

FATHI ARCHITECTS, INC.

AA00003068

IB0001031

ARCHITECTS

INTERIORS

PLANNERS

4620 SW 55 AVE.

DAVIE, FLORIDA 33314

(305) 439-3346

af@fathiarchitects.com

www.fathiarchitects.com

Date: March 13, 2023

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

Re: Letter of Intent:
321 Jefferson Ave.
Miami Beach, FL 33139

Dear Board members:

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 with surrounding buildings.

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 beautify the neighborhood with a new four story modern apartment building with sufficient parking spaces, similar to the development Of neighboring properties. Please see attached pictures.

We have been advised by the zoning to keep the front façade of the existing building, that we have included in our design, but we sincerely like to ask the board to consider letting us to remove the unsafe building totally, to be able to design a 4-story modern building that will be contributing to the neighboring buildings.

Recognizing the hard reality of the circumstances, I hope that the community, neighbors, City staff and the HPB will help to 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