

**LETTER OF INTENT**  
**Historic Preservation Board Approval for**  
**Alterations to a Contributing Structure**

December 10th, 2023

City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139

RE: Alterations to the Henrosa Hotel, 1435 Collins Avenue

To Whom It May Concern:

I submit this Letter of Intent for the determination of historical appropriateness for the proposed interior remodel of an existing commercial tenant space (formerly a liquor store) into a new restaurant space within the existing contributing hotel structure built in 1935 and designed by Architect Harry O. Nelson. The Hotel is located at 1435 Collins Avenue, Miami Beach, FL 33139.

**The proposed work consists of the following alterations:**

- Creation of (3) three new 9'-0" wide openings in the existing 39' long interior tenant separation wall between the existing tenant space and the existing hotel lobby corridor. The new openings shall match the lobby's existing interior openings in historical detail, finish and decoration.
- Modify and repurpose the existing 181 SF flat roof storage structure in the rear hotel courtyard into a covered open bar which will be an accessory to the new restaurant space. This flat roof structure was a later add-on and is not designated historic.
- Replacement of the existing glass main entrance door to the tenant space which is located on the north recessed corner of the front building facade facing Collins Avenue.
- A canopy addition and gate at the Collins Avenue entrance of the new restaurant (Northwest corner of building). This new canopy shall be the subject of a Variance request which is outlined further below.
- Removal of the invasive tree and in-ground plantings adjacent & in front of the new restaurant.
- Removal of the existing front, vertical, non-conforming 'Henrosa' blade sign.
- Replacement of the existing front, horizontal 'Henrosa' channel letters to read 'Hotel Biarritz' or 'The Biarritz' (a change back to the original 1935 historical Biarritz hotel name).

**Variance Request:**

We seek relief of the required front- North property line minimum setback requirement of 5'-0" for the encroachment of a proposed canopy for the new restaurant entrance. Please see attached variance diagram exhibit for detailed reference.

The proposed restaurant which shall occupy the former liquor store tenant space is set back and hidden from street view. The proposed canopy design for the new restaurant entrance will provide much needed visibility from the sidewalk and street, while also enhancing the existing hotel façade with more visual interest. A new support column and entrance gate under this new canopy will also fall within the 5'-0" minimum setback.

Please note that the existing eyebrow canopy from the 1953 addition design by Harry O. Nelson encroaches into the 5'-0" setback on the front- South side of the property.

The existing South perimeter wall also encroaches the 5'-0" setback, being just 20" north of the South property line.

Furthermore, the existing North perimeter wall of the Hotel, where the Restaurant entrance will be located, sits directly on the North property line providing no setback at all.

We feel the variance request will not be materially detrimental to the Historic Preservation of the Structure or the District, nor to the public welfare, or injurious to the property in the Zoning District in which it lies. The variance request would have no effect on the adjacent property to the North side.

The proposed canopy design would be consistent with the spirit and purpose of Historic Deco District. The new canopy form and materiality shall be designed to blend with the other Historic Deco Hotels in the District, while adding interest and dimension to the building's façade and purpose.

It is our intent that with any alterations to the subject structure, all significant exterior architectural characteristics, features, and details remain intact as an example of its style and its architectural design integrity.

**Seal Level Rise Compliance:**

The alterations also propose to comply with the sea level rise and resiliency criteria to the extent feasible as follows:

