



Clay Hotel

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 1925, the layout of this Spanish village style, historic hotel with the modest alleyways prohibits implementation of vertical access to the small 2-story courtyard buildings. It is structurally infeasible to place either one or more chair lift conveyance systems or ramps in the buildings and on the narrow corridors. The lift apparatuses would impede life-safety egress through the alleyways and there is no opportunity to incorporate an elevator in each individual courtyard building. 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. Specifically, the height differential between the ground floor and thresholds to the courtyard buildings is 4 feet. This height difference mean that the size and length of each ramp and associated landings and handrails would completely inhibit access between the buildings. Each building would need landings in front of them and modified entries, and there is simply no space. This creates additional accessible issues. The ramps would essentially occupy all the narrow alleyway areas, which significantly and negatively impacts the historic layout and appearance.

In summary, the significant height differential into the courtyard buildings, the narrow widths of the alleyways between the buildings, and small size of each courtyard building make it technically infeasible to implement any lift, ramp, or elevator system to access these buildings and rooms without impeding the safety and appropriate egress between the buildings.

The Owner has ensured that there will be vertical accessibility to all 89 guest rooms in the main building, the rooftop additions on the courtyard buildings, and appropriate access to the main lobby. Additionally, the renovated rooms in the main building will be

comparable in size and quality as the rooms in the courtyard buildings. 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 courtyard buildings of the Clay Hotel by obscuring and requiring irreparable changes to the open alleyways of the village design. Further, the exteriors and elevations of the courtyard buildings are historic attributes that lifts, ramps, and an elevator bulkhead would irreparably harm its historical significance. 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 following documents relating to the historical integrity of the Clay Hotel:

- The City's Historic Database listing the property as a contributing historic structure because it "finely crafted and highly evocative of Spanish architecture,"
- The Espanola Way Historic Preservation District Designation Report that identifies the property as a historically contributing,
- A letter from the City of Miami Beach Historic Planner Deborah Tackett,
- The City of Miami Beach Historic Districts map,
- The Historic Preservation Board Order approving the renovations and additions of the historic structure,
- The Department of State, Florida Master Site Historic Site Data Sheet, identifying the architecture as an area of significance for the property and noting that the "masonry construction apartment building represents an outstanding example of Mediterranean architecture in Miami Beach in the 1920's,
- A list of the National Register of Historic Places that includes the Miami Beach Architectural District,
- Historic Resource Report.