

FATHI ARCHITECTS, INC.

AA00003068

IB0001031

ARCHITECTS

INTERIORS

PLANNERS

4620 SW 55 AVE.

DAVIE, FLORIDA 33314

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www.fathiarchitects.com

Date: March 13, 2023

To: Miami Beach Building Department
Historic Preservation Board
Miami Beach, FL.

Re: **Historic Resource Report:**
321 Jefferson Ave.
Miami Beach, FL 33139

The building was constructed in June 1935 for \$5,500 for the owner Ms. Eva Ulrich in accordance With Miami beach building card. The original Architect was Lester Avery, and the building was originally designed as a 7 units rental.

Nov. 1936, 3 more units and a garage was added to the building by Kington Hall Architect.

1945 some interior and reroofing repairs was done.

The construction method consists of reinforced masonry walls, wood floor framing, and wood roof framing. The building was designed with no style of architecture, and with little attention to form, function, details and proportion. Unfortunately, for some unknown reason this jail type building has been designated as a contributing historic.

The current neighborhood consists of mixtures of modern and some old art deco buildings, the existing building is totally out of contest of the surrounding building.

The building has been uninhabited for a few years, and has been condemned unsafe, my client has been trying to get a demolition permit to be able to demolish the building and beatify the neighborhood with a new four story modern apartment building with sufficient parking spaces, similar to the development Of neighboring property.

As it was mentioned in our letter of intent, we have been asked by zoning staff to keep the front façade of the existing building as part of our new proposed building, in order to expedite the progress, we have left the front façade as part of our new proposed building. I like to kindly ask the board to reconsider and letting us to demolish the building completely, since the front façade really makes no sense what so

over, I guess the only listen from this building for our future Architects would be, sample of building to not do.

I hope the HPB will help promote the revitalization of the Miami beach by approving my proposal which will undoubtedly enhance the daily enjoyment of the neighborhood by all. I respectfully request favorable action on our proposal, which will provide a building that proudly adds to the special character of the area.

Respectfully submitted by,
Fathi Architects, Inc.

asgha fathi

Asghar J. Fathi, R.A.
AR0016049

La Tosca Apartments 3 apt units & 6 hotel rms) 2/2/44
Owner MRS. EVA ULRICH Mailing Address

Permit No. 7814

Lot 11 Block 76 Subdivision O. B. #3 No. 321 Street Jefferson ave Date Dec. 21-1935

General Contractor E.P. Miles - as Feiner Construction Address

Architect Lester Avery ZE-24. 3201 Address

Front 40 Depth 52 Height 15

Type of construction C/B. Stucco Cost \$5,500.00

Stories 9 Units 2--apartments
3 Hotel units with Use & 4 hotel rooms
out kitchens & 6 Apts. with Kitchens
Foundation reinf. concrete Roof Comp & tile

Plumbing Contractor M. C. Brownlee #8720 Address Date Jan. 9-1936

No. fixtures 24 Rough approved by Date

No. Receptacles

Plumbing Contractor Address Date

No. fixtures set Final approved by Date

Sewer connection 1 Septic tank Make Date

Electrical Contractor Ace Electric Co., #6226 Address Date Jan. 20-1936

No. outlets 29 Heaters 1 Stoves 2 Motors Fans Temporary service

Receptacles 10
Rough approved by Date

Electrical Contractor Ace Electric Co. #6290 Address Date Feb 5-1936

No. fixtures set 18 Final approved by Date

Date of service Feb 6-1936

Alterations or repairs # 9165; Addition of 2 bed rooms, 1 apartment & 1 garage
B. Kingston Hall, architect. Date
owner builder, - Supt Moore. \$3,000.00 Nov-20-1936

PLUMBING PERMIT # 9661; Dulbs- 14 fixtures - 1 gas stove Dec. 4-1936

Elec. Permit # 7899: Wessels: 13 switch outlets; 13 light outlets; 18 redeptacles;
1 refrigerator; 1 stove; 1 meter; 1 center dist - Dec. 16-1936

Electrical permit # 8187: 8 Fixtures- Wessell & Ware v. - - - - - Jan. 18-1937

Electrical permit # 19771 -- Ace Electric Co: 2 receptacles... Nov. 5, 1943

Mrs. Duff -- PLUMBING PERMIT # 31288 Harry Denbitz - 1 Gas range; March 2, 1951

BUILDING PERMIT # 20258 New Roof - Southern Roofing & Sheet Metal Co: \$ 290.... June 18, 1945
#76510 Carruth Roofing Co.: Reroof - \$857 - 6/23/66

#01907-Clarks Sales & Service 4' high chain link-10-11-72

#28695 6/17/86 owner paint rooms interior to correct violation 23613 PM \$200.

#29394 11/6/86 G.G. Holmes gen maint repair per case 23613 PM \$2,000.

