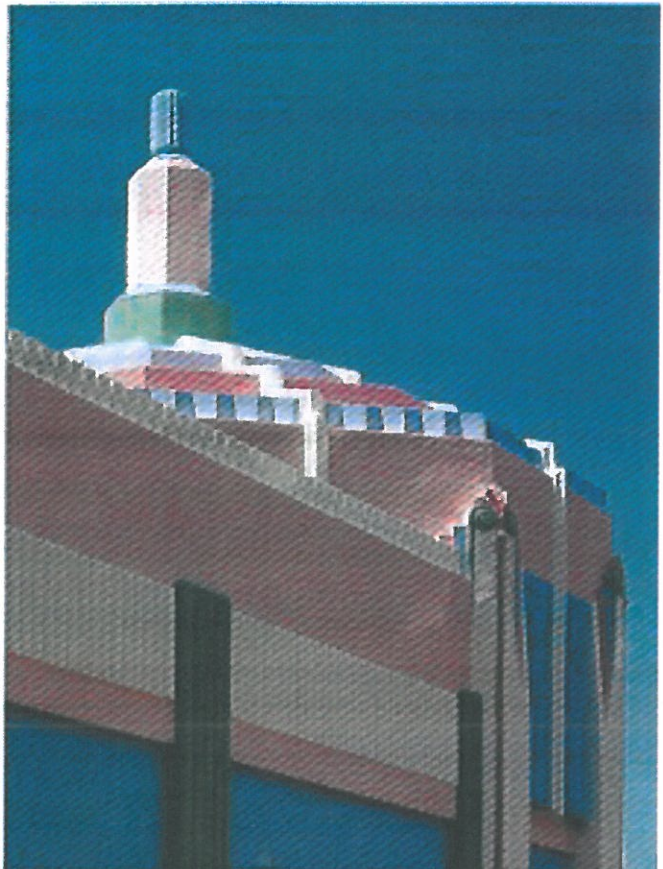
TOP RIGHT PHOTO: 685 WASHINGTON AVENUE

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

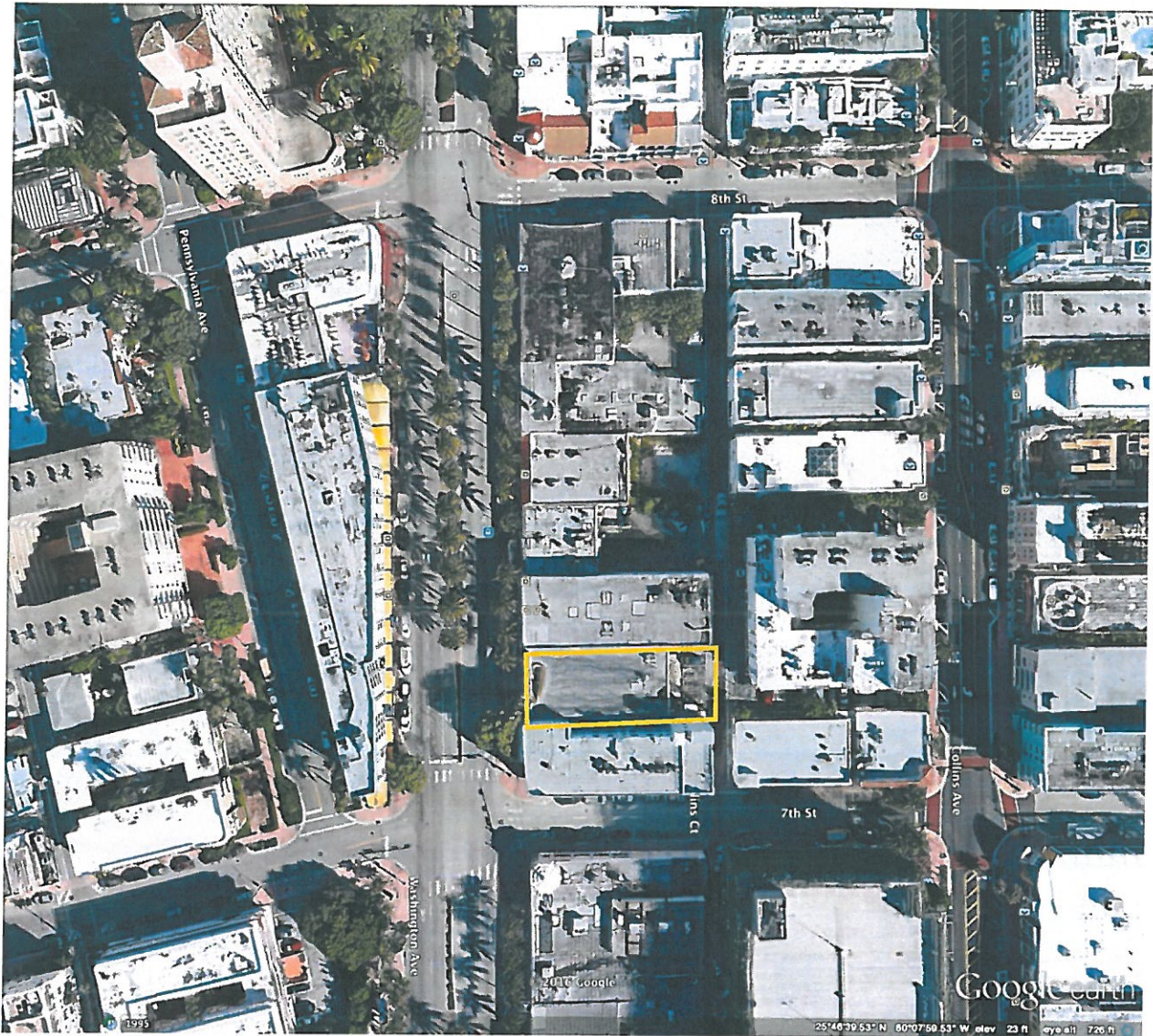
ROBERTSON & PATTERSON ARCHITECTS

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 BEILENSON & 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.

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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

