

FATHI ARCHITECTS, INC.

AA00003068
IB0001031
ARCHITECTS
INTERIORS
PLANNERS

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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 4203-09-523

Front 40 Depth 52 Height 15 Stories 9 Units 2--apartments 3 Hotel units with Use & 4--hotel-rooms

Type of construction C/B. Stucco Cost \$5,500.00 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 Date B. Kingston Hall, architect. \$3,000.00 Nov-20-1936 owner builder.- Supt Moore.

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

COASTAL CONTROL ZONE

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 corrected)	\$1,500.00 \$7,500.00					30331

COASTAL CONTROL ZONE

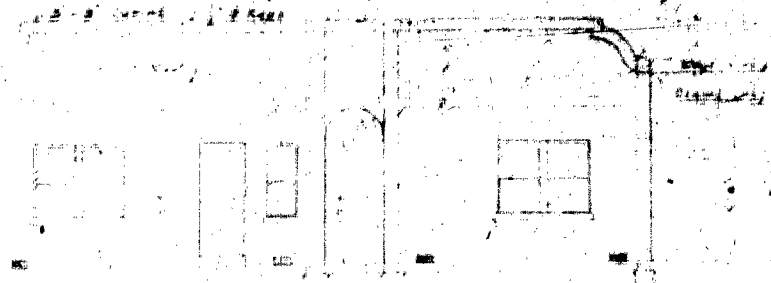
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
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*

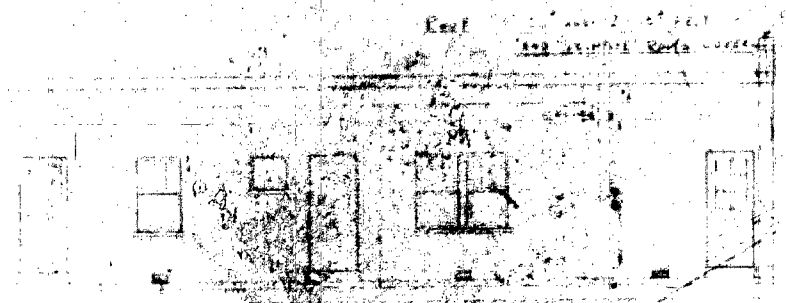
ELECTRICAL PERMITS: #BE891126 - Moody Electric - Smoke detectors - 6-2-89 *OK*

ALL DIMENSIONS IN FEET
AND INCHES UNLESS
OTHERWISE SPECIFIED



WEST ELEVATION

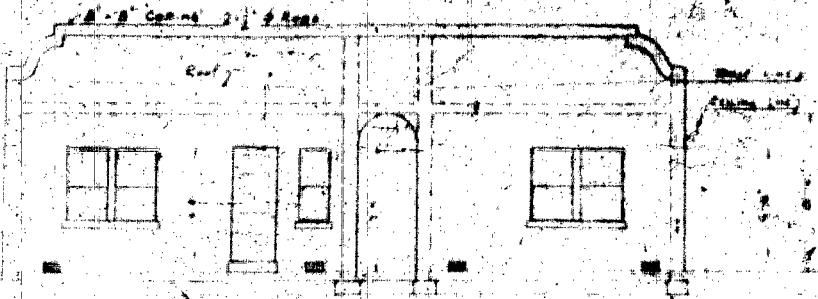
ALL DIMENSIONS IN FEET
AND INCHES UNLESS
OTHERWISE SPECIFIED



NORTH ELEVATION



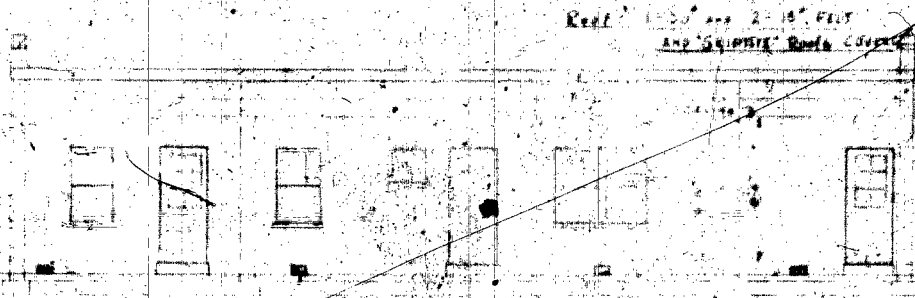
Note
 All Corner Cuts 1/4" R
 AND TO BE FILL TO CORNER
 ALL DASH IS OFFLINE



WEST ELEVATION

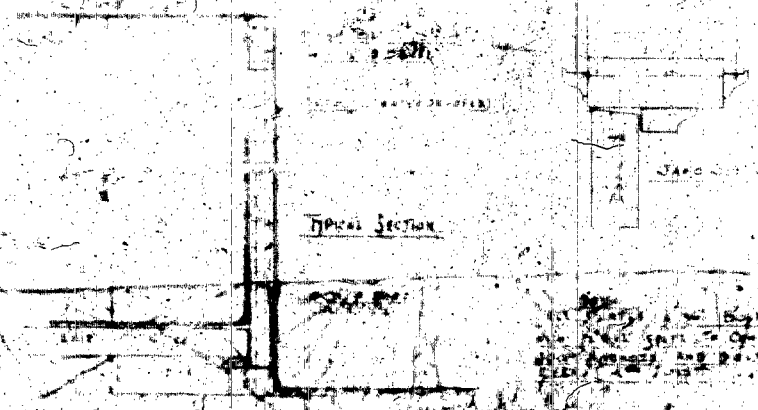
Scale 1/4" = 12"

