

15 - Historic Resources Permit Card

Owner Collins Avenue Develop. Corporation: Permit No. 7057 Cost \$ 50,000

Lot 9 & S10' Block Subdivision HARRISON & HAYES Address 1435 Collins Avenue

General Contractor Building Corp. of Florida (A.S. Dunham) Bond No.

Architect Harry O. Nelson Engineer 56' ± x 140' ± see over-elevato

Zoning Regulations: Use BAA Area 28 Lot Size see plot plan

Building Size: Front 49'6 Depth 106' Height 37' Stories

Certificate of Occupancy No. Use HOTEL - 40 rooms

Type of Construction CBS Foundation Reinforced concrete Roof B Date June 4, 1935

PLUMBING Contractor #8362 Horace Brunson Sewer Connection 1, Date Aug. 22, 1935
166 Fixtures and 12 Gas openings: Temporary Water Closet

Water Closets	Swimming Pool Traps	Down Spouts
Lavatories	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL	
Showers	FINAL APPROVAL	
Urinals		
Sinks		
Dish Washing Machine	GAS Contractor	Date
Laundry Trays	Gas Ranges	Gas Frylators
Laundry Washing Machines	Gas Water Heaters	Gas Pressing Machine
Drinking Fountains	Gas Space Heaters	Gas Vents for Stove
Floor Drains	Gas Refrigerators	
Grease Traps	Gas Steam Tables	
Safe Wastes	Gas Broilers	

AIR CONDITIONING Contractor #5397 Jones Electric: Date July 15, 1935

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #5397 Jones Electric: Date July 15, 1935

OUTLETS	Switches 173	Ranges	Temporary Service
	Lights	Irons	Neon Transformers
	Receptacles 89	Refrigerators	Sign Outlets
		Fans	Meter Change
		Motors 1,	Centers of Distributions
HEATERS	Water	Appliances	Service
	Space		Violations

FIXTURES 125 ----- Electrical Contractor #5996 Jones Elec. Date Dec. 5, 1935

#32871 Jefferson Co: 1 Television Antenna : Dec. 8, 1950

Alterations or Repairs

See over

METRO ORD. #75-34 RECERTIFICATION DATE 5-25-72

USAAFTTC returned to owner 6/30, 1944

HOT PLATE VIOLATION - COURT CASE 12/30/60

ALTERATIONS & ADDITIONS

#10593 Painting: Crayford, painter: \$ 300....Nov. 15, 1937

#10628 Horizontal Sign: 7x3 - Reisner Neon Co: 150....Nov. 22, 1937

Building Permits: #10660 Remodeling (owner builds) 200....Nov. 29, 1937

#16332 Painting (interior) Joseph Salop, painter: 575....Oct. 23, 1941

#18692 Painting (inside & out) Renovation after Army occupation 1,700....July 18, 1944

#33033 Elevator: roof over terrace & new lobby entrance: (Certificate of Occupancy #1290)
6' x 10' x 35' (3 stories) # 1 - CBS, Spread footing, (January 22, 1951)

Harry O. Nelson, architect: Alex. Kononoff, engineers, Irving Fischer, contractor 13,500... July 11, 1950

#33280 New partition in card room, 20' long & 12' high: I. Fischer 100....Aug. 9, 1950

ELEVATOR #33409 Passenger elevator: 8 passengers: 1,200 lbs: Eastern Elevator Co: \$ 6,500...Aug. 24, 1950

#33749 west wall of main hotel building- Not over City property-Acolite Neon, contr. \$300...10/10/50

#33864 Air conditioning unit- 30 ton- Hill York Corp., contr. \$ 21,000...Oct. 24, 1950

#33493 Addition of room for air conditioning: >12' x 14' x 1 story: \$ 1,225 Sept. 6, 1950

G.O. 1290 Harry O. Nelson, architect: Irving Fischer, contractor

1/2/51 Plumbing Permits: # 15015 W.H. Pennell: Install clean-out: January 28, 1941

#19246 Biscayne Electric: 5 Light outlets, 5 Centers of distribution, Feb. 5, 1943