#29585 12/17/86 C.G. Holmes exploratory permit under supervision of P.E. \$1,000. 1. special inspect required.
2. no work to be done on this permit other than exploration of str damage 12/17/86 N. Weiner

#30331 - 5-18-87 - C.G. Holmes - Floor Structural - \$1,500.00- 9-17-87 - Additional Fee - \$7,500.00

PLUMBING PERMIT # 34188 Pitsch & Morgen Plbg: 1 gas range - Nov 12, 1952

Electrical Permit 70841-Ocean Electric- 1 service 225 amps; 4 appliance outlets; 4 refrig.outlets;
9-27-73

#76371 - Ocean Elect - add 1 meter 6/17/80

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
5-18-87 9-17-87		FLOOR STRUCTURAL (Additional fee collected)	\$6,500.00 \$7,500.00					30331

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
7-5-88		INTERIOR PATCH & PAINTING	\$500.00					68881168

BUILDING PERMITS: #SB881168 - 7-5-88 - Owner - Four room to be patch and painted and plaster - \$500.00 *OK*

ELECTRICAL PERMITS: #BE891126 - Moody Electric - Smoke detectors - 6-2-89 *OK*

A black and white photograph of a building facade. The image is heavily degraded with significant noise and artifacts. On the left, there is a large, dark rectangular area that appears to be a window or a door. To its right, there is a smaller, lighter rectangular area. The overall image is very grainy and has a high level of contrast, making it difficult to discern fine details.

1944

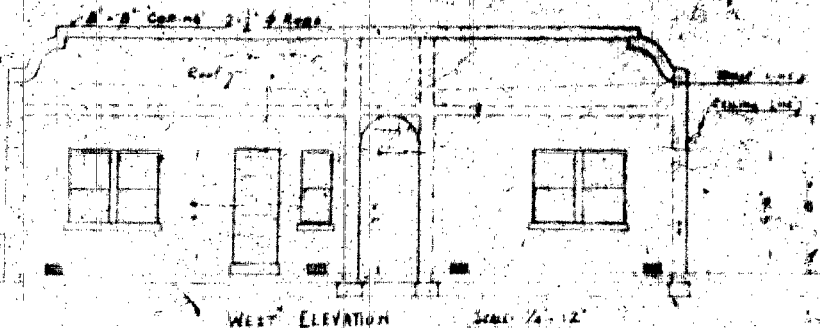
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

... ..

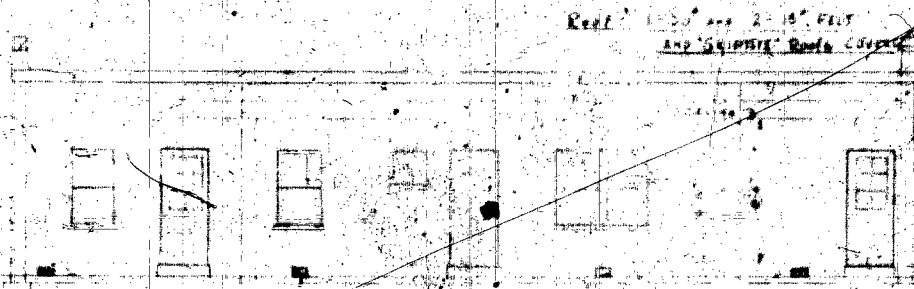
1944

12. 10. 19

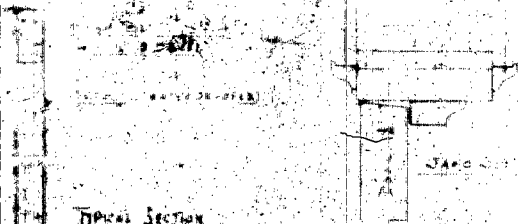
Notes
 All Corner Cuts 1/4" R
 AND 1/2" Refined To Corners
 All Walls 1/2" Thick



ALL FOOTINGS 30" x 30"
 4" x 8" BATT



Scale 1/4" = 12"



BY: [Signature]
 ARCHITECT

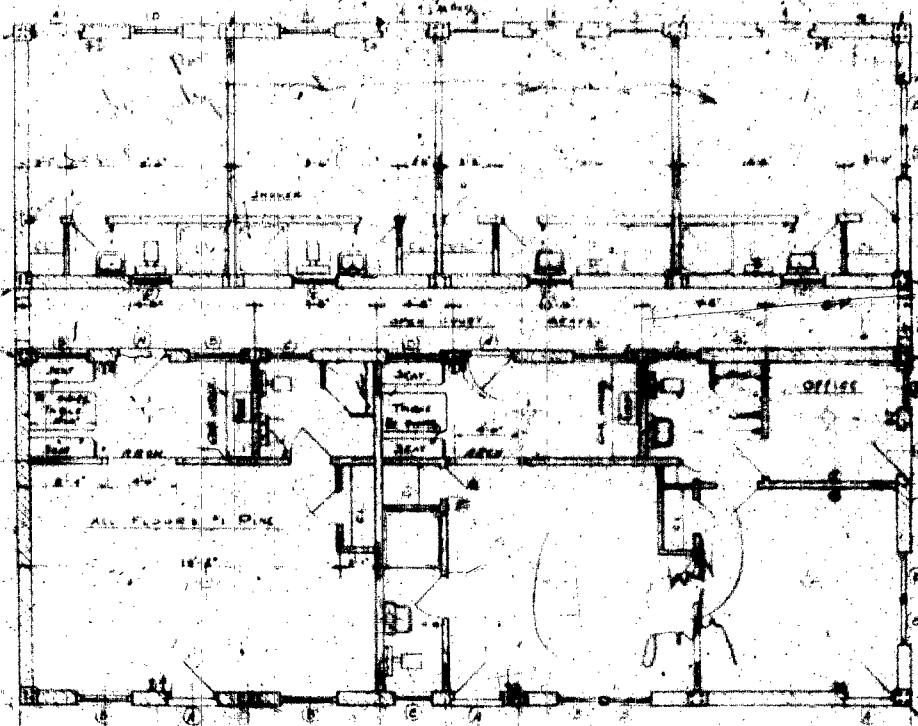
NOT TO SCALE
 ALL WALLS 1/2" THICK
 ALL CORNERS 1/4" R
 AND 1/2" Refined To Corners
 ALL FOOTINGS 30" x 30"
 4" x 8" BATT

