



MIAMIBEACH

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PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

May 7, 2010

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Mary-Kathryn Smith
Office of Codes and Standards, Florida Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Re: 1671 Washington Avenue, Miami Beach: Application for Accessibility Waiver

Dear Mary-Kathryn and Members of the Commission and Council:

I am writing to you in support of the accessibility waiver application for the Greenview Hotel at 1671 Washington Avenue. Constructed in 1939 and designed by noted period Architect Henry Hohausser, the Greenview is classified as 'Contributing' in the Miami Beach Historic Properties Database, and is located within the Museum Local Historic District and the National Register Architectural District.

The subject building is an outstanding example of the Streamline Moderne style incorporating a sweeping curve on its south side, which is augmented by a strong vertical anchor on the north side with a stepped central parapet. The structure is further characterized by continuous, projecting "eyebrows" and a very well detailed historic lobby, composed of a geometric terrazzo floor and colored keystone wainscoting. The subject structure retains an extraordinary degree of historic and architectural integrity and is representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts. The current proposal to retain, preserve and restore this building is essential to the future understanding of the development of architecture in Miami Beach.

The requested waivers pertaining to elevator dimensions, vertical accessibility to some of the lobby spaces and some of the room floors, and accessibility to portions of the roof deck are critical to these restoration efforts. The subject structure is a qualified historic building under the federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code.

If you should have any additional questions regarding the historic characteristics and attributes of the property, please do not hesitate to contact me.

Sincerely


Thomas R. Mooney, AICP
Design & Preservation Manager

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