Electrical Permits: #10000 B.L. Reisner: 2 Neon transformers, Nov. 26, 1937

#20360 Gulf Electric Co: 2 Switch outlets, 6 Light outlets, 14 Receptacles, July 1944

#20462 Biscayne Electric: 2 Receptacles (telephone) Sept. 7, 1944

#20382 Gulf Electric Co: 2 Switch outlets, 3 Receptacles, 30 Fixtures, July 28, 1944

#31868 Ben Shepard: 1 Switch outlet, 2 Receptacles, 4 Light outlets, 1 Service, 1 Sign, 1 Motor, August 1, 1950

#32350 Acolite Neon: 2 neon transformers - Oct. 10, 1950

#32465 Hill York Corp: 5 switch outlets, 10 light outlets, 7 centers of distribution, 7 motors- H.O. Rosser 12/15/50 Oct. 26, 1950

Lot 9 & S. 10' of 10 Block Subdivision HARRISON & HAYES 1435 Collins Avenue

ALTERATIONS & ADDITIONS

Building Permits: # 34253 Wire fence - 5' -C. J. Bryson, contr. \$ 200..... Nov. 21, 1950

42676 Roof Repairs: Nystrand Roofing Co: \$ 575: Sept 15, 1953

#45562 Hyman Berger: Painting \$ 975.00 August 19, 1954

#64089 North Dade Roofing Co: Reroofing - \$1800 - Jan. 20, 1961

#03043-Orkin Ext. Co.-DWT-\$1330-5-3-73

#07707-Hilson National Roofing-Re-roof 55 sqs-\$6280-8-1-75

#08044-Joe Zam-Exterior painting-\$2500-10-6-75

#08376-Owner-Cuban tile floor porsch tile existing porch floor-\$275-12-18-75

#11693-Se-Go Industries-Replade 3 windows with alum. windows-\$187-7-12-77

6/2/80 - 99' overall of 7' hi fence 1,031. #18284 Chastain Fence Co.

Plumbing Permits: #50047-Serota Plumbing- repiping of oil heater-7-17-73

#53318-Morgen Plumbing- gas line to burner-1-13-76

#53376-Pitsch Plumbing- repairs gas piping-2-3-76

#53451- 1 lavatory-Pitsch Plumbing-2-20-76

#58301 Pitsch Plumbing replace 1 heater, gas piping 3-31-80

#58430 Peoples Gas 1 meter set 5-12-80

Electrical Permits # 32734 Hill York Corp: 1 temporary service - Nov. 21, 1950 -Meginniss-12/15/50

#72309-Kahn-Copenhagen Electric- 7 fire alarm pull station, 7 bells, 1 indicator panel; 1 battery back up panel-6-4-75

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: 12-15-80/#19428/minor repairs of painting & plastering/\$900/owner

15 - Historic Resources Summary



Hotel Biarritz ca 1939-1950



Hotel Henrosa ca 1952

The Henrosa Hotel is a 40 room, 3-story hotel designed in the Art Deco style by Architect Harry O. Nelson. Built in 1935, originally called Biarritz Hotel, with the last renovation of the lobby entrance added in 1951 by Harry O. Nelson. Dorothy Sebastian, a silent screen actress who married Herman Shapiro, bought the hotel in the 1950's. Recognized by the Miami Beach Architectural District 1979 and Miami Design Preservation League, in addition to Art Deco Historic Preservation.

Henrosa Hotel features an asymmetrical façade design, continuous eyebrows of the rounded hotel architecture, vertical racing stripes across the west elevation, neon signage, with a stretched octagonal porthole relief at first floor level.

Henrosa Hotel is 35' high and rectangular in plan. The structural system is concrete block construction with exterior stucco finish. The foundation is reinforced concrete. The building's roof is flat with a parapet. The original windows were jalousie and have been replaced with impact rated units.

The front entry door to the Lobby is a double-glass door, framed in aluminum with a fixed glass transom above. The double-glass entry door, on the North recessed corner of the front facade, is also framed in aluminum and accessed the old 'Card Room' and kitchen. Today this door is the primary entry for the existing commercial tenant space.

