



Historic Resources Report Poster
 prepared by Studio Mc+G Architecture
 August 10th, 2020

1030-1050 Sixth Street

circa 1938



East Building

South Building

West Building

Photographs From Property Appraiser Tax Records Of Miami - Dade. Dated February 15th, 1963

Henry Hohausler was born in New York City and educated at the Pratt Institute in Brooklyn, New York. Henry and his wife moved to Miami in 1932 to spend more than 20 years on designing buildings that helped define South Beach Art Deco. He started working as a real estate agent in partnership with two friends and, when he got his Miami architecture's license, he started working in his own architecture office. His office was placed in Henry Hotel, designed by himself. Henry created more than 300 buildings in Miami. Among his works can be mentioned apartment buildings, hotels, stores, restaurants and theaters.

He died of a heart attack in 1963. Hohausler's firm designed more than 300 buildings in the Miami area and he is credited with being the originator of Art Deco in Miami Beach. Many of these buildings are now protected by the Miami Art Deco Preservation Society's and City's of Miami Beach efforts.

LEMON VILLAS
 Owner FEE BEE PROPERTIES, Inc. Mailing Address Permit No. 11569 Date 5-26-1938
 Lot# 16 Block 58 Subdivision Ocean Beach #3 Address 1030 - 1040 - 1050 - 6th street--
 General Contractor Mantell Realty & Construction Corp. Address
 Architect Henry Hohausler 3445 Address
 Front 40' Depth 33' Height 22' Stories 2 Use APARTMENTS* 3 bldgs
 Type of construction 2-b-2 Cost \$ 25,000.00 Foundation spread footing Roof slate
 Plumbing Contractor Fixzit # 11465 Address Date Oct- 31-1938
 Plumbing Fixtures 50 Rough approved by GAS CE 11465 Date Oct-18-1938
 Gas Stoves 24
 Gas Heaters
 Sewer connection - 1 -- Septic tank Make
 Electrical Contractor State Electric Co. # 11444 - 1 Temporary service Date Sep. 29-1938
 # 11574 Address Date Oct. 15-1938
 Switch 31 Range Motors Fans Temporary service
 OUTLETS Light 29 HEATERS Water
 Receptacles 26 Refrigerators Centers of Distribution 9
 Electrical Contractor State Electric Co. # 11928 Address Date Nov. 2 8-1938
 # 11928
 No. fixtures set 56 - 29 Final approved by Lincoln Brown, Jr. Date Dec. 1- 1938
 Date of service December 3-1938
 PLUMBING PERMIT # 15997 - 1 oil burner and 975 gal tank - March 8, 1942 (Florida Fuel Oil Co.)
 Alterations or repairs Date
 BUILDING PERMIT # 19931... Painting - outside - day labor \$ 200... April 19, 1945
 PLUMBING PERMIT # 19288---Serota-1 laundry Tray---2-13-46
 1040 - 6th Str: ELECTRICAL PERMIT # 28799 Astor Electric: 1 Appliance outlets, Mar. 7, 1949
 1040 - 6th St: PLUMBING PERMIT # 28803 Florida Fuel Oil Co: Replace 1 oil burner (275 gal) 10/4/1949
 Over

Address 1030 - 6th St. Type 222 SITE 100 100 100
 Permit 24,822 Date 2-2-2010 SPECIAL RATE (00000) 100
 PERMIT RATE KEY 1 2 3 4
 DATE
 BUILDING NO.
 TYPE CONSTR.
 YEAR BUILT
 DEPOSIT AGE
 HORN CODE
 POINT ORIGIN
 ROOM ORIGIN
 FLOOR DEPT.
 BLDG.
 S. DIM. RATE
 FLOORS
 BEDROOMS
 BATHS
 LIVING UNITS
 ROOMS/OFFICES
 1 BR. APPTS.
 2 BR. APPTS.
 3 BR. APPTS.
 4 BR. APPTS.
 STORIES
 POINTS & GRADE
 EXTERIOR 31
 ELECTRICAL 29
 PLUMBING
 INTERIOR 30
 FLOOR FINISH 27
 ROOF TYPE
 ROOF MATERIAL
 DECKING
 FINISH TON
 STRUCTURAL FR.
 MISCELLANEOUS
 TOTAL POINTS 24822
 G R A D E 24822
 TOTAL POINTS & GRADE
 REMARKS
 151

PLANO 1030-1050 6th St. ADDR 1030-1050 6th St.
 DIMENSIONS
 10000 10000 10000 10000 10000 10000 10000 10000 10000 10000
 DIMENSIONS
 10000 10000 10000 10000 10000 10000 10000 10000 10000 10000
 TOTAL ADMITTED SQUARE FEET

Building Cards From Property Appraiser Tax Records Of Miami - Dade. Dated 1938 and 1985.