ALL FOOTINGS 30" x 30"
 4 # 8 BARS



NORTH ELEVATION

Scale 1/4" = 12"



TYPICAL SECTION

EVALUATION REPORT
 MARK DEAN FLOREN

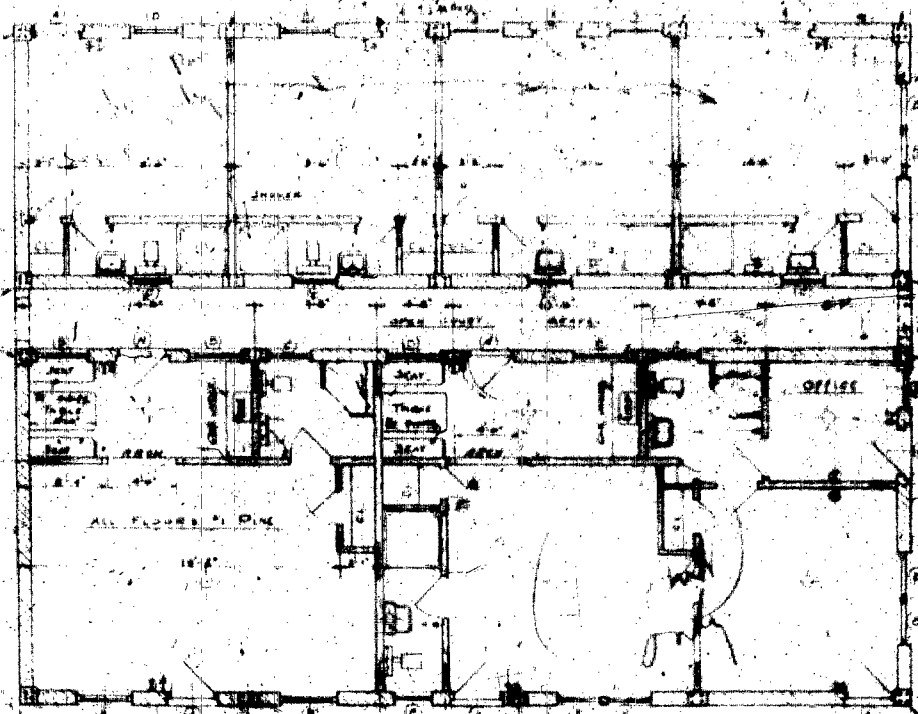
ALL WALLS AND CEILING
 TO BE CONCRETE
 WITH REINFORCING AND BARS
 PER SPECIFICATIONS

177413

1. ROOM
2. ROOM
3. ROOM

ALL CORNER
12" x 12" SILL
4" x 8" CASE

ALL CORNER
EXTEND FROM
FOUNDATION
TO CORNER



Approved by _____
per _____

12" x 12" col.
4" x 8" SILL

Lot 1457

EVABIRCH
APARTMENTS
MIAMI-DEACH FLA.

