



**1420 Collins Avenue, Miami Beach, Florida**  
**Vertical Accessibility -ADA Waiver Application**  
**Grounds for Waiver:**

**The technical infeasibility hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.**

As originally designed and constructed in 1923, with additions in 1937 and 1941, the layout of this Art Deco style, historic building with the narrow hallways and staircases prohibits implementation of vertical access to the existing units on the second floor. It is structurally infeasible to place either one or more chair lift conveyance systems or ramps within the building. Ramps and lifts would impede life-safety egress from the second and first floors. Due to the compact nature of the hotel and internal stair cases, there is no opportunity to incorporate an elevator without compromising the interior layout and interfering with life-safety egress. Further, due to the narrow confines of the layout, any lift, even when not in use, would obstruct the movement of hotel guests on the stairs and in the corridors.

Ramps provide similar substantial constraints, and are not feasible in the interior public spaces. The size and length of each ramp would obstruct access between the front entrance, main floor, and second floor. The existing two staircases would have to be reconfigured to accommodate proper ramping and handrails, and there is simply no space. This creates additional accessible issues. The ramps would essentially occupy all the narrow staircase areas, which significantly and negatively impacts the historic layout and appearance of this modest hotel.

In summary, the overall small size of the existing building and narrow stair cases to the second floor make it technically infeasible to implement any lift, ramp, or elevator system without impeding the safety and appropriate egress.

The Owner has ensured that, for the first time, there will be vertical accessibility to the first floor, lobby, and a fully ADA compliant hotel room. Additionally, the new ADA

hotel room on the first floor will be comparable in size and quality as the other rooms on the first and second floors. As a result, all guests will be able to experience all that this classic, Miami Beach boutique hotel offers.

**Historic Building on which compliance with the requirements for accessibility is not feasible while maintaining historically significant features.**

In addition to the hardship and technical infeasibility described above, any lift and/or ramp system would completely destroy the historic integrity of the historic structure by requiring irreparable changes to the overall massing of the structure, exterior elevations, doors and windows, interior hallways, and units.

Further, the exteriors and elevations of the historic Art Deco Building are historic attributes that an elevator bulkhead would irreparably harm its historical significance. Any adjustment to provide vertical accessibility to the second floor units jeopardizes the historic character. The Owner is responsible for the renovation and preservation of these historic elements, for the betterment of the property, the neighborhood and the City.

Please also see the following documents relating to the historical integrity of the Property:

- The City's Historic Database listing the property as a contributing structure with the local Ocean Beach Historic District;
- The Ocean Beach Historic Preservation District Designation Report;
- A letter from the City of Miami Beach Historic Planner Deborah Tackett; and
- Historic Concurrence determination from Florida Department of State Division of Historical Resources concluding that accessible routes to the second floor of this structure will threaten or destroy the historic significance of the building.