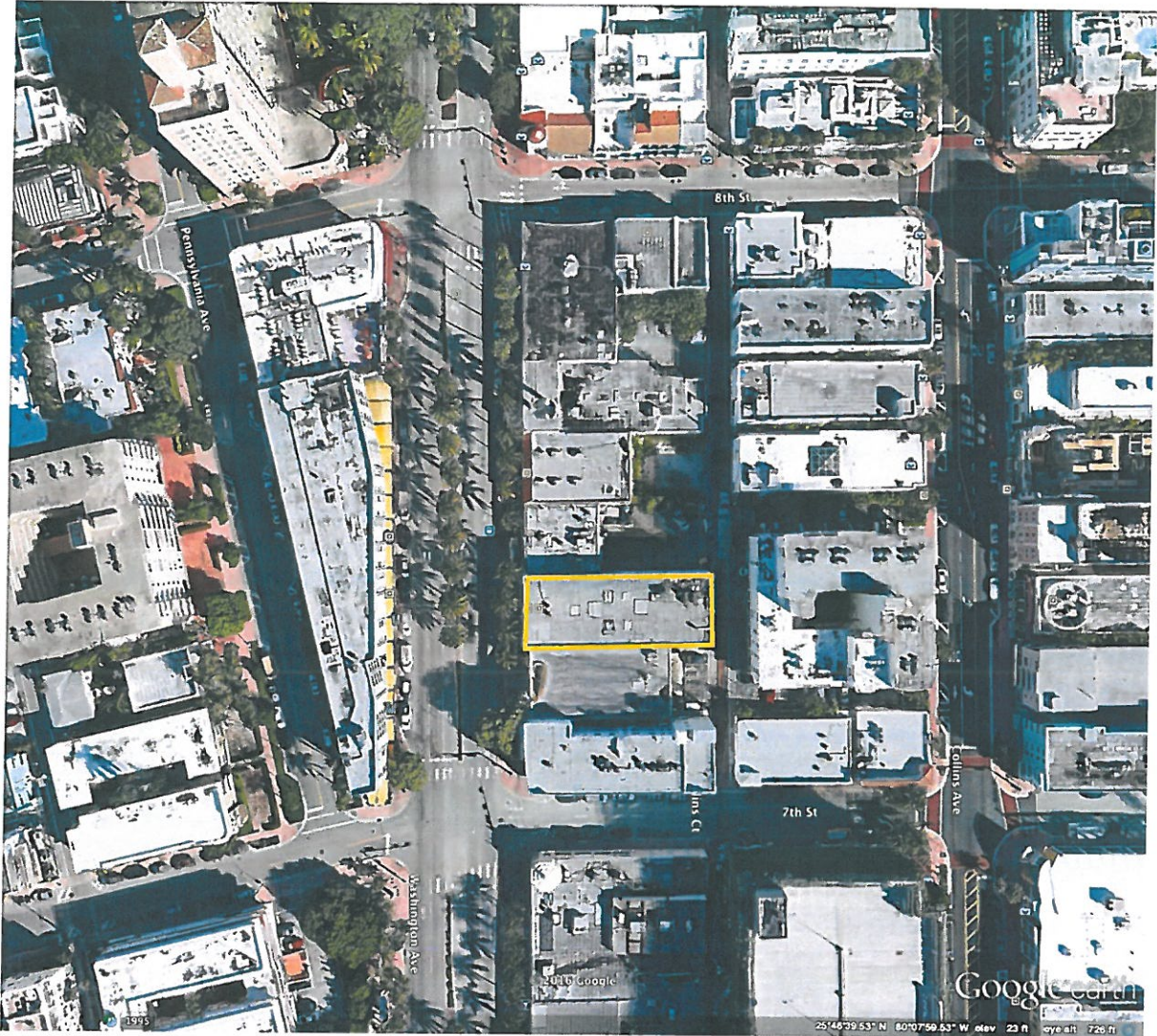
2015 PHOTOGRAPHS
BY ARTHUR MARCUS

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..

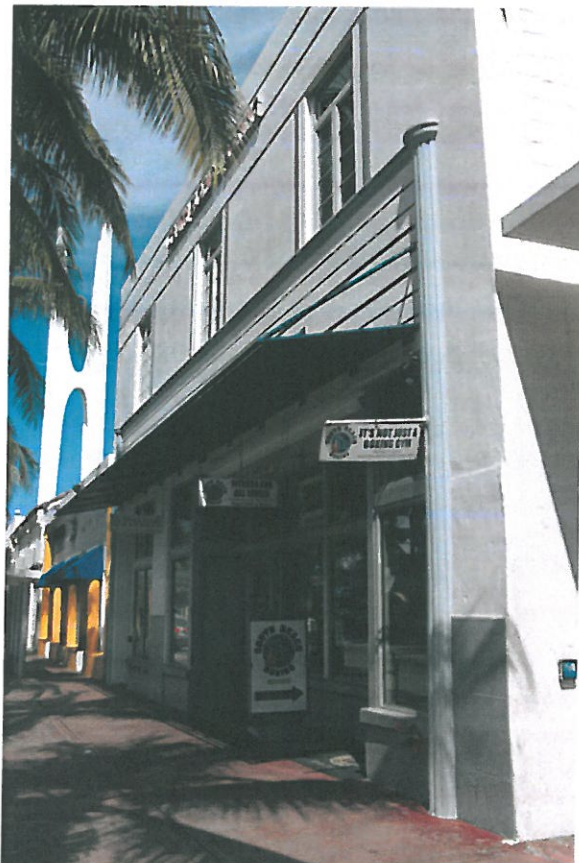
The crisp design for this building features a very geometrical and horizontal organization of the front facade. Originally it should be noted that there were two storefronts on the building - which through the years has transformed into the three storefronts currently existing.