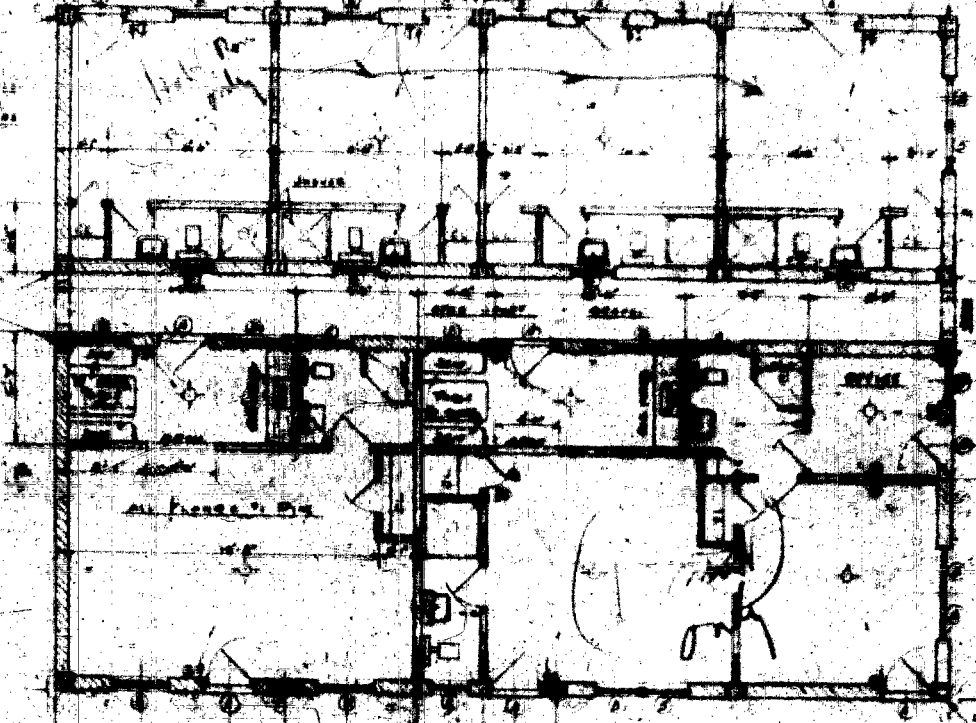
FIRST FLOOR ARCHITECTURAL



ALL WALLS
2" x 4" SIPS
2" x 6" SIPS

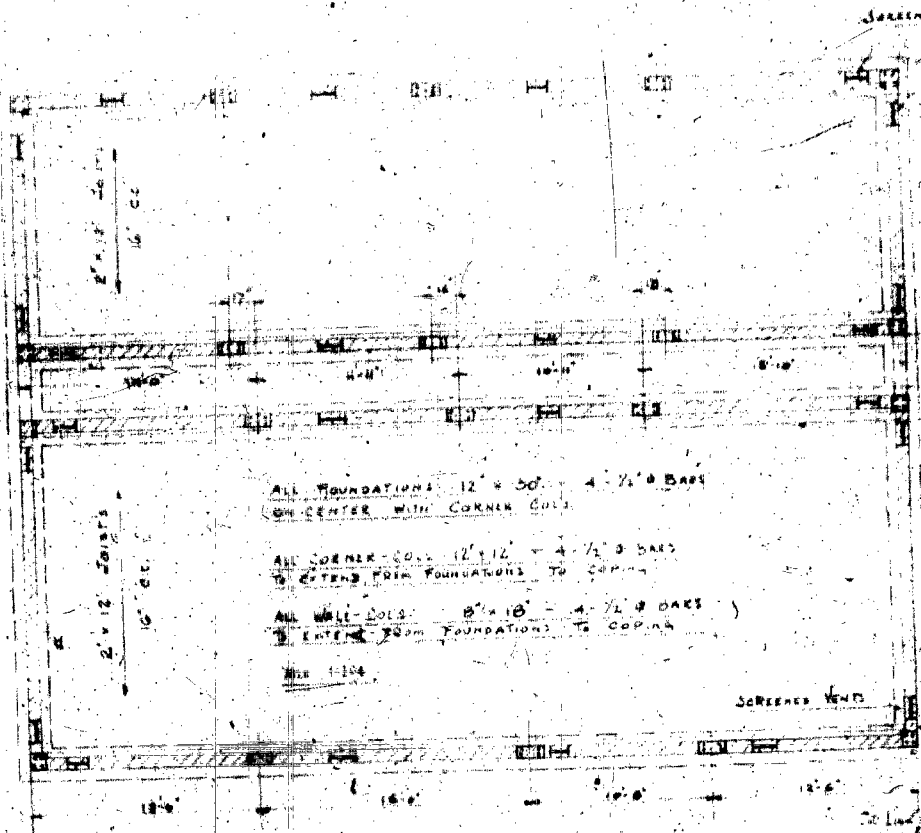
ALL FLOORS
2" x 4" SIPS

ADAM LICK
ARCHITECTS



Approved by Council
for 12-1-44

2



ALL FOUNDATIONS 12 x 30" - 4 - 1/2" B BARS
ON CENTER WITH CORNER COLS.

ALL CORNER COLS 12 x 12" - 4 - 1/2" B BARS
TO EXTEND FROM FOUNDATIONS TO COPING

ALL WALL COLS 8" x 10" - 4 - 1/2" B BARS
TO EXTEND FROM FOUNDATIONS TO COPING

SEE 1-104

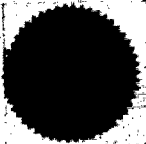
SCREENED VENTS

FOUNDATION PLAN

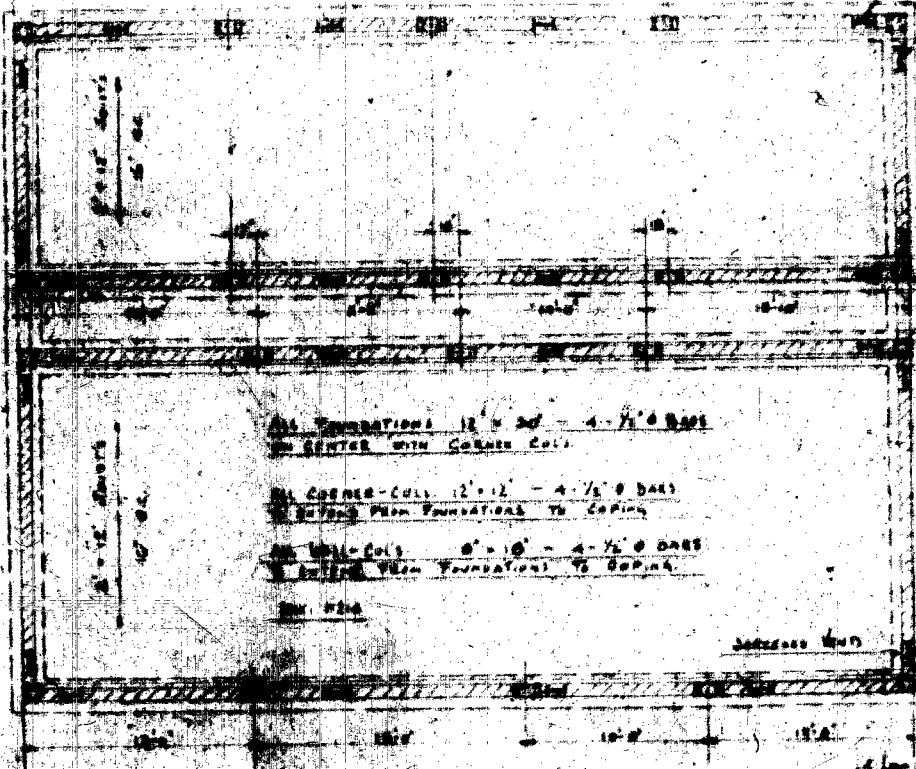
SCALE - 1/4" = 1'-0"

Approved by
J. M. Hoff
June 11 '38

REGISTERED
ARCHITECT
MIAMI, FLA.