77413

ME. BASS, INC.
B-1000
4-1-10-0000

ALL SWINGS
12-18 SWING
4-1-10-0000

ALL SWINGS TO
EXTEND FROM
FOUNDATION
TO CORNER



Approved by _____
per _____

12-18 Col.
4-1-10-0000

for use

EVA-FURBER
APARTMENTS
MIAMI BEACH, FLA.

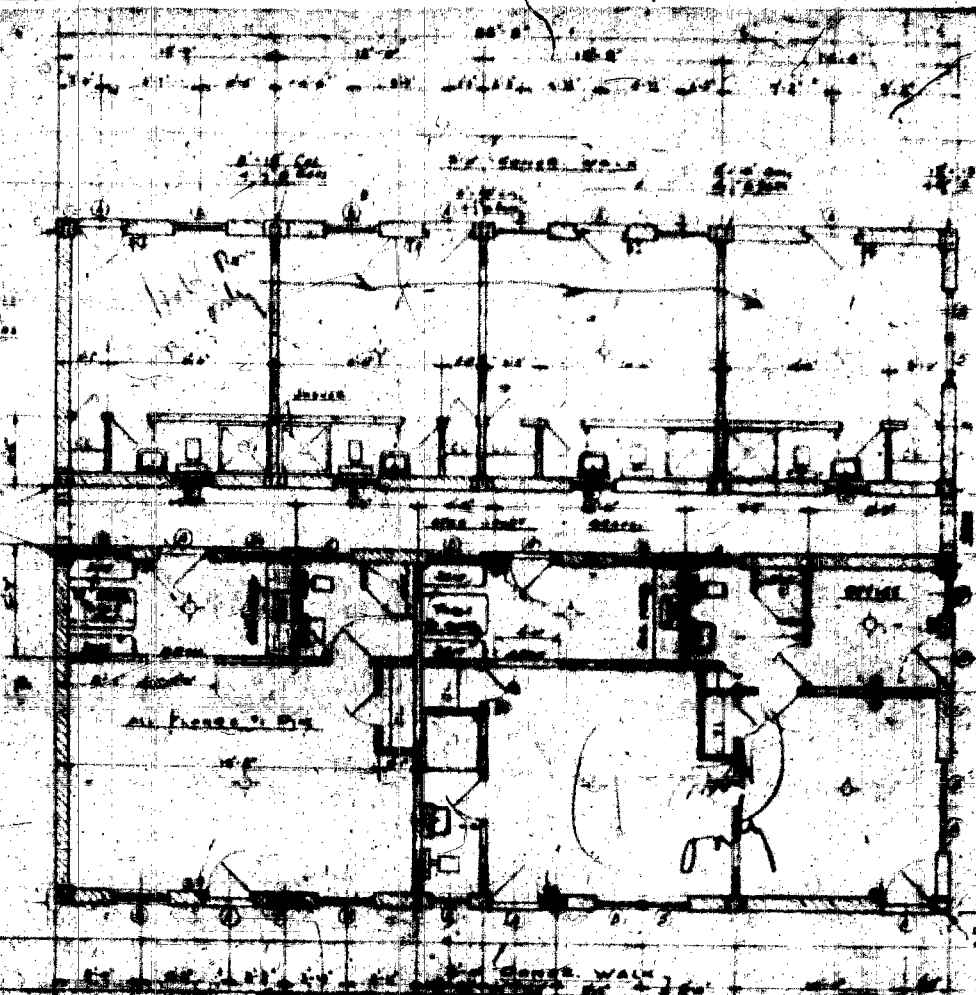
FIRST FLOOR

ALL WALLS
2" x 12" S. BARS
ALL WALLS
2" x 12" S. BARS

ALL EXTERIOR
2" x 12" S. BARS
ALL EXTERIOR
2" x 12" S. BARS

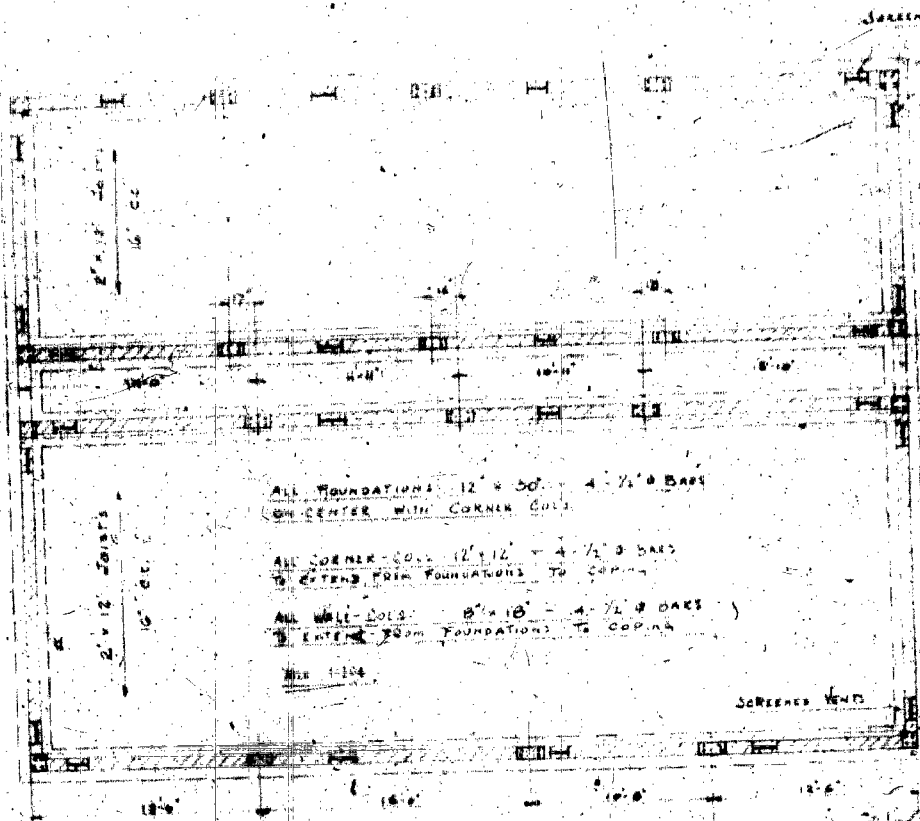
N

ADDITIONAL
DETAILS
