



August 17, 2020

Mr. Chip Sellers
Honorable Members of the Florida Accessibility Council
The Florida Building Commission - Accessibility Council
Department of Business and Professional Regulation
Division of Codes and Standards
2601 Blirstone Road
Tallahassee, Florida 32399

RE: Vertical Accessibility Wavier from the Florida Building Commission
Historic Munroe House

Dear Mr. Sellers and Members of the Florida Accessibility Council,

My name is Jerry A. Scott Jr., AIA, LEED AP BD+C, (J.J. Scott) and I am the President and Principal Architect of MLD Architects, located in Tallahassee. I serve as the Architect of Record for the rehabilitation project at the Historic Munroe House located at 133 North Gadsden Street in Tallahassee, Florida. This application requests your strongest consideration of a WAIVER of vertical accessibility for the historic home based on the financial burden of the elevator and shaftway, the restricted availability of three phase power, accommodations made for those with disabilities on the first floor, and a need to reduce the size of the vertical accessibility/egress addition due to the home's historic designation.

The Historic Munroe house is a three story, wood framed wood siding veneer structure, located in the Park Avenue Historic District. The Munroe House was built in 1904 as a wedding gift for Charles and Maria Munroe. It remained a single family dwelling until the 1930s when it was divided into apartments. The LeMoyne Art Foundation purchased the Munroe House in 1995. In 2000, Manausa Lewis and Dodson Architects, Inc. restored and rehabilitated the house. Phase I of the restoration consisted of removal of all exterior asbestos siding, and abatement of lead paint and interior asbestos. All existing wood siding was prepped and painted, and all damaged siding was replaced. A past addition to the house was demolished and the front porch was replaced to its original state. All brick foundations were repaired and cleaned. Interior work included wood rot replacement, the demolition of several walls and installation of some new wall openings to make the building more functional for the LeMoyne Art Foundation. Since 2014 the home has been had several owners, who struggled to redevelop the home. The current owner is striving to rehabilitate the home into leasable office space and a one bedroom efficiency apartment.

The Monroe House is located within the Park Avenue Historic District and is on the National and Local Historic Register. This will make the modifications to the Monroe House subject to review by Tallahassee-Leon County Architectural Review Board.

The project scope consists of renovations to the existing historic home, compliant with the Secretary of Interior's standards for rehabilitation. Historic materials and historic elements are maintained as much as possible. Several previously replaced windows are being replaced with new Pella wood windows with true divided light and insulated frames and glazing. Historic elements will be restored. Interiors will be

ARCHITECTURE - INTERIOR DESIGN - BUILDING ENVELOPE

configured to accommodate an office layout with new breakroom, ADA compliant restrooms, and copy/server room. A central stair case will be reintroduced into the home for the first time since 1930 and the third floor will be renovated into a small one bedroom apartment. To the rear/less significant elevation of the building a new egress stair will be added with an elevator for vertical accessibility. Site work will include a new ADA compliant parking space and accessibility ramp in the front of the home.

We are respectfully requesting a waiver form Vertical Accessibility so as not to have to provide additional square footage to the rear addition with an elevator, or a Limited Use, Limited Access (“LULA”) lift due to the disproportionate cost necessary to provide foundations, pit, shaft, etc. and phase converter for electrical requirements. Inclusion of an elevator in a building not designed for such equipment also will result in additional costs for remotely located elevator equipment machine room, Fire proofing of the proposed shaft way and the unnecessary size of the hoist way will negatively affect the historic character. The cost of this project was originally projected to cost less than \$700,000. The required addition of additional vertical accessibility equipment will add nearly \$90,000 dollars of additional cost to the project. Please see the attached Cost Estimate prepared in compliance of your cost reporting criteria prepared by the our office, due to the contractor having not been chosen as of yet. We did provide two elevator estimates, per the requirements however, the estimates are from a 2018 project that is very similar to this one. Due to COVID-19 many of the reps are working remotely and were unable to get us a quote by the time the waiver applications were due. We also included a copy of the 2019 Means Cost Guide section for elevators as a reference. We can only assume the prices have gone up. We believe that these excessive costs meet the standards of disproportionate cost and achieves no practical benefit for an office worker with a disability, as with the previous enhancements provide for all functions and services to be accommodated on the first-floor level. Additionally, the City of Tallahassee Utilities Department has advised the owner that three phase power is not available at the site, therefore a phase converter will be necessary to step a single phase power to three phase power, for the elevator to function properly.

Referencing FAC Chapter 2 Scoping Requirements, Section 206 Accessible Routes, 206.2.3 Multi-Story Buildings and Facilities, Advisory 206.2.3 Exception 4, accessible accommodations are designed to the first floor of the office. It is intended that public access will be limited to the first floor. All accommodations available on the second floor of the suite are available on the first floor including a Florida Accessibility Code compliant restroom. First floor amenities are available/ accessible to every member including an exterior portico. All common areas including the break room and copy room are accessible on the first floor. No common areas exist on the second or third floors that do not also exist on the First Floor. Third floor accessibility is not required in this instance. It is also worth noting, only 5 office spaces are offered on the second floor and therefore will only be occupied by 5 or less individuals.

Your consideration and a favorable conclusion regarding this request for a waiver would be appreciated. Should you have any questions regarding this submittal and request for waiver, please feel free to contact our office. We will be available during your deliberations either in person or via telephone to answer any questions that your council may have.

Sincerely,



J.J. Scott, AIA, LEED AP BD+C
President/Principal Architect