EVA-ULRICH APARTMENTS
MIAMI BEACH FLORIDA



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

4471/2

Dec 19 35

7814

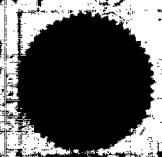
①

FOUNDATION PLAN

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

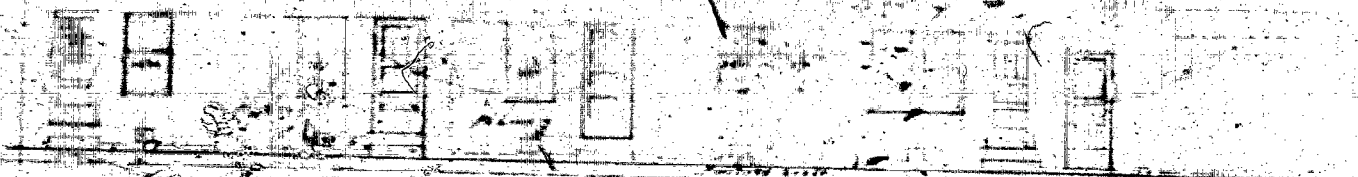
Approved by *Lin Wood*
 for *J. B. Smith*
 Dec. 19 35

LESTER EVERT
 ARCHITECT
 140 N. 1ST ST.