SEE DRAWING



Approved by Council
for 1924

2

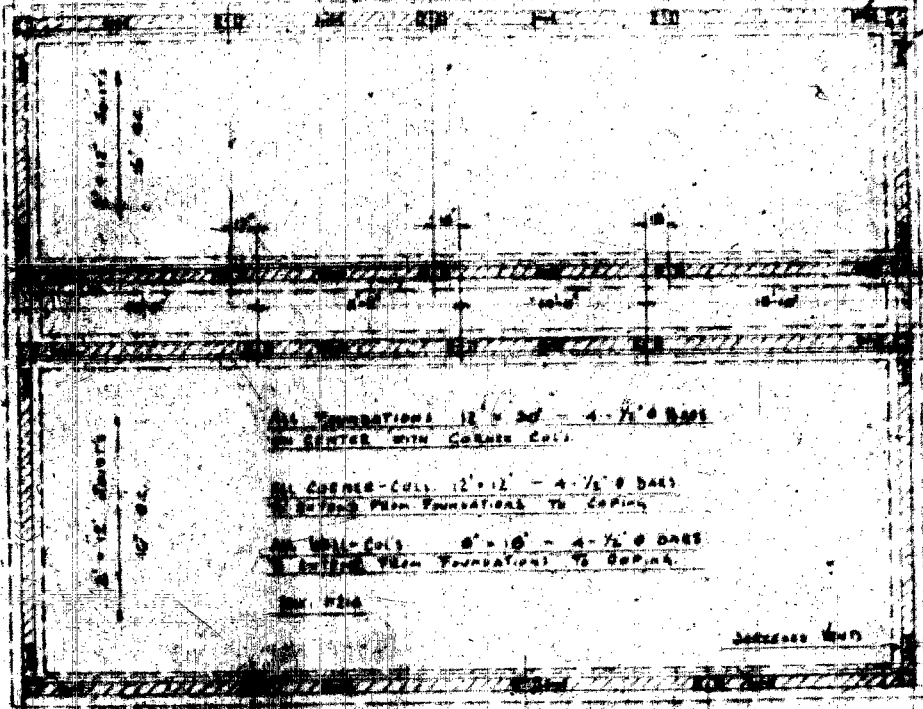


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

EVA-ULRICH APARTMENTS
- MIAMI - BEACH - FLORIDA -

7814
LISTER AVENUE
MIAMI, FLA.



ALL FOUNDATIONS 12" x 24" - 4-1/2" Ø BARS
 IN CENTER WITH CORNER COL.
 ALL CORNER COLS. 12" x 12" - 4-1/2" Ø BARS
 EXTENDING FROM FOUNDATIONS TO COPING
 ALL WALL COLS. 8" x 10" - 4-1/2" Ø BARS
 EXTENDING FROM FOUNDATIONS TO COPING

