



Architect Statement Letter

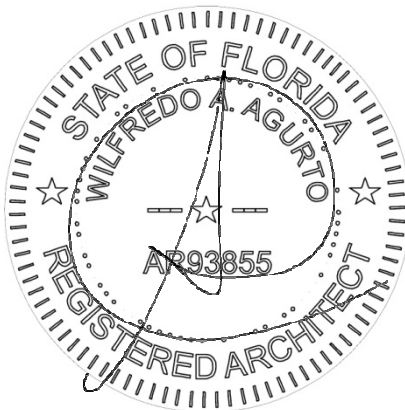
June 27, 2017

The Abbey Hotel is a contributing building located within the south Miami Beach Art Deco/Museum Historic District. The only available means of providing vertical accessibility from the main lobby to the elevated first floor of the Abbey are (1) an inclined wheelchair lift or (2) moving an existing elevator that is sandwiched between two fire stairs. The first option is technically infeasible because the implicated stair where the wheelchair lift would have to be installed is not sufficiently wide to provide the required means of egress which would be impermissibly encroached upon.

The historic building contains an elevator which provides access from the lobby to the upper levels where all the guest rooms are located. The existing elevator, however, does not provide access to the elevated first floor of the building. This elevator cannot provide access to the elevated first floor because the walls on the raised first floor do not match those on the floors serviced by the elevator. Additionally, this elevator is located between two fire stairs and adjacent to a structural shear wall that runs the length of the building. Modifying the existing wall and/or stairs in such a way that would permit elevator access to the first elevated floor would require substantial demolition of the building's existing features which would threaten or destroy its historic character. Accordingly, moving the existing elevator is technically infeasible without destroying or threatening the historic character of the building.

It should be noted that the required number of accessible guest rooms are being provided in the two upper floors of the building each of which is served by the existing elevator. The historic lobby level and elevator are located on an accessible route from the public sidewalk. Therefore, even if the requested waiver is granted, the Abbey's amenities and accessible guest rooms will all be located on an accessible route.

Sincerely;



President.

Imagination Design Group, PA.