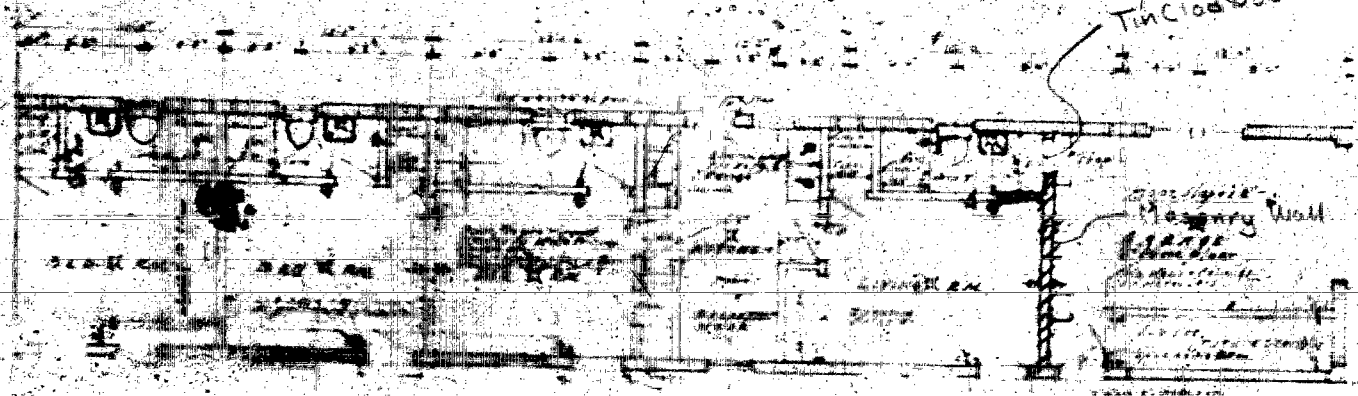


EVA-115
 PLANT

ROOF PLAN



FRONT ELEVATION

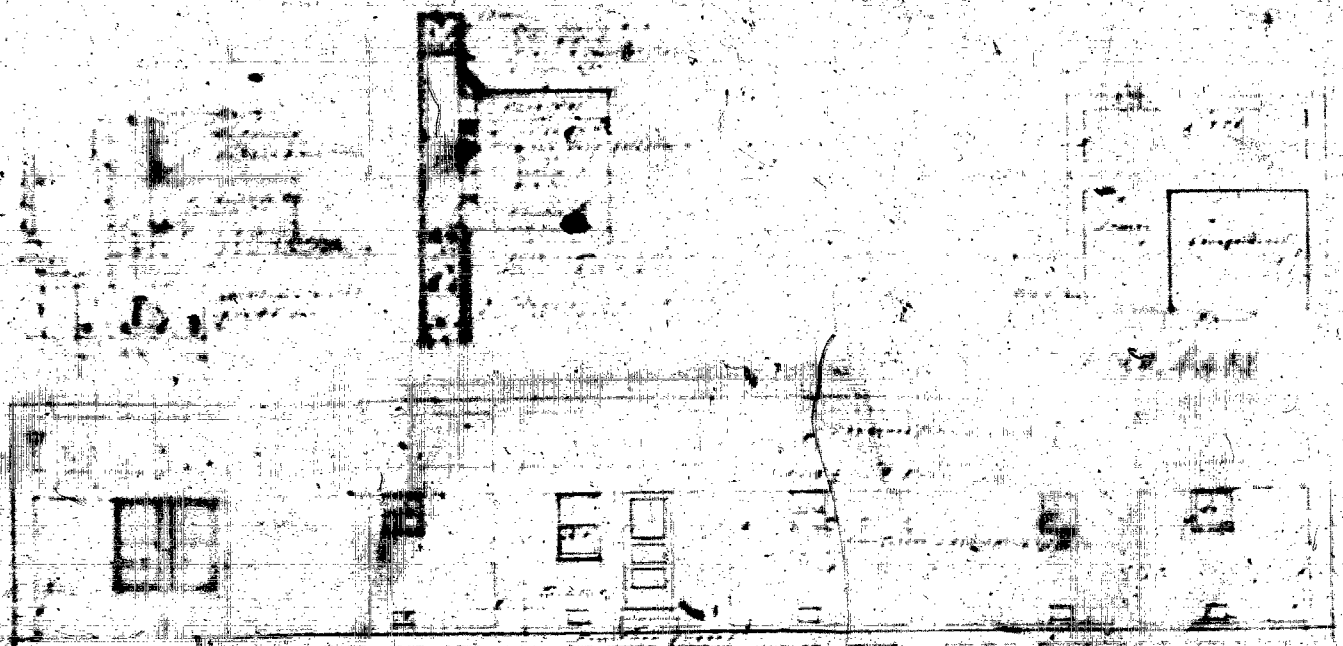


TRUSS DOOR

TRUSS WALL

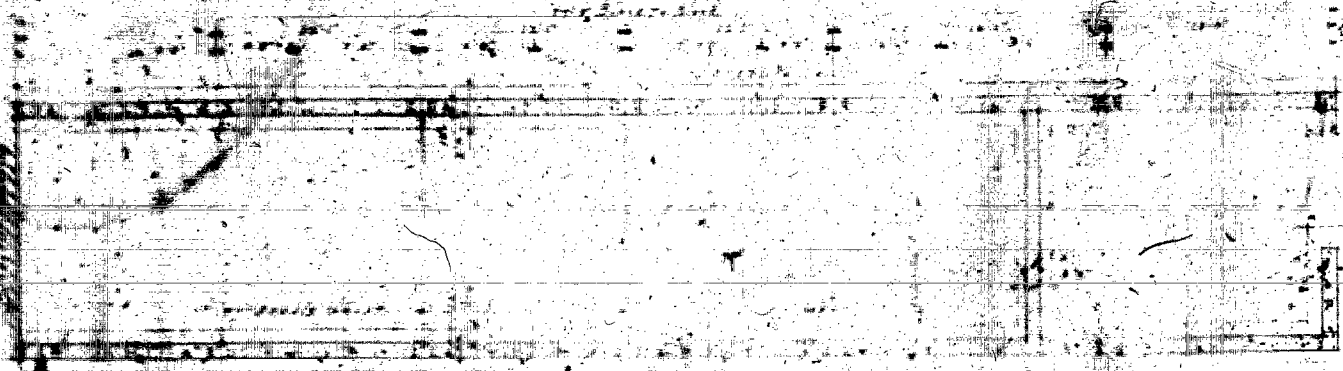
4

9165



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

734
2



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

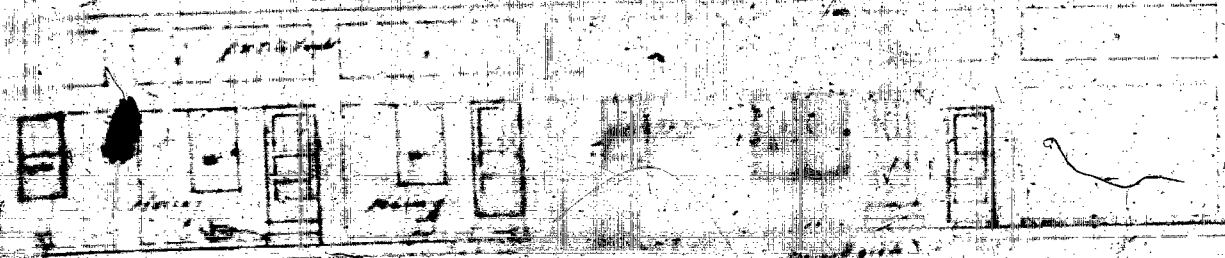
3

KINGSTON HALL
ARCHITECTS
105 N. 11th St.
PHILADELPHIA, PA.