In the 90's, part of the ground floor was converted into the commercial tenant space for a scooter rental shop. Then in 2011, the space was converted to mercantile as a liquor store. During this era, the hotel was in need of repair and lay unoccupied for several years, but the liquor store remained. It was purchased in 2014 by its current owners, Ventura Way, and reopened after a large hotel renovation of all floors was undertaken.

Status of Historic Designation:

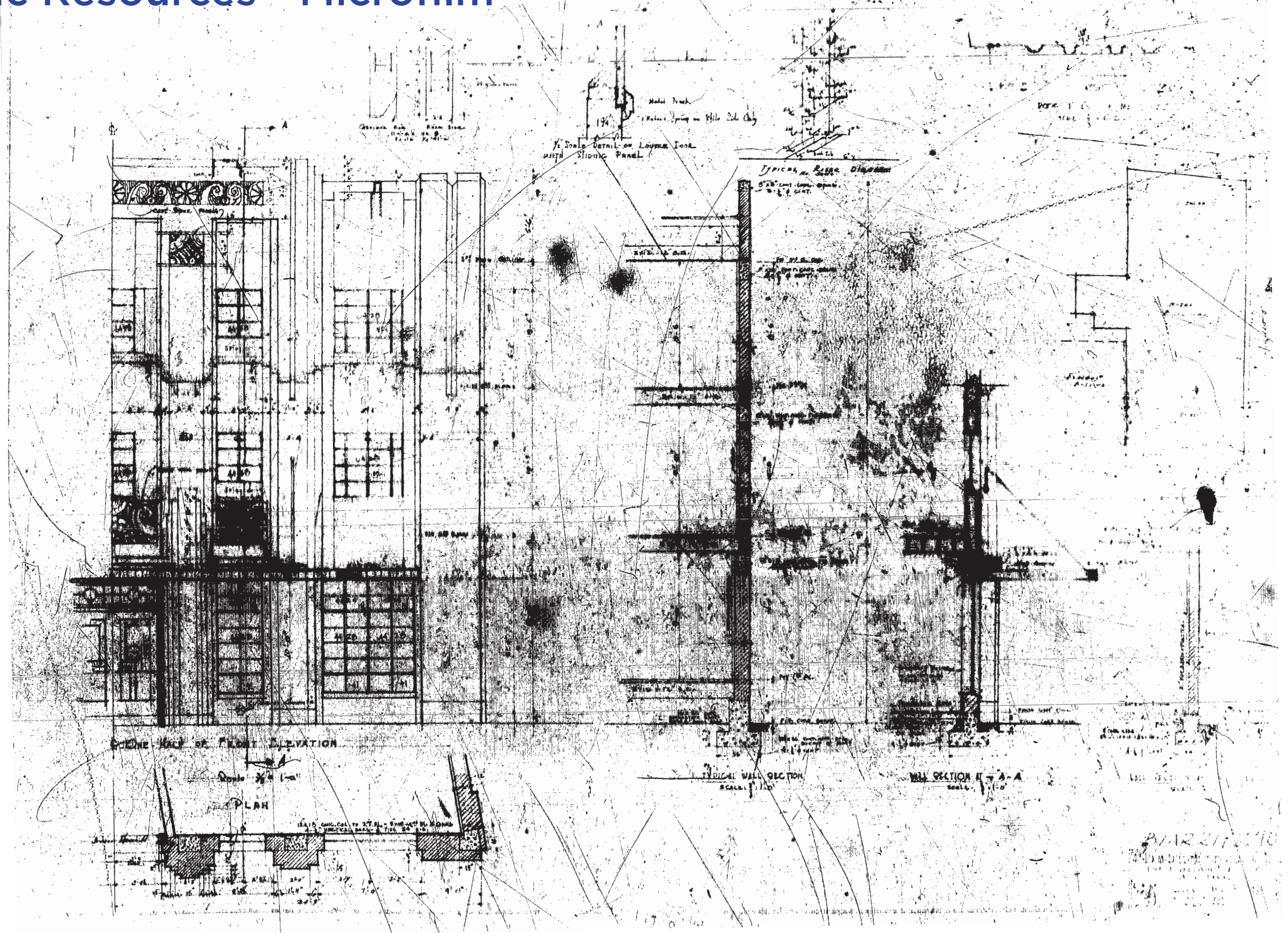
Designated at National level : Miami Beach Architectural District, 1979