SEE PLAN

9271

7814

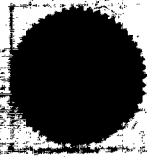
①

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

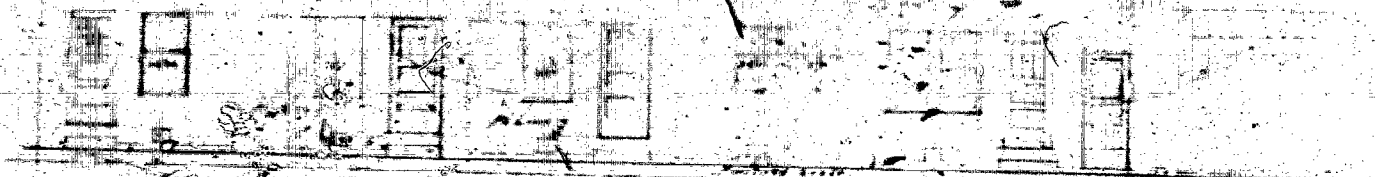
Approved by: *[Signature]*
 Date: 12-18-35

WILLIAMS
 ARCHITECT
 100 N. 1st St.
 ST. LOUIS, MO.

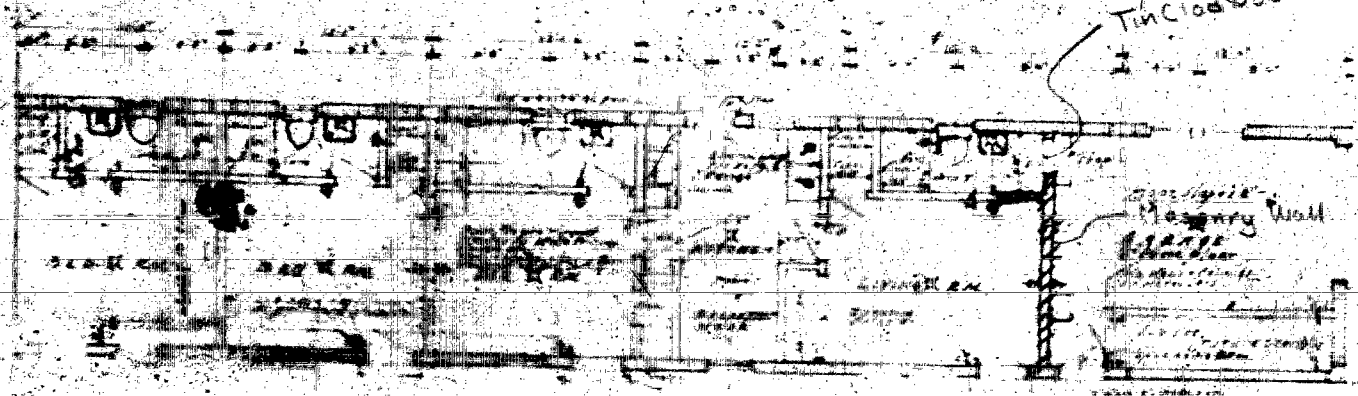


WILLIAMS ARCHITECTS
 ST. LOUIS, MO.

ROUGH REF PLAN



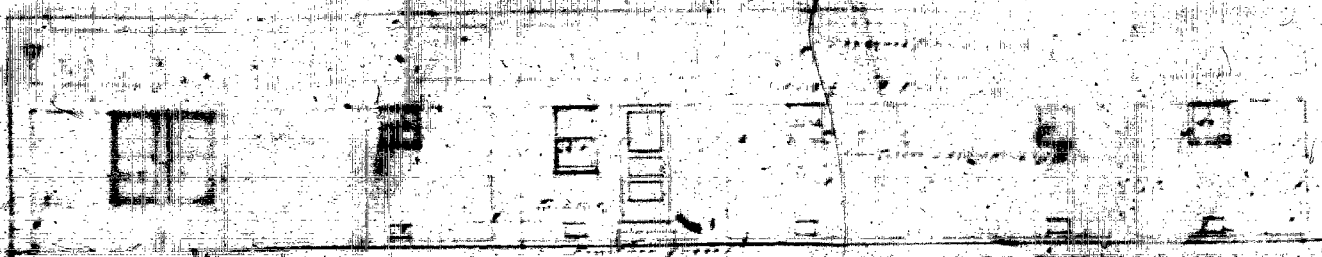
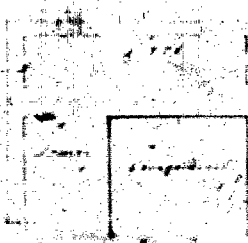
FRONT ELEVATION



