

LETTER TO

CITY OF MIAMI BEACH c/o
W/IT DRAWING SAMPLES

HARDING HOTEL LLC
1680 Collins Ave, Suite#102
Miami Beach, FL 33139
305-535-1903

October 10, 2014

Re: Harding Hotel
210 63rd Street, Miami Beach FL 33141
Consultation Request for ADA

To whom it may concern:

We are submitting our application for the project located at 210 63rd Street for an exemption on the ADA requirement below:

FBC 804 12. Provide vertical accessibility to all levels above and below the occupiable grade level

FAC 201.1 Vertical accessibility to all levels

The general circulation path to the building is currently the main entrance located on the corner of 63rd Street and Indian creek. In order to comply with the above requirement we would need to do the following:

1. Install a ramp in the main lobby to make the guest rooms on the first floor accessible. This ramp at 1:12 as required by code would not be possible. The ramp would block the main entrance and is simply not possible due to required slope and length. See attached drawing of case#1
2. Install an alternate route ramp to in the lobby. This ramp would invade a huge amount of space in the main lobby area and block access to the historical front desk. See attached drawing of case#2
3. Install a chair lift in the lobby. This is also not possible due to the limited width of the stairs leading to the first floor, next to the historic front desk. See attached drawing of case#3
4. Install an elevator. This is not possible without completely changing the historical nature of the lobby area. We do not have the required structure nor the space to add an elevator.
5. Install a ramp in the east side of the property/rear of property. This option was also explored but the area is only 4'-0" from face of building to property line and is needed for Florida Power Light access since poles and electrical transformers that serve the area are on the east side/rear of the property. The installation of a ramp in this area will not work.

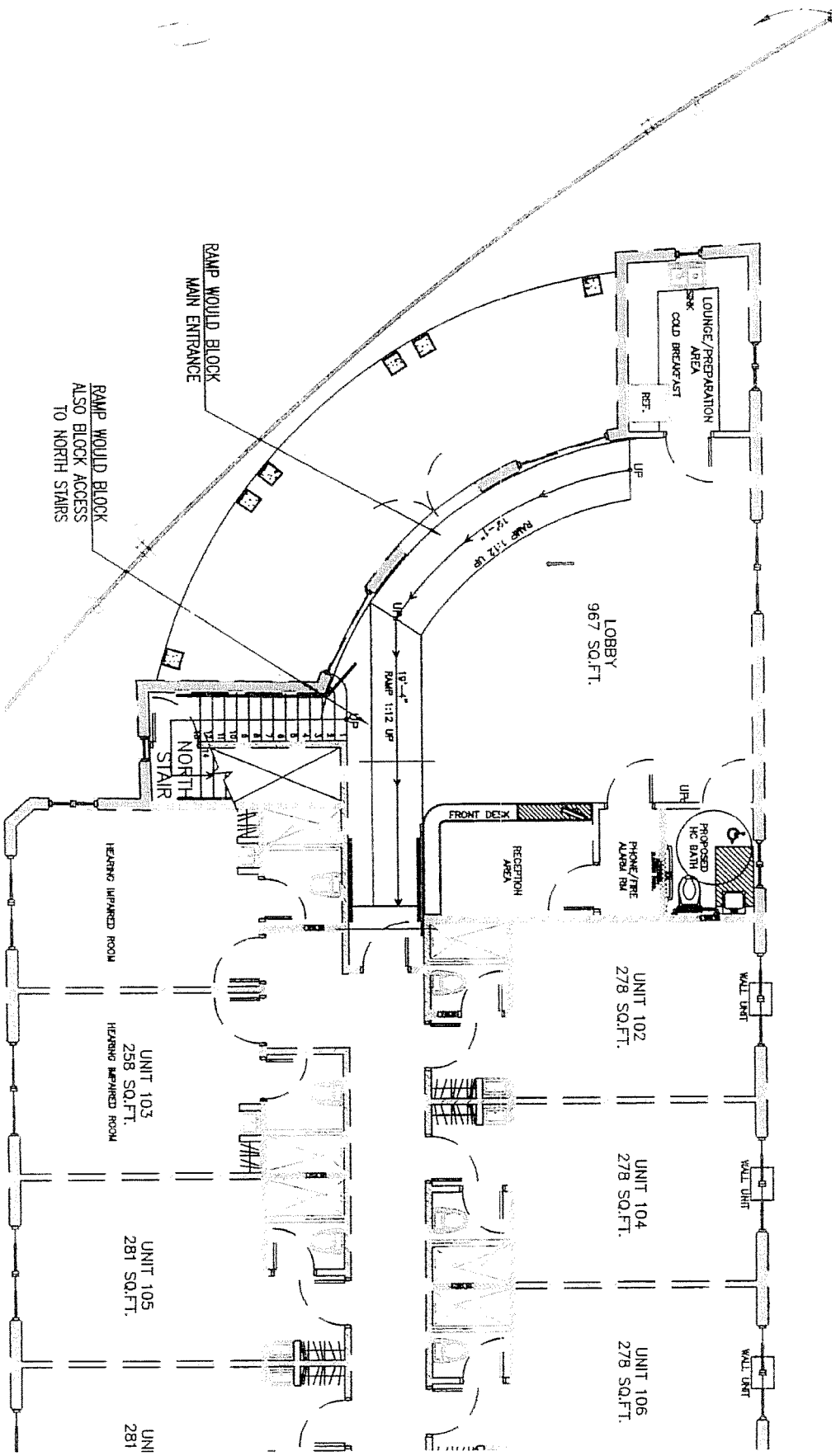
We strongly believe that we cannot install any code compliant ramp nor elevator/lift without destroying significant historic features of the lobby in the Harding Hotel.