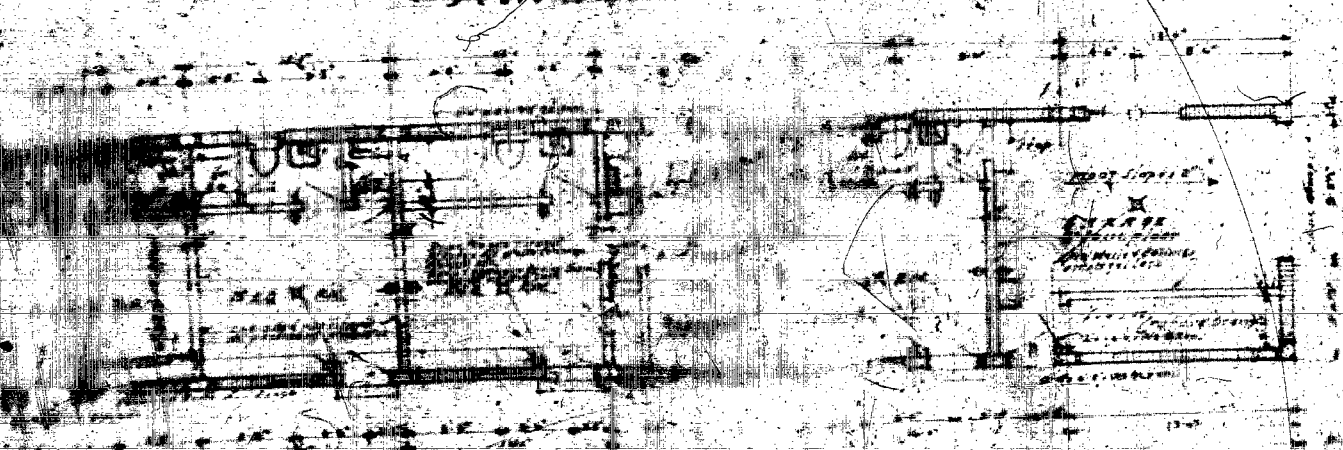
CONSTRUCTION LOG

PROJ. NO. 507

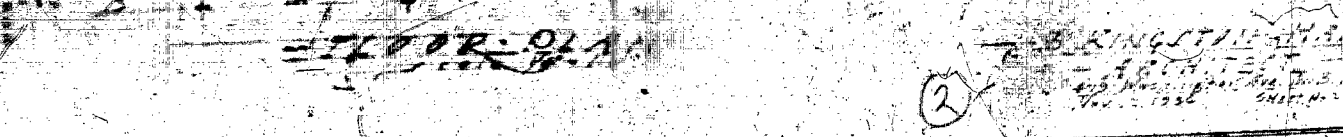
ROOF PLAN



FRONT ELEVATION



FLOOR PLAN

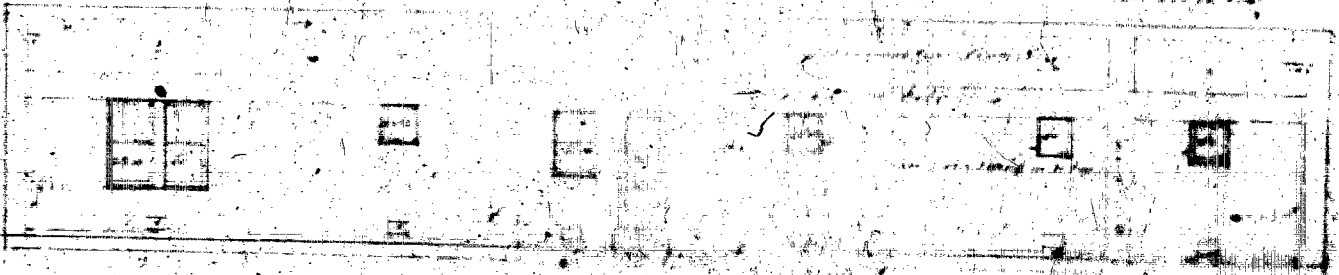


(2)