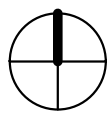
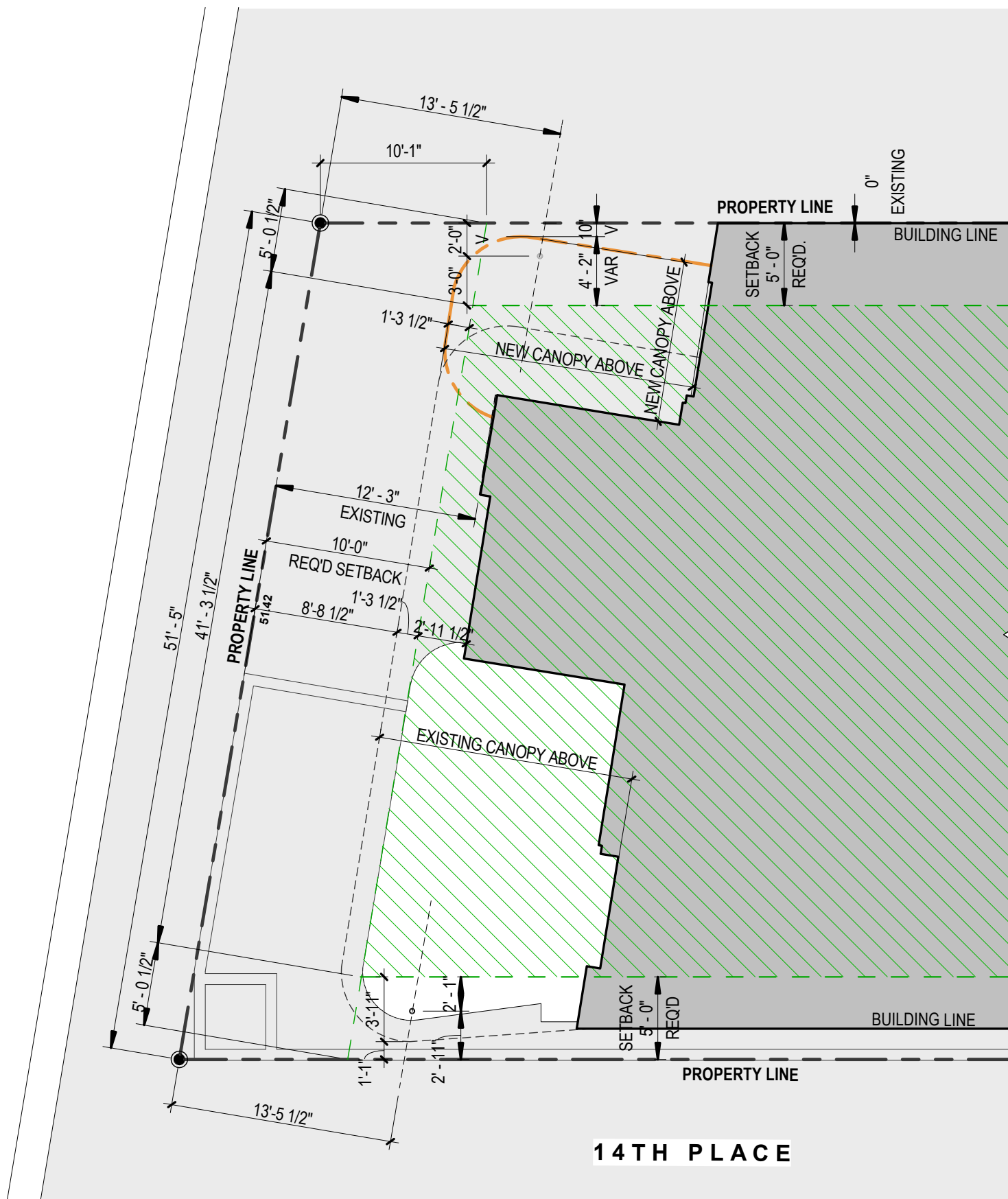
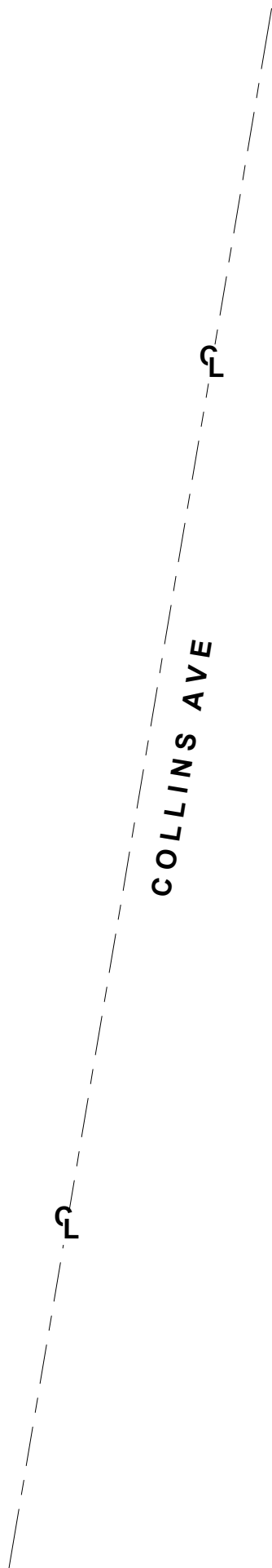
- Proposed work is to existing spaces. The existing ground floor elevations of the existing spaces shall remain. Alterations shall utilize waterflood damage resistant materials where possible and utilize water resistant materials for a minimum of two feet six inches above the existing floor elevation.
- All new exterior doors and windows to be replaced shall be hurricane proof impact.
- The previously enclosed accessory storage structure is proposed to be an open-air pavilion. Alterations shall all utilize waterflood damage resistant materials.
- All new plantings shall be resilient landscaping. The existing courtyard tree shall be surrounded with new permeable pavers to provide adequate drainage.
- All new mechanical and electrical systems and equipment are to be located above the base flood elevation.

- Flood panels shall be provided for the new and altered entrance doorways.
- The existing building drainage system shall remain. The existing courtyard patio concrete shall be removed and replaced with permeable pavers.
- New pavers shall be cool colored.

Thank you for your consideration of this application.

Sincerely,

Kenneth Dyman, R.A.



1 VARIANCE DIAGRAM  
1/8" = 1'-0"