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 DIVISION OF HISTORICAL RESOURCES

November 7, 2001

EXHIBIT  
 C

Mr. Charles Benson  
 Charles H. Benson & Associates Architects P.A.  
 260 95<sup>th</sup> Street Suite 210  
 Surfside, Florida 33154

RE: The Ferdinande, 400 Euclid Avenue, Miami Beach

Dear Mr. Benson:

Thank you for your letter of October 30, 2001 requesting clarification of our review dated September 19, 2001 (see attached) and consideration of additional information concerning The Ferdinande.

We have reviewed your request and have the following comments. Given restrictions of the site, and historic significance of the front façade, our opinion remains that vertical accessibility into the building does not appear possible without threatening our destroying the historic significance of The Ferdinande and alternative methods of access may be used.

We are still of the opinion that the interior of The Ferdinande does not contribute to the historic significance of the building. However, vertical accessibility to all tenant spaces does not appear possible without extreme difficulty and expense including extensive, if not complete, demolition of the interior lobbies and stairs and expansion of circulation areas into the tenant spaces. Requiring substantial demolition to achieve vertical accessibility within the interior when the interior cannot be made vertically accessible from the outside seems unreasonable especially when such demolition might be considered "technically infeasible" pursuant to Section 4.1.6 (1)(j) of Americans with Disabilities Act Accessibility Guidelines. It is our recommendation that the use of alternative means of access also apply to each tenant space within The Ferdinande.

Examples of alternative means of access may include, but are not limited to, such things as providing curb service, providing service off-site at an accessible location, providing off-site

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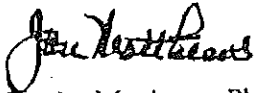
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pick-up and delivery, providing services via mail or internet, or other innovative solutions.

It is our understanding that accessibility within the tenant space currently being renovated will be provided to the maximum extent feasible and that this space will not receive walk-in traffic.

Please direct questions concerning these comments to Phillip Wisley, staff architect, at (850) 245-6333.

Sincerely,



Janet Snyder Matthews, Ph.D.  
State Historic Preservation Officer

JSM/pw  
Enc: