

Chrome Hearts
4025 NE 2 AVE, Miami, Florida
Vertical Accessibility – ADA Waiver Application

Project and Facility Type

Chrome Hearts (the “Applicant”), is an American high-end luxury brand that is primarily known for retailing sophisticated jewelry, accessories, clothing, and furniture. The Applicant’s property is developed with a demure two-story building, constructed in 1936, located in the Miami Design District and sandwiched between the Design & Architecture Senior Highschool to the south and a two-story mixed-use retail establishment to the north. Specifically, the subject site (“the Property”) is located on the east side of NE 2 Avenue between NE 40 Street and NE 41 Street in the City of Miami. The Property is identified by Miami-Dade County Property Appraiser Folio No. 01-3219-012-0060. The Property is approximately 4,620 square feet (0.106 acres).

The 1936 building has a colonnade along the street frontage. The building has an open-air entry on the north leading to a rear double-height volume at northeast corner with pyramidal wood-frame roof with side windows for a skylight immediately underneath. Also, there is a central, two-story atrium (courtyard) covered by an awning and lined with a second-floor balcony with wrought iron railing. All the above elements frame the exterior of the building, creating a unique and carefully established demarcation of exterior and interior spaces, as well as significantly limit the footprint of the second floor.

The Applicant’s scope of work is very narrow, limited to renovating the back of house areas at the rear of the building and—except for the ground-level restrooms—these areas are off-limits to the public. Notably, the building’s retail area will remain unchanged.