If we need to discuss this by phone once you have had the chance to review the letter and the plans. Please call me at this number 954-275-4261.

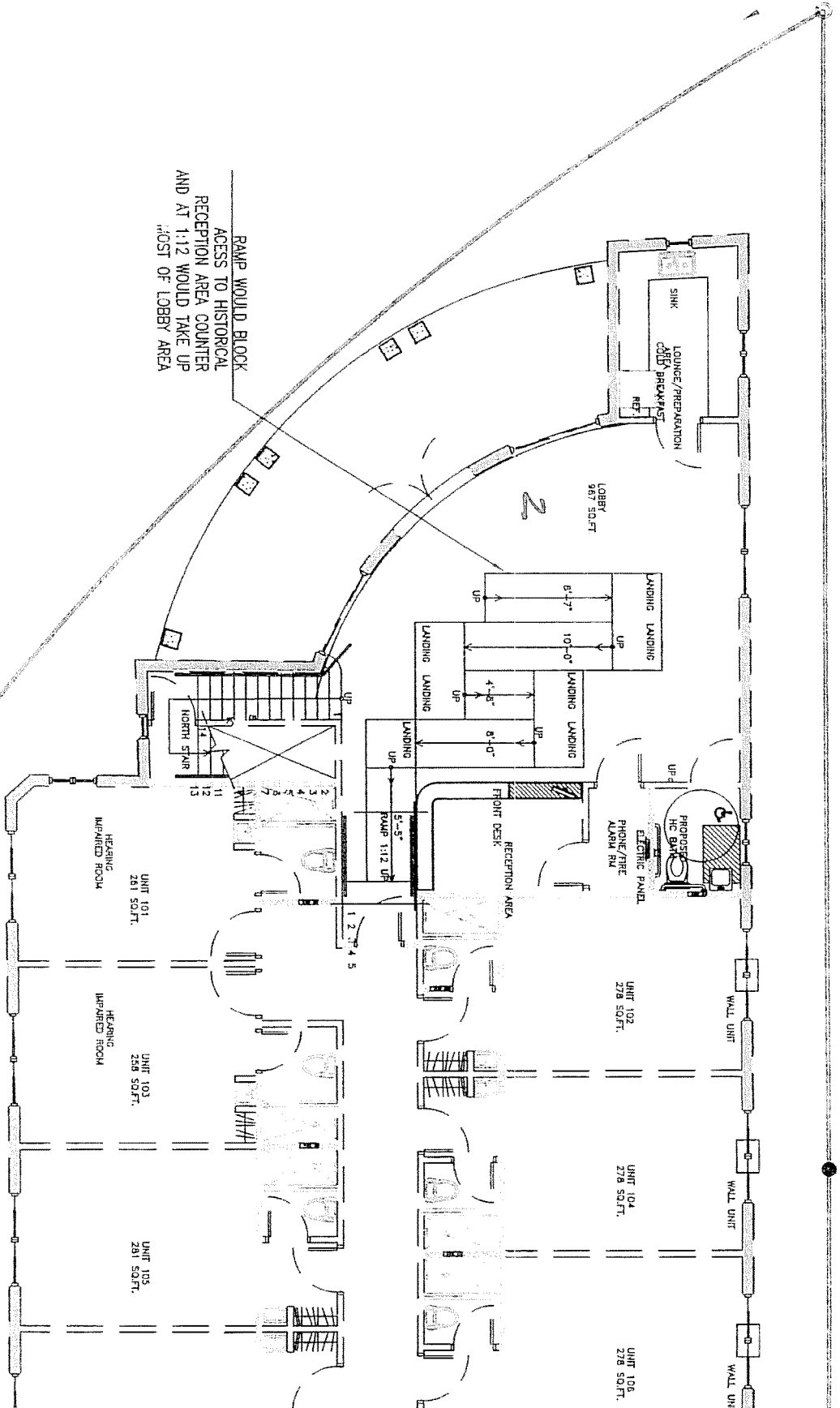
Sincerely,



Raul Riviera
Project Manager
Owner Representative
For Alan Lieberman
Harding Hotel LLC



ADA RAMP STUDDY CASE 1:
 AT 1:12 RAMP LENGHT 38.4 LFT
 AT 1:20 WOULD TAKE UP MORE
 SPACE

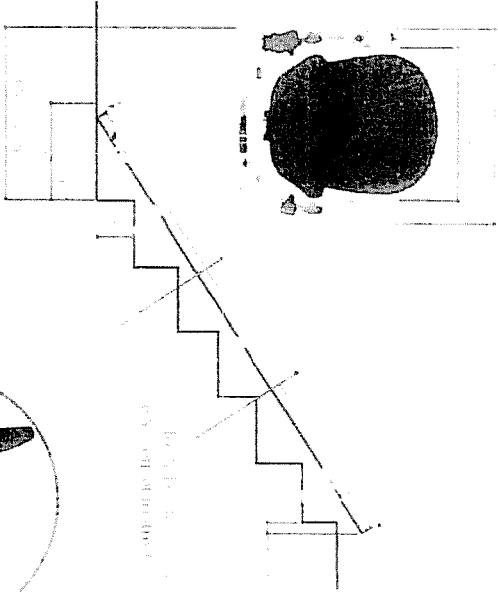


RAMP WOULD BLOCK
ACCESS TO HISTORICAL
RECEPTION AREA COUNTER
AND AT 1:12 WOULD TAKE UP
MOST OF LOBBY AREA

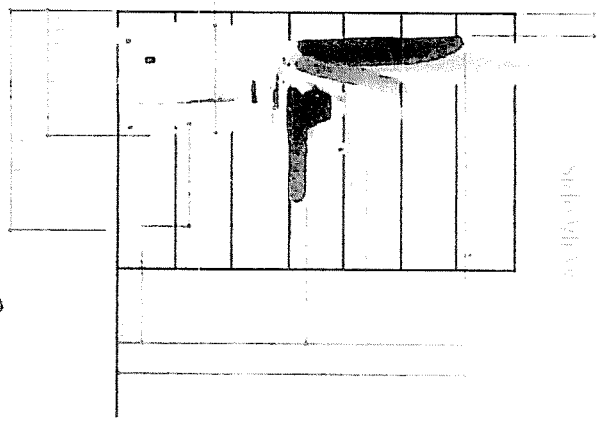
ADA RAMP STUDDY CASE 2:
AT 1:12 RAMP LENGHT 38.4 LFT
AT 1:20 WOULD TAKE UP MORE
SPACE