ROUGH REF PLAN

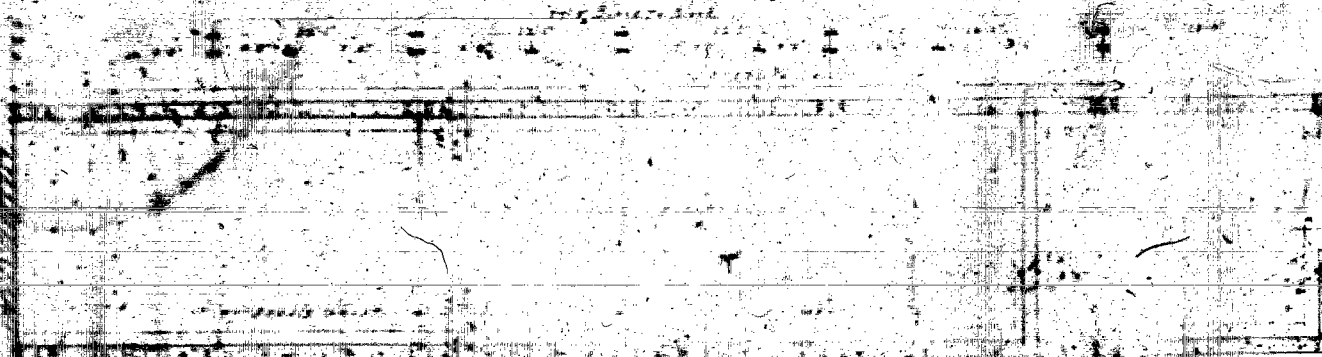
(4)

9165



--- REAR ELEVATION ---
Scale 1/8" = 1'-0"

734
2



--- FRONT ELEVATION ---
Scale 1/8" = 1'-0"

(3)

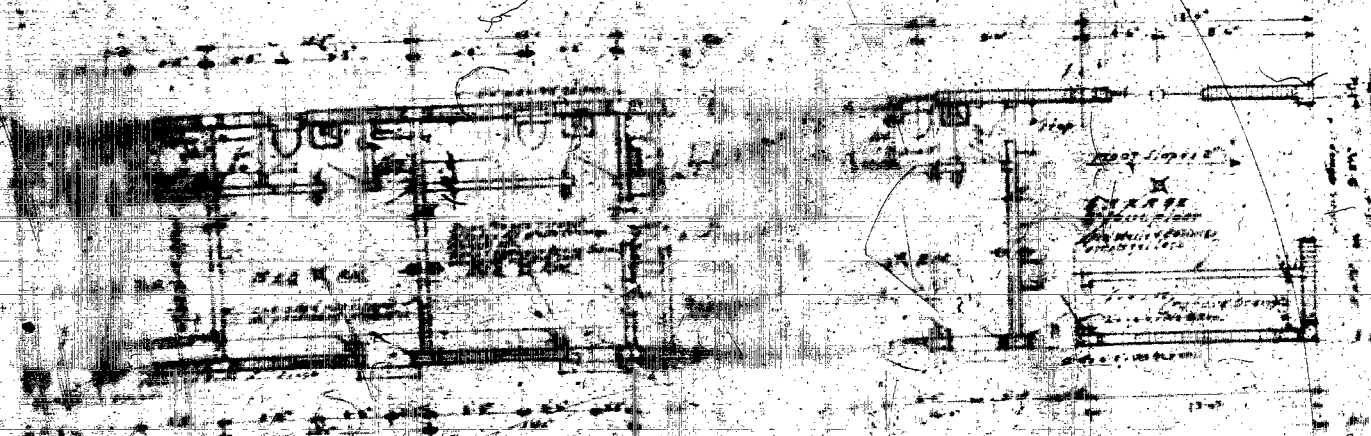
KINGSTON, HA.
ARCHITECTS
1905

ROOFSIDE PLAN

PROJ. 100



FRONT ELEVATION

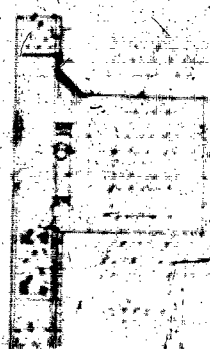


FLOOR PLAN

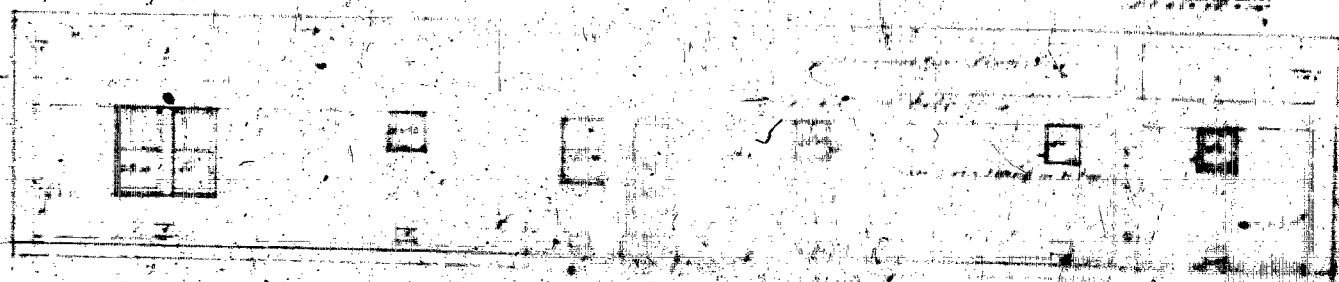
BRISTOL

(2)

