



## FLORIDA DEPARTMENT of STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

Steve Bernard, R.A.  
Vice Preseident  
Giller & Giller, Inc.  
The Giller Building  
975 Arthur Godfrey Road  
Miami Beach, Florida 33140

August 30, 2018

RE: DHR Project File No.: 2018-4266, Received by DHR: August 24, 2018  
Project: *Eligibility Evaluation-ADA Exemption for Vertical Accessibility Requirements*  
321 Collins Avenue, Miami Beach, Florida 33139  
County: Dade

Mr. Bernard:

At your request we reviewed the referenced property pursuant to the procedures set forth in Section 202.5 – Alterations to Qualified Historic Buildings and Facilities, 2014 Florida Accessibility Code for Building Construction, 6th Edition (2014) codified in 28 CFR Part 36 and equivalent procedures implementing Sections 553.503, Florida Statutes. This review is based on information provided in your request submitted to this office dated August 24, 2018.

It is the opinion of this office that the York Hotel at 321 Collins Avenue, Miami Beach, Florida 33139 (FMSF# DA729) is eligible for listing in the *National Register of Historic Places* as a contributing resource to the eligible resource group, the Ocean Beach Historic District (FMSF# DA11415), as the building retains integrity in design and materials on its exterior and integrity in materials in the first floor public lobby. The Ocean Beach Historic District was designated as a local historic district by the City of Miami Beach in 1995 and includes the York Hotel as a contributing resource.

It is the opinion of this office that compliance with Section 202.5 – Alterations to Qualified Historic Buildings of the ADA Standards including those for routes, entrances, or toilets will threaten the historic significance of the York Hotel, a qualified historic property, and that exception(s) for these element(s) shall be permitted to apply.

After review of the information submitted for review, the Bureau of Historic Preservation concurs with Giller & Giller that the construction necessary to provide the York Hotel full ADA vertical access could cause an adverse effect upon the historic fabric of this property, particularly if that construction would result in modifications to the building's front façade, public lobby, and primary circulation routes.