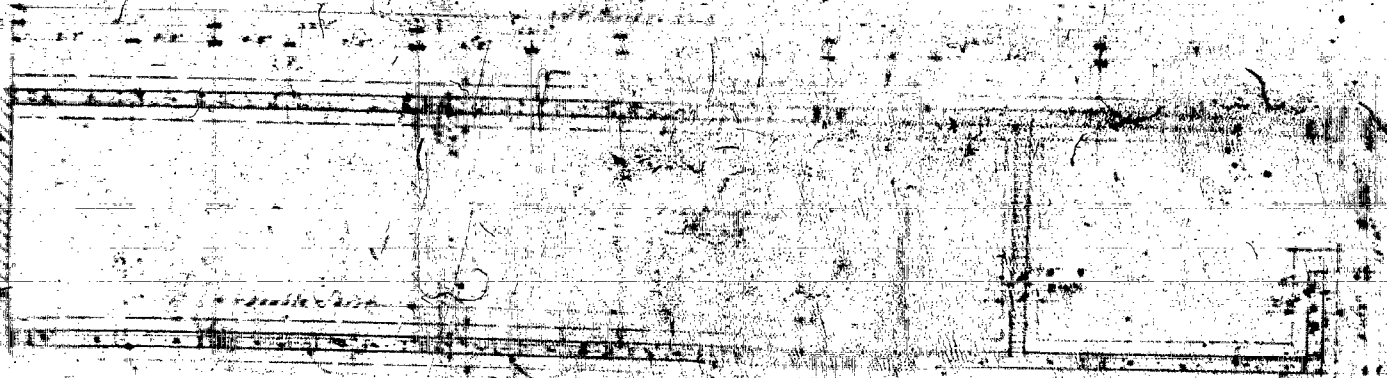
B. KINGSTON
1930

HALL

END VIEW



REAR ELEVATION



FOUNDATION

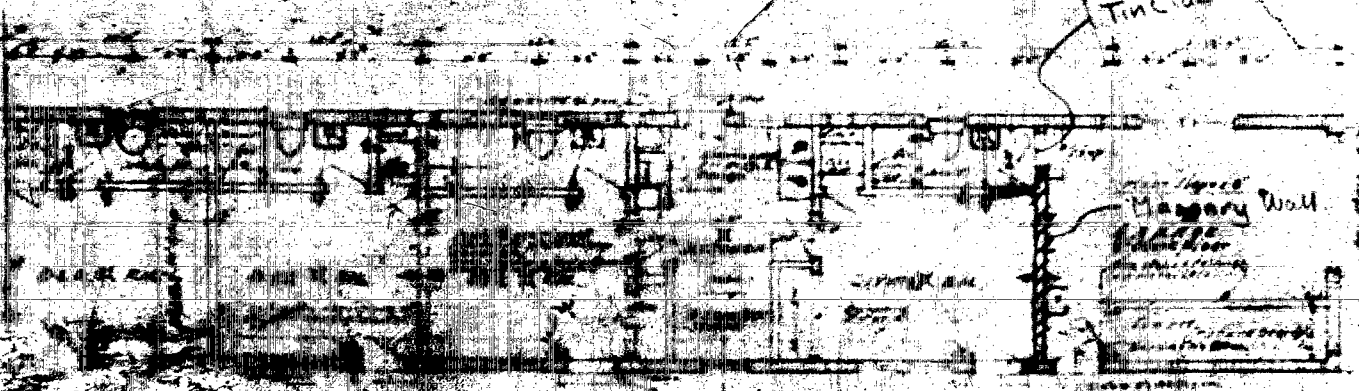
B. KINGSTON HALL
ARCHITECT
45 WASHINGTON AVE. BROOKLYN, N.Y.
1912-1956

9165
①

ARCHITECTURAL DRAWING



FRONT ELEVATION



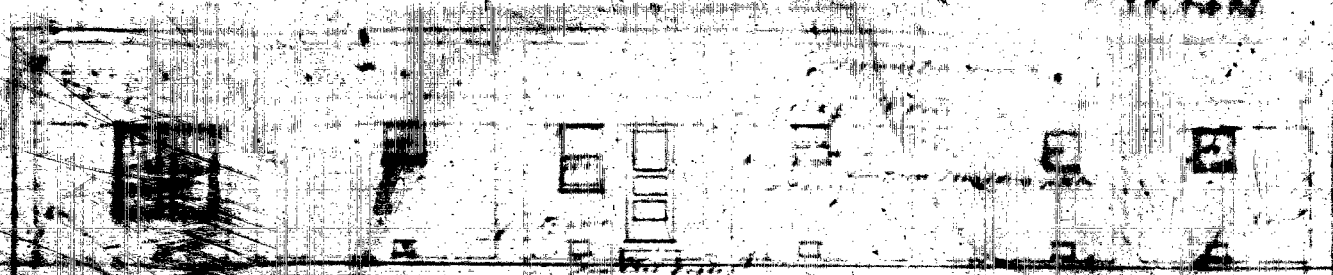
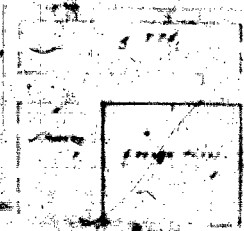
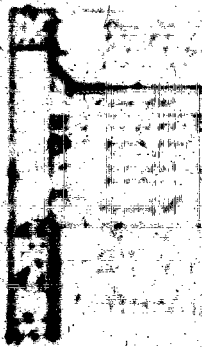
Tin Clad Door

Masonry Wall

④

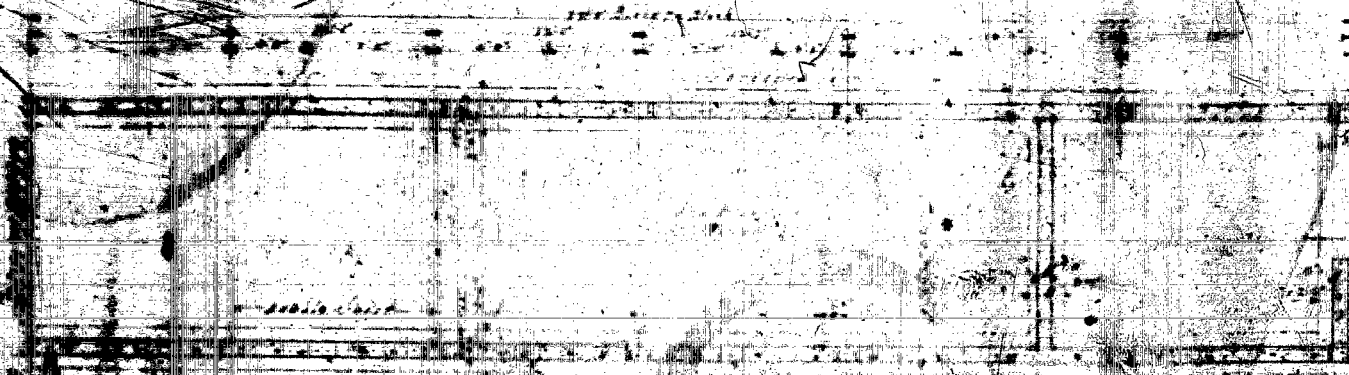
9165

Architectural Drawing
Vol. 1, 1954



REAR ELEVATION

134
2



FRONT ELEVATION

(57)
KINGSTON HALL
1851
ARCHT. BY
J. H. ...

(5)