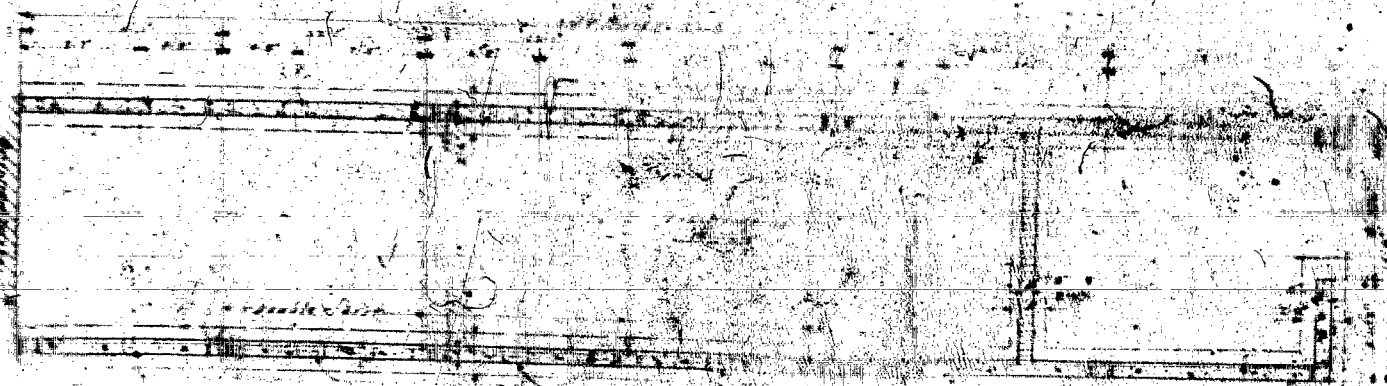
NOV. 1930



Exp. Elev.



R.I.E. Elev.