Existing buildings located at 1030-1050 6th Street were designed by the renowned architect of Miami Beach, Henry Hohausler, and built in 1938. This project is one of his first steps in South Beach since his arrival during the boom of the construction in 1932.

1930's dynamic development of Miami Beach is associated with the second phase of Art Deco called Streamline Moderne Style, which took place after the fall of the stock market in 1929 and lasted until the beginning of WWII in the 1940s.

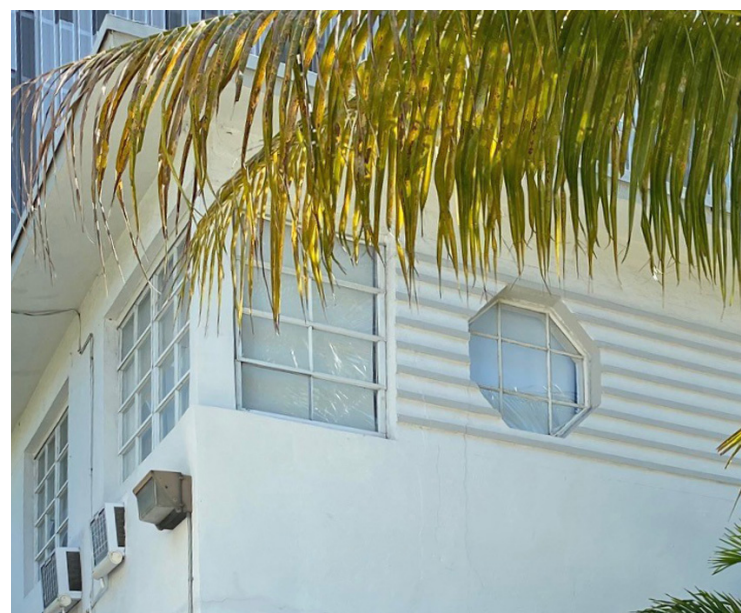
Streamline Moderne motifs can be easily identified on the buildings' facades: pristine symmetry, the use of horizontal stripes, porthole octagonal windows, ornamental railings at the entrance, porches, rounded eyebrows or sunshades over windows and the courtyard.



Circular Ornamental Screen. June 1st, 2020



Rounded Eyebrows. June 1st, 2020

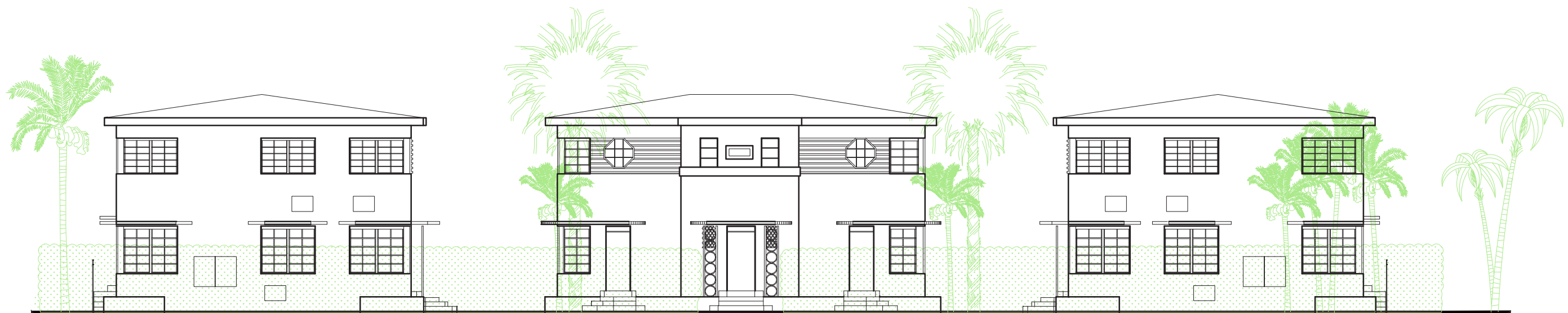


Spandrel with horizontal striping and Porthole Window Details. June 1st, 2020



Symmetrical Site Plan with aligned views. June 1st, 2020

Existing Buildings
 Elevation along 6th Street



Owner PEE BEE PROPERTIES, Inc. Mailing Address

Permit No.