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.

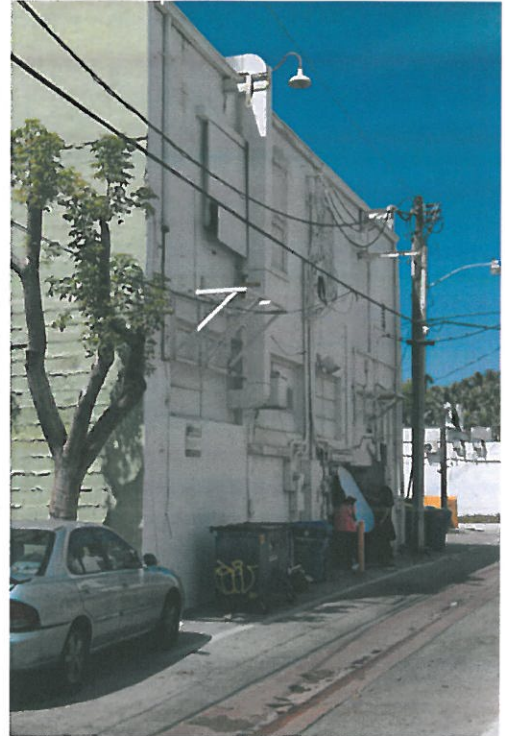


The evolution of design coming from Robertson and Patterson Architects is also a notable factor. Many of the buildings on the 600 block are classified as 'Art Deco' and feature intricate floral banding arranged in geometrical facade compositions.

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

PAKEL HARDWARE COMPANY (Back of Garage Building)

Owner J. C. DEVINE Mailing Address Permit No. 8372
Lot 11 Block 33 Subdivision O B #1 No. 719 Street Washington A Date June 16-1936
General Contractor C.L.Devine as J.C.Devine Props. Address No. 721

Architect E. L. Robertson Address Address
Front 50 Depth 129-8 Height 1332 Stories 2 stores
Type of construction c-b-s & structural steel Foundation reinf. conc. Roof comp Use

Plumbing Contractor Stolpman #9171 Date July 10-1936

No. fixtures 6 Rough approved by

No. Receptacles

Plumbing Contractor

No. fixtures set

Sewer connection -- 1 -- Septic tank

Final approved by

Make

Electrical Contractor George La Vigne # 7024 Address Date Aug. 28-1936

No. outlets 58 Heaters

Receptacles 13

Rough approved by

Electrical Contractor

No. fixtures set 39

Date of service Feb. 26-1937

Final approved by

Address Date

Fans Temporary service

Date Sept. 25-1936

Address Date

Address Date

Address Date

Address Date

Address Date

Address Date

Address Date

Address Date

Address Date

Address Date

Address Date

METRO ORD. # 75-34
REPERMITION DATE: 12-30-28

Masterbilt Co. Alterations or repairs #12018- Remodeling store front- (#721) ----- \$ 1,000
BUILDING PERMIT - 1 sign- (Jack's Package Store) Claude Neon- \$200.00-
Electrical permit # 12126- Claude Neon- 2 neon transformers-
BUILDING PERMIT # 12071- SIGNS- Claude Neon - \$ 200.00-
Electrical permit # 12651 - FC AST- alterations-

See other side

PLMISTRY - 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 W. 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.S. Bercks: \$ 25..... Dec 30, 1952
 # 47668 by owner: Plaster ceiling and seven foot high partition around toilet - \$ 1 200 June 1, 1955
 # 48889 Barrett Electric: Install 3 - 1 1/2 ton A. C. Units \$ 900 Oct. 10, 1955
 OK, Please 11/30/1955 Awing Co: Awing 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 Awing Co: Awing 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 Awing Co: Drop ceiling with acoustic tile; partition wall - \$1,000 - 7/7/61
 #65281 Owner: install one 15-ton pkge unit air cond. - \$4500 - 8/17/61OK Plaag 11/9/61
 #65646 Miami Air Cond.:

PLUMBING PERMIT # 30776 M.B.Plumbing, Inc. (Pates) 2 Water closets, 2 lavatories, Nov.22, 1950
 # 30847 Miami BeachPlumbing: 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 sandy 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
 OK, OK 9/11/1955
 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 centers of distribution, 2 sq/ft outlets - Nov. 16, 1950 Meginniss 4-19-1951
 # 32948 Tropicalites: 3 neon transformers - Dec. 18, 1950
 # 35141 W.L.AustinElectric 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 HOR
 717 Washington ave: # 36079 Astor Electric: 2 Receptacles, 5 Light outlets, 5 Fixtures, 2-4-1952 ok 2-8-52

~~# 42499 - Astor Electric: 2 motors - November 24, 1954 OK, Plaag 11/21/54~~
 Beauty Parlor #719 45435 Jonesey Electric: 3 receptacles, 2 light outlets, 2 fixtures, 1 water heater OK, Pader 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

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

#61086 C.J.Key Electric: 1 Violation - 6/24/64
 #68867 - Manuel de J Perea - 7 fixtures rewire - 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

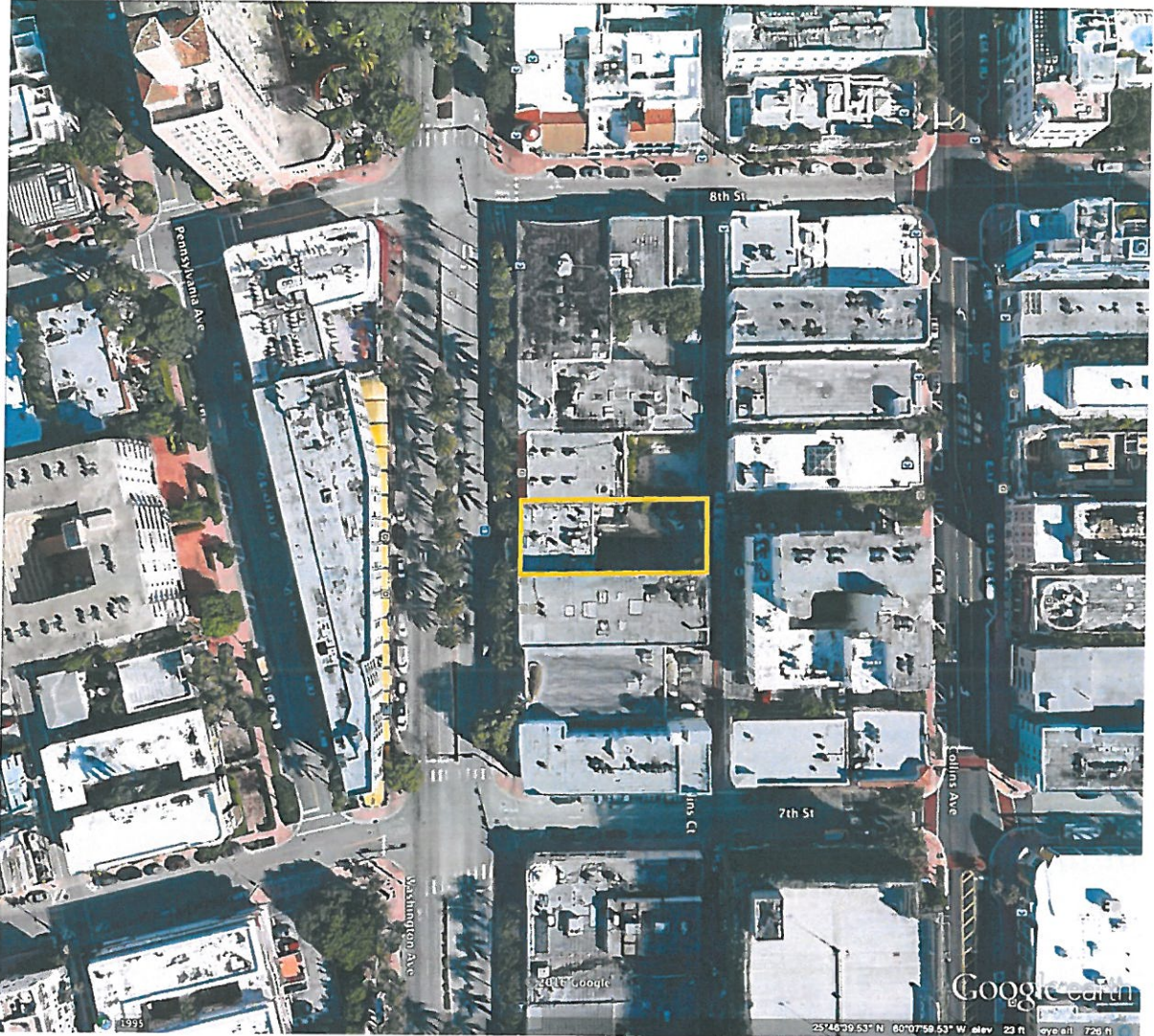
Electrical Permits: #70740-3/M Electric- 1 service size 150 amps-9-10-73