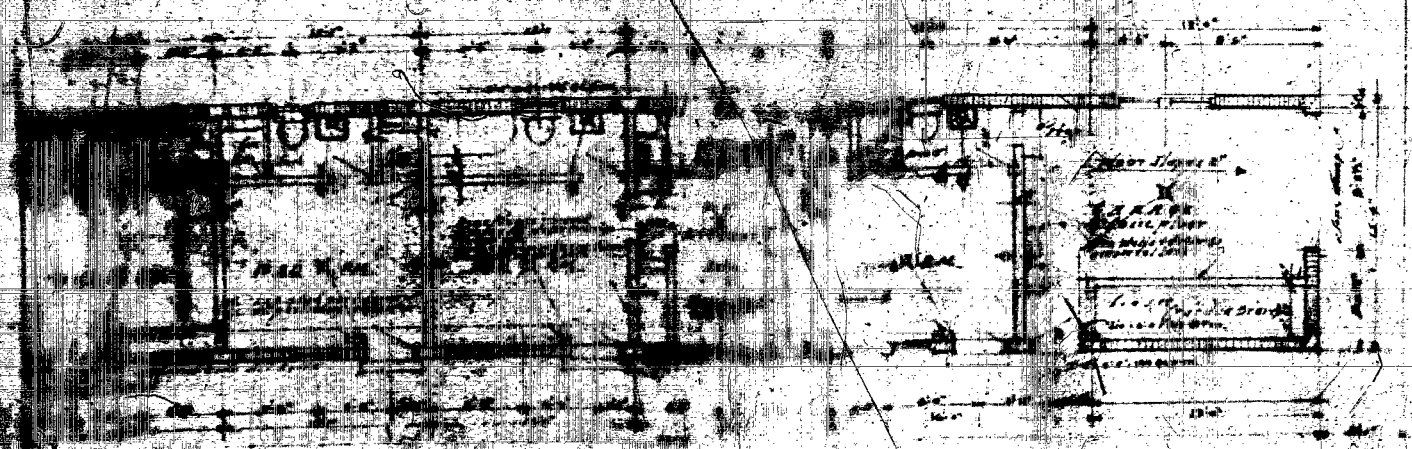
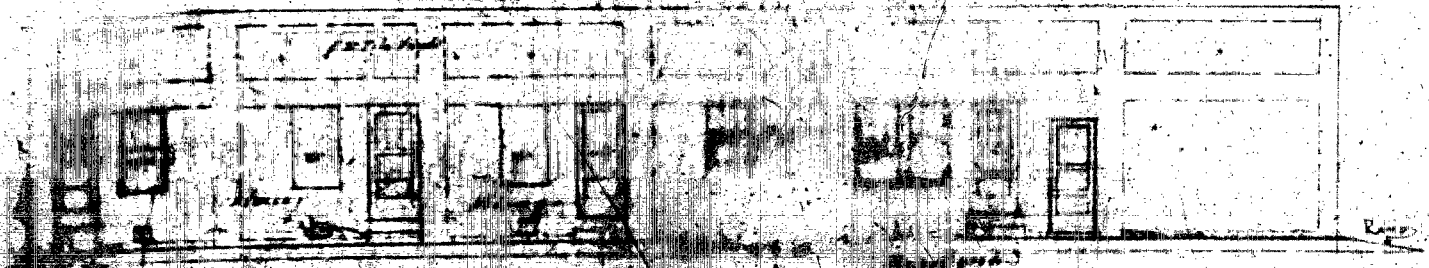
composition by

1851/1852

ROADSIDE PLOT PLAN

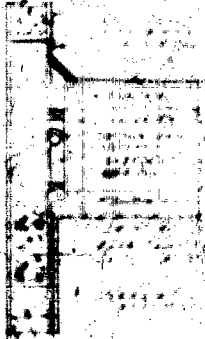
Prop. Lane 140

Lot 11, Block 7A

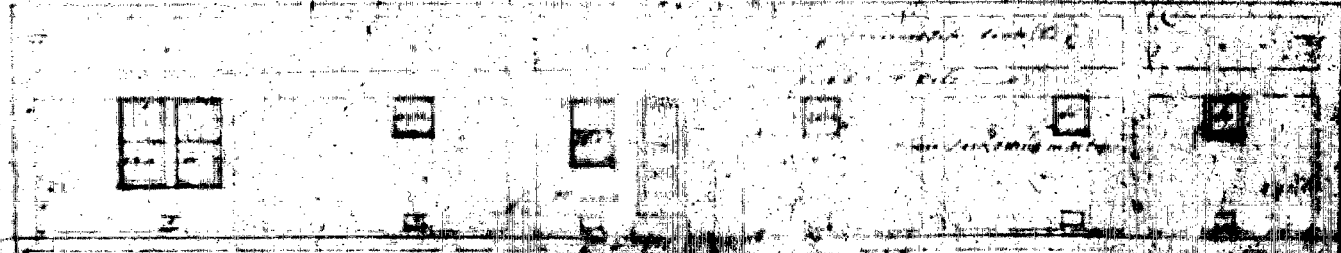


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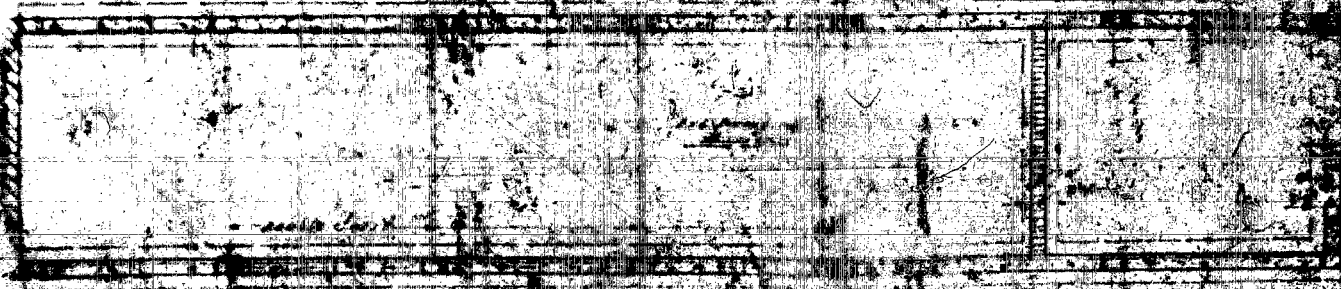
B. KINGSTON HALL
 ARCHITECT
 112 W. 42nd St. N.Y.C.
 Nov. 12, 1920



END. ABEL



REAR ELEVATION



FRONT ELEVATION

7165 ①

15 KENNEDY HALL
615 Washington Ave. Boston, Mass.
Nov. 12, 1906



