Designated at Local level : Ocean Drive/Collins Avenue District, 1986

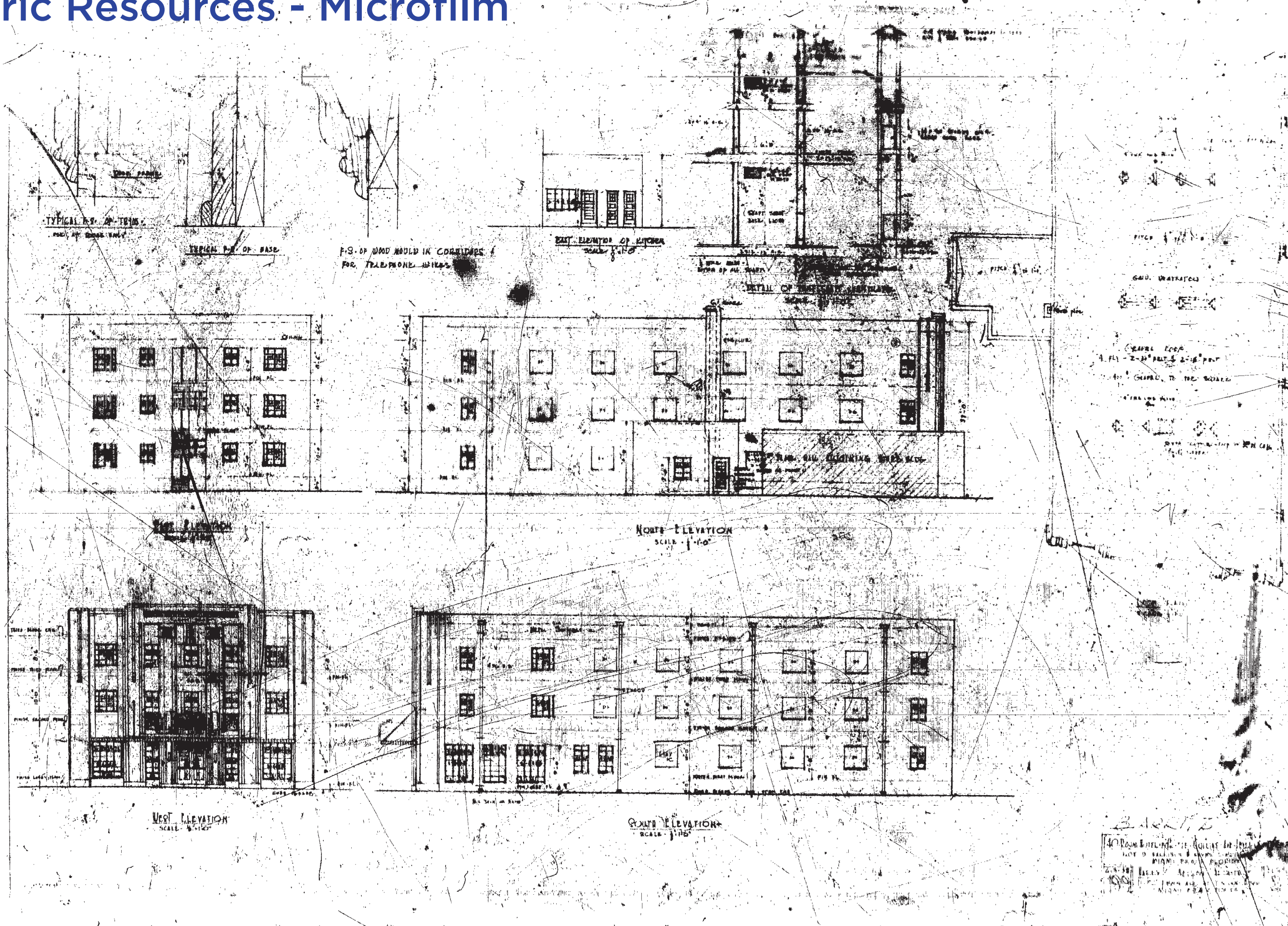


