

# Santa Barbara Hotel

## ADA Waiver Application

### Grounds for Waiver:

**The 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 1947, the layout of the small historic hotel with the modest open courtyard prohibits implementation of vertical access to the multi-level raised hotel rooms and catwalks. It is structurally infeasible to place either one or more chair lift conveyance systems or ramps in the courtyard and on the narrow corridors. The lift apparatuses would impede life-safety egress through the courtyard and access to the sole elevator at the south that provides access to the remaining floors. Further, due to the narrow confines of the U-shape 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. Specifically, the height differential between the ground floor and the exterior catwalk on the first floor is approximately 2 feet 4 inches and the rooms are further raised above the catwalks by about half a foot. These height differences mean that the size and length of each ramp and associated landings and handrails would completely inhibit access to a number of presently accessible and required areas. The areas that would be obstructed include the new lounge area on the first floor, the sole elevator accessing the upper floors, the stairways on the northern corners of the open courtyard, as well as other back-of-house areas. All these areas would need landings in front of them and modified entries. This creates additional accessible issues. The ramps would essentially occupy all the narrow catwalk areas, which significantly and negatively impacts the historic layout and appearance. Installing ramps would also eliminate the vertical clearance of the historic corridors integral to the design of the building.

In summary, the significant height differentials between the courtyard and the first level catwalks, and the catwalks and the first and second level rooms in the east and west wings, combined with the narrow garden-style courtyard make it technically infeasible to implement any lift and or ramp system to access these rooms without impeding safe and appropriate egress through the courtyard and access to all areas and rooms of the Santa Barbara. The Owner has ensured that there will be vertical accessibility to all rooms on the rooftop additions and the new 5-story addition, and appropriate access to the hotel amenities, both at the Santa Barbara and at the Greystone. As a result, all guests will be able to experience all that this hotel complex has to offer.

**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 east and west wings of the Santa Barbara by obscuring the tiered-design and requiring irreparable changes to the iron balustrades that would have to be removed and replaced with higher railings for safety for the raised catwalks. Further, the garden courtyard itself is a historic attribute that is already small and lifts and ramps would irreparably harm its historic function. The purposeful multi-level design of the garden courtyard to the first level and the first and second levels to the raised rooms is the defining character of this historic building. Any adjustment to provide vertical accessibility to these areas jeopardizes the historic character, and based on the approval from the Historic Preservation Board, 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 City's Historic Database listing the property as a contributing historic structure, the Historic Preservation Board Order approving the renovations and additions of the historic structure, a letter from Historic Planner Deborah Tackett, as well as a Historic Resource Report.

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See also attached Historic Preservation Board Order, Historic Properties information sheet and Historic Resources Report.