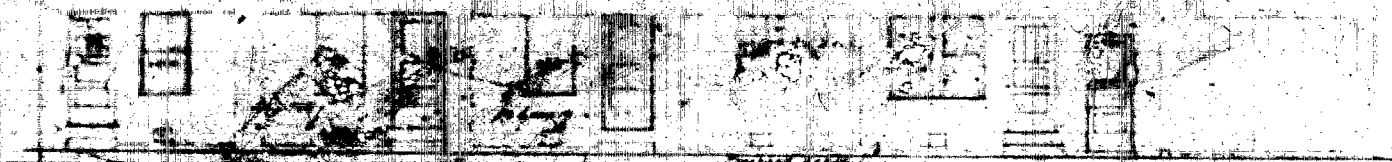
TO DONOR

9165 ①

B. KINGSTON HALL
ARCHITECT
43 Washington Ave. Boston, U.S.A.
1912-1936

ALFRED H. BERT PLANNING

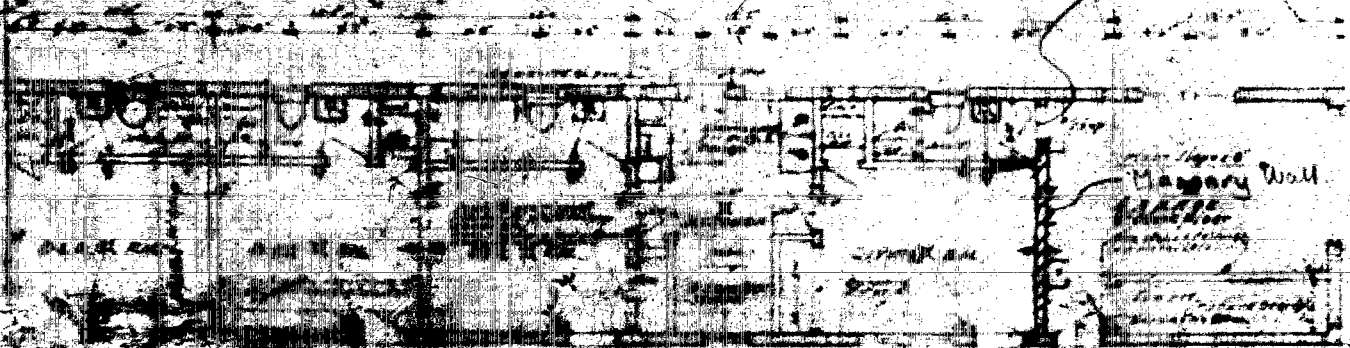
ARCHITECT



FRONT ELEVATION

FRONT VIEW

Tin Clad Dado



MASSIVE WALL

MASSIVE WALL

MASSIVE WALL

MASSIVE WALL

MASSIVE WALL

REAR ELEVATION

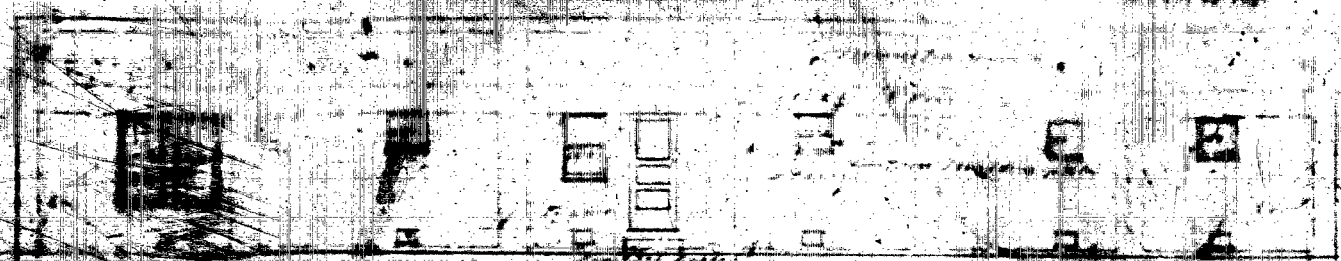
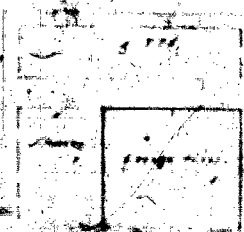
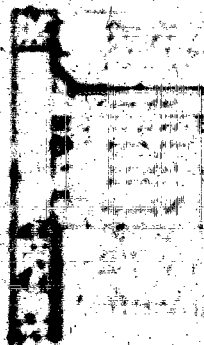
④

9165

ALFRED H. BERT PLANNING

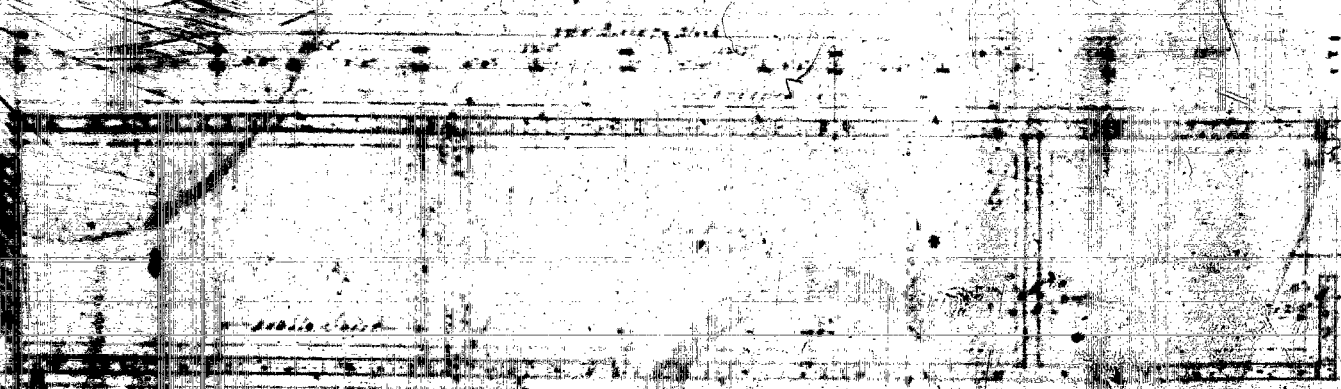
ARCHITECT

Van. 1954



REAR ELEVATION

134
2



FRONT ELEVATION

KINGSTON HALL
ARCHITECTS
100 N. 10th St.
St. Paul, Minn.

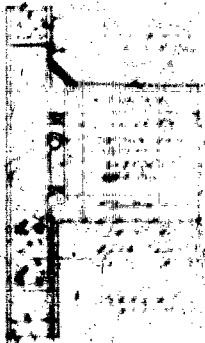
405 307 2410

402 H. LOCKE

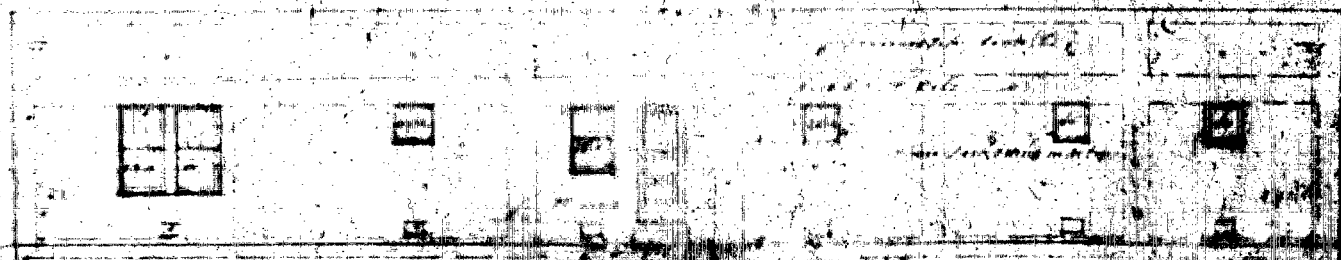
2010 June 14

②

B. KINGSTON HALL
— ARCHITECT —
412 Broadway Ave. N. B. F.
Nov. 12, 1936 34877 H. 2



END. AREA



REAR SECTION



FRONT SECTION

H65

①

B. KIMMERTON HALL
415 KIMMERTON AVE. BOSTON, MASS.
NOV. 12, 1936



