Hotel Henrosa ca 2020

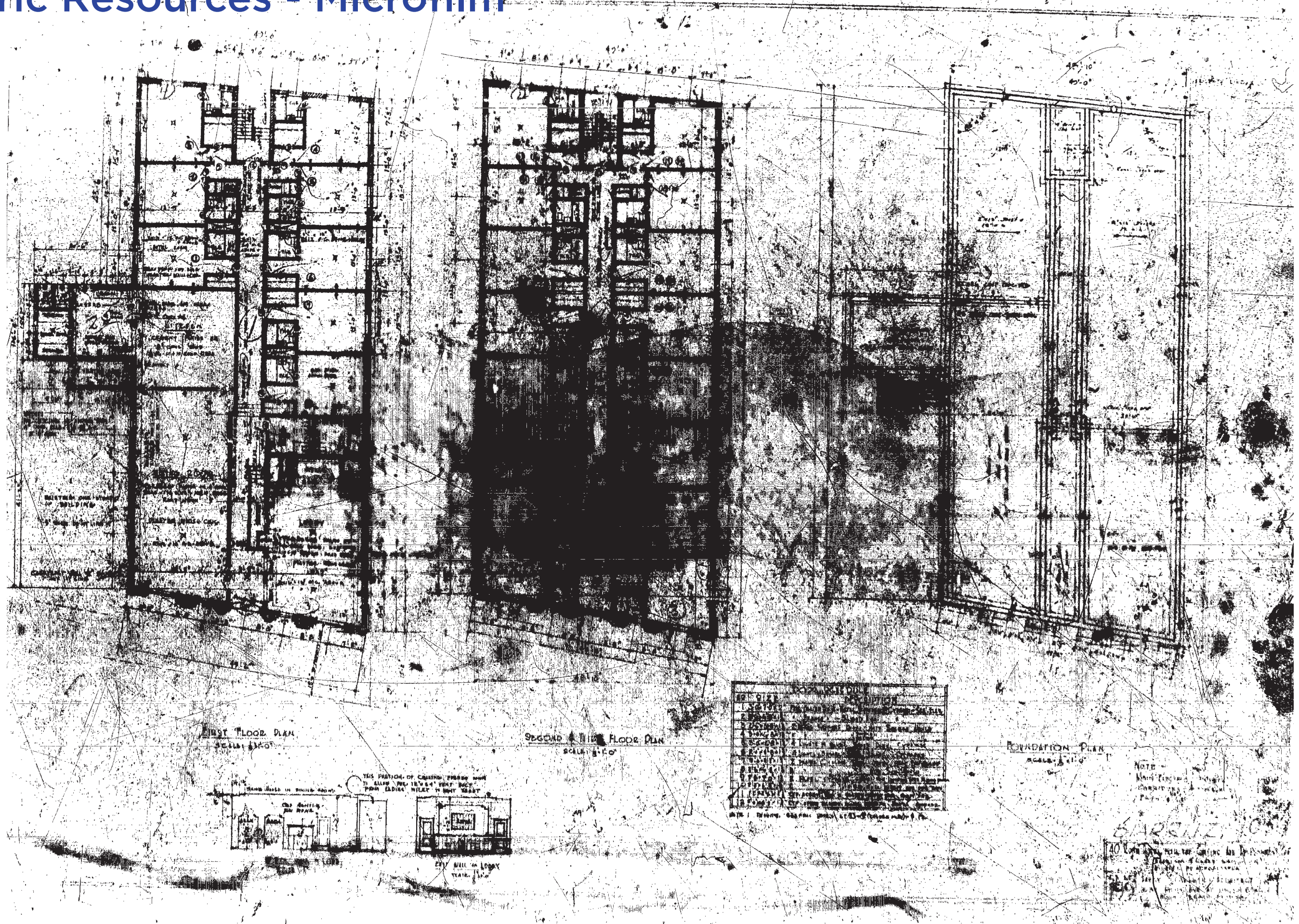
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