Technical specification
The AmericiGlide HORIZON Series

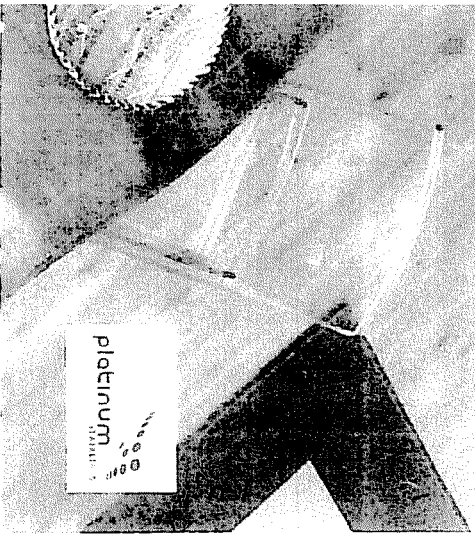
Front View



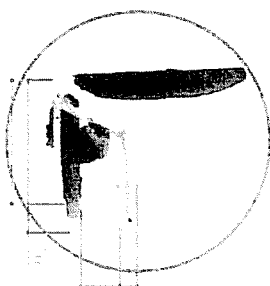
Side View



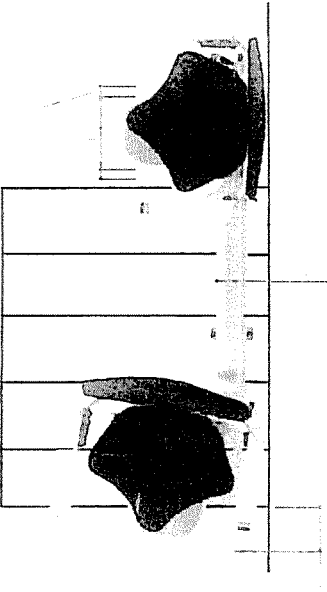
HORIZON
The complete
from Platinum



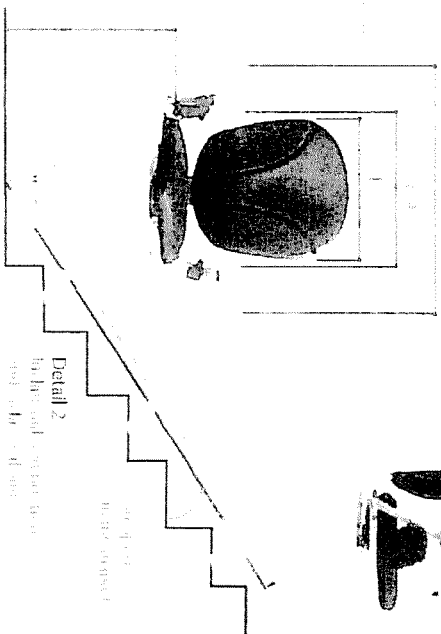
Detail 1
Arm and seat
adjustment



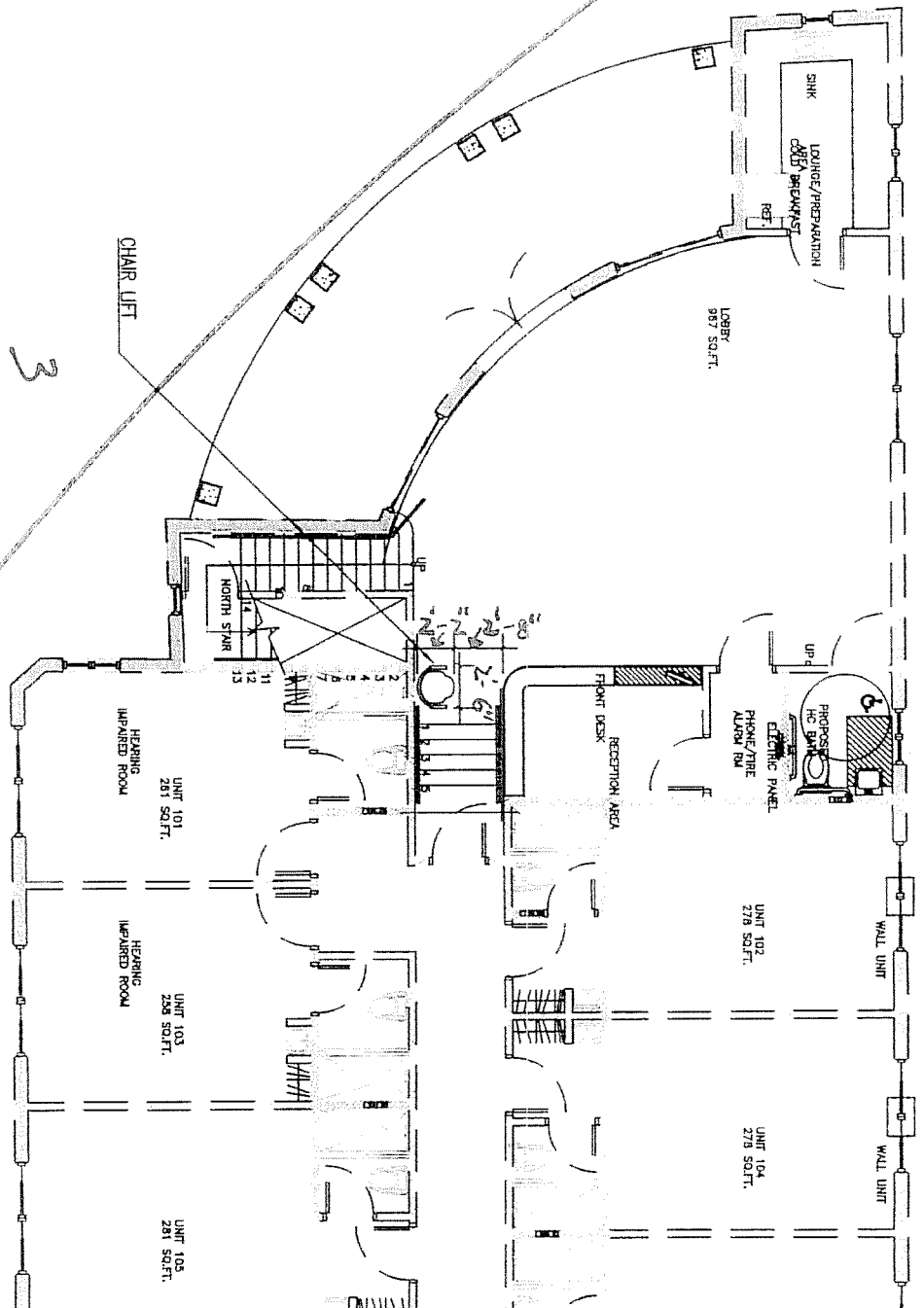
Plan View



Detail 2
In-line and center line
seat adjustment

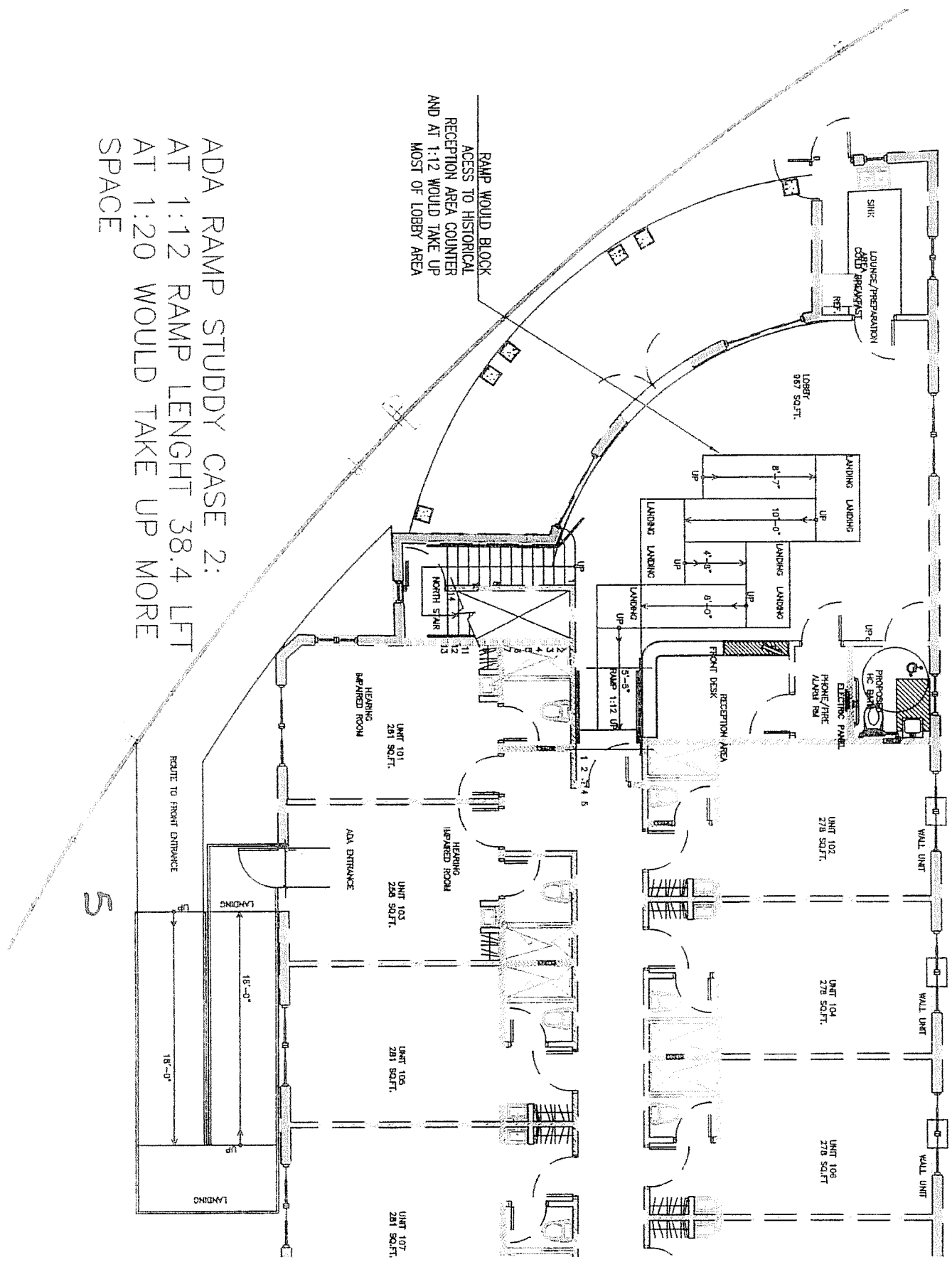


ADA STUDDY CASE 3:
 COMPACT CHAIR LIFT TAKES UP
 STAIR AREA LEAVING ONLY 2'-9"
 AREA FOR PEOPLE TO WALK
 UPSTAIRS. (SEE ATTACHED SPECS
 FOR REFERENCE)



ADA RAMP STUDDY CASE 2:
 AT 1:12 RAMP LENGHT 38.4 LFT
 AT 1:20 WOULD TAKE UP MORE
 SPACE

RAMP WOULD BLOCK
 ACCESS TO HISTORICAL
 RECEPTION AREA COUNTER
 AND AT 1:12 WOULD TAKE UP
 MOST OF LOBBY AREA



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RESPONSE FROM
CITY OF MIAMI BEACH

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

November 4, 2014

