



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 6, 2021

Johnathan Cruz
MEC Design
6187 NW 167 Street #H24
Miami, Florida 33015

Re: 235 77th Street, Miami (DA8239)

Dear Mr. Cruz,

We received your request to review the ADA accessibility for the above referenced property pursuant to CFR Part 36.205 and Section 553.503, *Florida Statutes*. This review is based on information provided in drawings and photographs you submitted to this office by email on April 28, 2021; a virtual walkthrough on May 3, 2021; and further discussions following.

The property at 235 77th Street, Miami, is a contributing resource to the National Register listed North Shore Historic District. It is the opinion of this office that the **addition of an elevator to the second floor of this property would cause an adverse effect and would threaten or destroy the historic significance of this resource**. It is our recommendation that alternative methods of access be used pursuant to 28 CFR 36.405(b), as incorporated by reference in Section 553.503, *Florida Statutes*.

During our virtual meeting on May 3, you conveyed that an ADA ramp to a first floor apartment is not possible because there is not enough distance from the apartment door to the corner of the building for the length of the ramp needed to meet ADA requirements. A drawing emailed to our office on May 5, 2021 confirms that an ADA ramp at 1:12 would project past the end of the building and into the sidewalks, nearly to the street. However, it appears that **a ramp at a slightly higher slope may fit into the available space and depending on compatibility of the design, would not detract from the historic integrity of the building**. Any request for waiver of the ramp or modification of the ramp slope should be considered as a technical review outside of the ability of our office.

If you have additional questions or need clarification of this review, please contact me at 850.245.6357 or Alissa.Lotane@dos.myflorida.com.

Sincerely,

Alissa Slade Lotane
Deputy State Historic Preservation Officer &
Bureau Chief, Bureau of Historic Preservation

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com