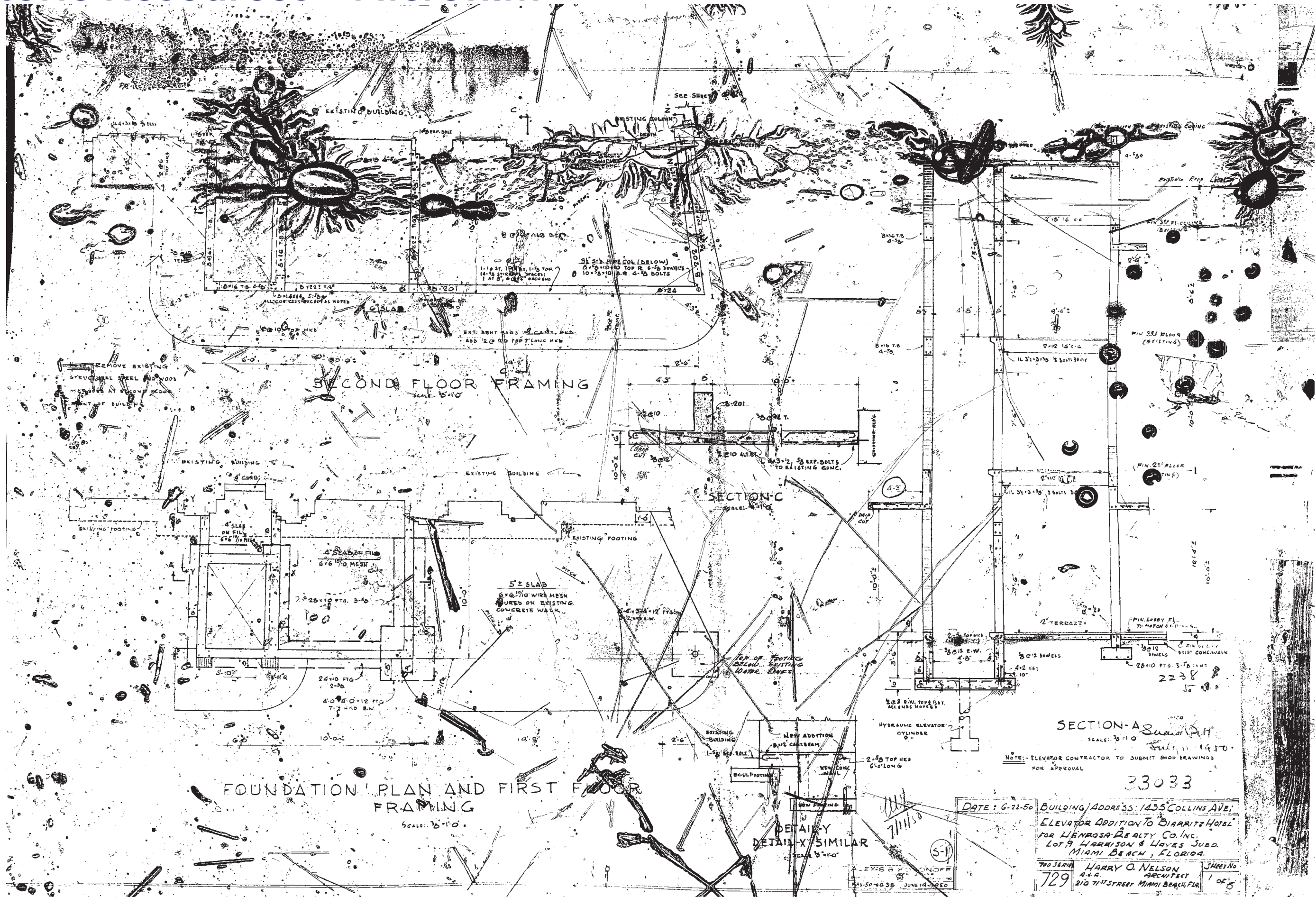
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