#71450-Daniel G. Paliwoda- 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.



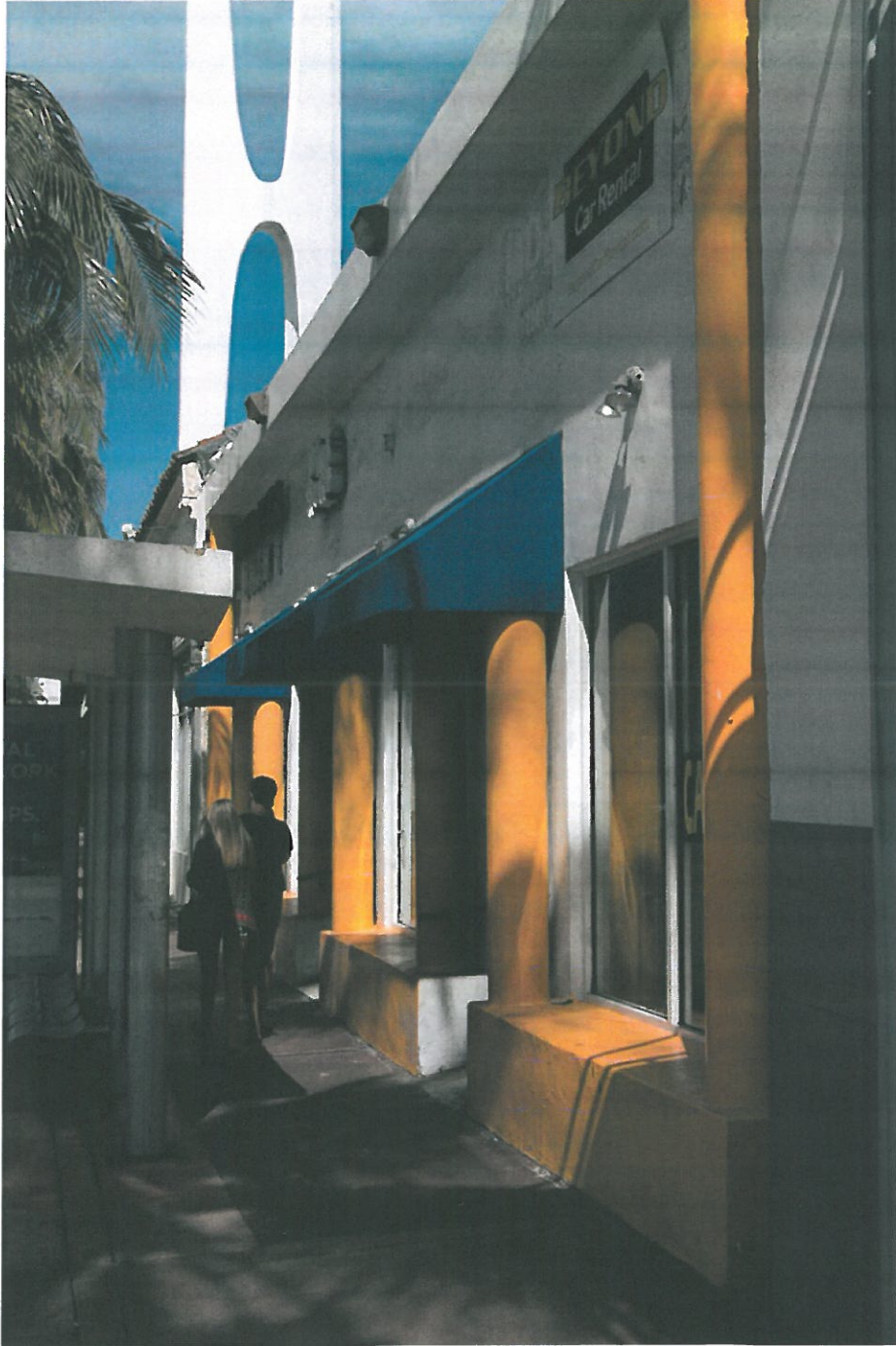
729 Washington Avenue

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 Permit No. 91942 Cost \$75,000.00

Subdivision OCEAN BEACH ADDITIONAL ADDRESS 729 WASHINGTON AVENUE

1333

General Contractor M.B. BICHACHI CONSTRUCTION
 Architect JOSE ARIAS

Bond No. Engineer
 Lot Size 130 X 50' Stories ONE
 Height 16' X 8" Use STORES (2,500 sq. ft.)
 Zoning Regulations: C-5 Use Front
 Building Size: Depth
 Certificate of Occupancy No.

Type of Construction CBS Foundation SPREAD FOOTING Roof BUILT-UP Date NOV. 24, 1986

PLUMBING Contractor Sewer Connection Date

Water Closets
 Lavatories
 Bath Tubs
 Showers
 Urinals
 Sinks
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains
 Floor Drains
 Grease Traps
 Safe Wastes
 AIR CONDITIONING Contractor
 SEPTIC TANK Contractor
 OIL BURNER Contractor
 SPRINKLER Contractor

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

Temporary Water Closet
 Down Spouts
 Wells

ELECTRICAL Contractor
 Switches
 Lights
 Receptacles
 Ranges
 Irons
 Refrigerators
 Fans
 Motors
 Appliances
 Electrical Contractor
 Temporary Service
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions
 Service
 Violations

OUTLETS
 HEATERS
 FIXTURES

Alterations or Repairs—Over

OK

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

Log for 1373 Encl

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: #88891930 - 8-24-89 - El Cometa Canvas Carport - 135 sq. ft. new canvas awning-
store front - \$3,000.00 *EL*

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

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 2000 sq. ft. building	\$20,000.00				188801153
8-24-89		135 sq. ft. NEW CANVAS AWNING STORE FRONT	\$3,000.00				AS 89193

LOT: 12 BLOCK: 33 SUBDIVISION: OCEAN BEACH 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 ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING 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..

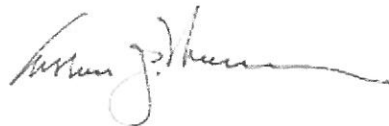
Per our email discussion on 2.29.16 I would like to document via this letter the fact that a search at the Records Desk in the City of Miami Beach Building Department for original historic plans for all of the buildings on this block has revealed no available plans for any of the listed properties. However 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