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Mary-Kathryn Smith
Office of Codes & Standard, Florida Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

RE: 210 63rd Street – Harding Hotel

Dear Ms. Smith and Members of the Commission and Council:

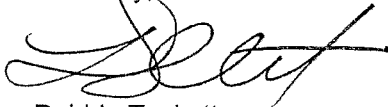
I am writing in reference to the above noted structure, and the request for an accessibility waiver. Constructed in 1946 and designed by architects J.J. DeBrita and A. Kononoff, the subject structure is designated contributing in the Miami Beach Historic Properties Database, and is located within the North Beach Resort Historic District.

The subject structure retains an extraordinary degree of historic and architectural integrity and is representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts. The current proposal to retain, preserve and restore this building is essential to the future understanding of the development of architecture in Miami Beach.

The subject structure is a qualified historic building under the federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code. The requested waivers pertaining to the vertical accessibility to the first floor and second floors are critical to the restoration plan for the building. In order to accommodate vertical accessibility to the first second floors, substantial demolition and modifications to the historic front elevation and historic lobby would be required. Such an intervention would irreparably harm the very significant exterior design, scale and massing of the subject structure.

The Planning Department, on behalf of the Historic Preservation Board, strongly supports the subject waiver request. If you have any questions relative to the historic significance of the existing structure, or you need additional information, please do not hesitate to contact me.

Sincerely,



Debbie Tackett
Design & Preservation Manager

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