



FLORIDA DEPARTMENT *of* STATE

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March 18, 2024

Michael Gray
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RE: Received by DHR: 2/15/2024
Project: *ADA Sec. 202.5 Exemption Waiver Review: 199 East Base Street, Madison, Florida*
Exemption Type: Accessible Parking, Vertical Access, Accessible Entrance

To Whom it May Concern:

At your request we reviewed the above referenced property pursuant to the procedures set forth in Section 202.5 – *Alterations to Qualified Historic Buildings and Facilities*, 2020 Florida Accessibility Code for Building Construction, 7th Edition, codified in 28 CFR Part 36 and equivalent procedures implementing Sections 553.503 of the Florida Statutes.

The above referenced property (Florida Master Site File Number: MD0376) appears to be eligible for listing in the National Register of Historic Places. 199 East Base Street is a colonial revival commercial building constructed ca. 1905. The building originally operated as a hotel, the Hopkins Inn, and continued to be used as a hotel and as restaurants. The building features a corner storefront, stucco exterior, and a covered porch with a flat roof supported by square columns.

The applicant reached out to our office with concerns regarding parking accessibility, vertical access, and accessible entrances. The applicant proposes to rent out the first floor as mixed retail space and to rent out the second floor as office space. There is no parking available on the property which sits on a compact commercial block. Public street parking is available but there is no clear path of travel from public parking space to the building. The applicant created small ramps to each exterior entrance. The second floor can be accessed via two sets of stairs which appear to be original to the building.

- Parking access: While public street parking is available, it would not be feasible for the applicant to create an accessible parking space for the building since the applicant cannot make changes to public property.
- Accessible entrance: All but one first floor entrance is 32 inches wide. The western first floor entrance would need to be widened to create an accessible entrance. Widening one secondary entrance to match the width of the other entrances would not adversely affect the historic integrity of the building.



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- Vertical access: The applicant is concerned about requirements for vertical access to the second floor. The building interior has lost most of its historic characteristics except for the original stairs. Typically, when a property has lost its historic interior, our office would not recommend an ADA exemption because of the possibilities of where an elevator could go. However, in this case, the best place for an elevator would be where the existing stairwell is. Since this is one of the few remaining interior historical characteristics of the building our office does **not recommend** the use of an elevator system in this structure.

Therefore, it is the opinion of this office that the property is eligible for the exemption granted Qualified Historic Buildings and Facilities per Section 202.5 of the FACBC, 2020 as the considered measures to meet full compliance with the requirements for parking access, accessible entrances, and vertical access would threaten or destroy the historic significance of the above referenced project.

If you have any questions, please contact Alayna Gould, Historic Preservationist, by email at Alayna.Gould@dos.myflorida.com, or by telephone at 850.245.6343.

Sincerely,

Kyra N. Lucas
Survey & Registration Supervisor
Bureau of Historic Preservation

KNL/arg