



## KallerArchitecture

February 15, 2023

Bureau of Historic Preservation  
Fourth Floor  
500 South Bronough Street  
Tallahassee, Florida 32399-0250

Attention: Architectural Preservation Section

Reference: Request for Waiver of the "ADA" Requirements  
Hutchinson Historic Hotel/Apartment Building  
3-Story Building  
404 North 17<sup>th</sup> Avenue  
Hollywood, Florida 33020  
Architect's Project #21162

To Whom It May Concern:

- A. The subject 3-Story Mediterranean Revival Building located at 404 North 17<sup>th</sup> Avenue is located in Hollywood, Florida and was built originally as the Hutchinson Apartment/Hotel. According to the Public Records, the building was built around 1924 and the structure is listed in the Florida Master Site File. In addition, the structure was designated as a local historic site by the City of Hollywood. (See attached Florida Master Site File as well as the City of Hollywood's Historic Designation Report, dated March 24, 1998).

The Hutchinson Hotel is significant as it is one of the earliest hotels/apartments in the City of Hollywood. The Mediterranean Revival style is the product of the variety of Architectural expressions found along the Mediterranean Coast, with Italian, Spanish and North African Moorish theme, which are sources of inspiration for this Architectural style. Typical features of the Mediterranean Revival style include applied ornamentation, stucco walls, multi-level roofs, covered with tile, arched openings, twisted columns, balustrades, balconies and covered entrance loggias.

- B. The Hutchinson Hotel/Apartment Building was designed as a three-part Plan, where at the Ground Floor, at the Center Lobby Entrance is at a lower elevation, and the two flanking sides of the building which contain the living units are raised 2'-0" from the Central Lobby Area. (See attached Floor Plans). The Center portion of the building is three stories in height, with distinct two-story wings at either end of the building.

One of the most prominent features of the building is the open eight bay arched covered loggia located on the ground floor of the east (front) façade, which is raised 6-7 inches from the front abutting sidewalk which faces the City's Public Golf Course. As one enters the center reception/lobby, the building is split into two, with a stair with four steps (approximately 2'-0") accessing the seven (7) units to the north, and a stair with four steps (approximately 2'-0") accessing the five (5) units to the south, making the vertical accessibility from the lobby to the two raised wings of the building unfeasible and challenging.

We are presently renovating the building and have submitted the Working Drawings to the City of Hollywood for their Review and Permit Approval. The City of Hollywood responded with the following Building Department Comments in which the City of Hollywood requested for us to apply for an "ADA" Waiver for the following items:

1. The existing Historical wood stair of the building located at the lobby and is at the core of the building has been requested by the City of Hollywood to be brought up to the 2020 Florida Accessibility Code, with risers not exceeding 7" and stair treads at 11" minimum. Presently, the existing stair is non-compliant to the present 2020 Florida Building Code with existing stair treads at 10". Bringing the original wood stair up to today's Building Code, would require us to remove the original Historic Stair at each of the 3 Floors, and replace it with a longer new stair creating headroom issues, as well as not fitting within the existing building envelope, thereby destroying and threatening the Historical significance of the building.
2. The City of Hollywood is requesting that the building as per the Florida Building Code 224.6.3, should provide 5% of the existing guest rooms minus the total number of required accessible rooms required by Table 224.2, shall provide special accessibility features of 806.4. Due to the building's split levels design and vertical accessibility challenges at the Ground Floor, would make this accommodation difficult and would threaten or destroy the Historic significance of the facility.
3. The City of Hollywood is requesting to reflect accessible routes within the interior and exterior of the building, and due to the building's split-level design, it makes this accommodation impossible and would destroy the Historic significance of the building.

The building originally was built along the north and west property lines making it impossible to add a lift or an elevator on the exterior façade along those two sides.

It is our opinion, due to the existing building's internal design of the two identical floors (at First & Second Floors), along with a smaller third level, as well as with the building's zero lot line placement on the site, compliance with Federal and State accessibility requirements would threaten and destroy the architectural significance of the Hutchinson Building.

February 6, 2023  
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Should you have any further questions on our "ADA" Waiver Request, please feel free to contact me at our office.

Sincerely,  
Kaller Architecture



Joseph B. Kaller, AIA, LEED AP BD+C  
President

Attachments: Photographs  
Florida Master Site Plan  
City of Hollywood Historic Designation Report  
Floor Plans