11589

Date Sep. 27-1938

Lot 15 & 16 Block 98

Subdivision Ocean Beach #3

Address 1030 - 1040 - 1050 - 6th street--

General Contractor Mantell Realty & Construction Corp. Address

Architect Henry Hohausner

3445

Address

each Front 40' Depth 33'

Height 22'

Stories 2

Use APARTMENTS* 3 bldgs. 4 units each (12)

Type of construction c-b-s-

Cost \$ 25,000.00

Foundation spread footing

Roof slate

Plumbing Contractor Fixzit # 11465

Address

Date Oct- 31-1938

Plumbing Fixtures 50

Rough approved by GAS OK J.I. Farrey- Oct. 18-1938

Date

Gas Stoves 24

Gas Heaters

REC. # 75-34 REGENERATION DATE: 1-22-39

Date

Final approved by

Date

Sewer connection - 1--

Septic tank

Make

Date

Electrical Contractor State Electric Co. # 11444 - # 11574

1 Temporary service Address

Date Sep. 29-1938 Oct. 19-1938

Switch 31 OUTLETS Light 29

Range Motors HEATERS Water

Fans Temporary service

Receptacles 26 Refrigerators 4 -

Centers of Distribution 9

Electrical Contractor State Electric Co # 11928

Address

Date Nov. 28-1938 Dec. 1-1938

No. fixtures set 58 - 29

Final approved by Lincoln Brown, Jr.

Date

Date of service December 3-1938

PLUMBING PERMIT # 16592 - 1 Oil burner and 275 gal tank-- March 2, 1942 (Florida Fuel Oil Co.) Alterations or repairs Date

BUILDING PERMIT # 19931... Painting - outside - day labor \$ 200.... April 19, 1945

PLUMBING PERMIT # 19288---Serota-1 laundry Tray-----2-13-46

1040 - 6th Str: ELECTRICAL PERMIT # 28379 Astor Electric: 1 Appliance outlets, Mar. 7, 1949

1040 - 6th St: PLUMBING PERMIT: # 28803 Florida Fuel Oil Co: Replace 1 oil burner (275 gals) 10/4/1949

CERTIFICATE OF OCCUPANCY # 187

al. 10/20/38

3-58

ALTERATIONS & ADDITIONS

Building Permits: # 34652 - Storage room - 11 x 13 x 10 - 1 story - #2 CBS - Spread Footing 12 x 24 - Flat roof - J.A. Meyer & Sons, contr. \$ 500..... Dec. 18, 1950

#54077 All Window Service: 1-1 ton window air conditioner - \$200 - August 2, 1957 OK 2/26/58 Plaag

#62200 Leo Mastrodonato: 5 - 1 HP window air conditioners - \$1000 - June 21, 1960

#62260 Leo Mastrodonato: Install 1 - 1 HP window air conditioner - \$200 - June 29, 1960

#78401 Raul Hernandez: Exterior and interior painting - \$1200 - 6/7/67

#02829-Eulogio Amado Lopez-Pressure cleaning and exterior painting-\$2250-4-6-73

#21109 10/28/81 owner sign 18 sq ft "1030 Danilo Lopez M. I. Phone 673-5239" \$295. (double fee)

#25730 8/9/84 - Luis Lopes Roof - Remove old and install 45 sq. new roof S.F.B.C. 3402.3 \$4500

Plumbing Permits:

#58735 Peoples Gas 8/5/80 1 meter set gas

#53668 Jones Elec: 1 Telephone Booth - May 15, 1959

Electrical Permits: #57155 C. J. Kay Electric Co: 1 center of dist., 1 motor 0-1 HP 8/10/61 OK 8/15/61 Scarborough
#82422 - High O Electric Inc. - 15 Switch outlets, 28 light outlets, 36 receptacles, 1 service size in amp's, 1 appliance outlets, 7ton A/C, strip heater - 9-30-87

1030 6th Street Hotel

OPERATIONS & TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

A. Number of Employees per Shift

AM Shift - Total of 10 Associates

5 housekeepers

1 houseman

1-2 laundry attendants

1 front desk associate

1 engineer

PM Shift - Total of 2 Associates

1 houseman/laundry

1 front desk associate

Overnight Shift - Total of 2 Associates

1 houseman/security

1 front desk associate

B. Transportation Demand Management (TDM) Plan

1. As contemplated by Policy 5.5 of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan, the owner shall provide a bicycle parking area on the property to serve guests and employees.

2. The owner shall offer a program to hotel employees to either obtain monthly passes from Miami-Dade Transit to allow employees to travel to and from the property without the need for automobiles, or provide an option for monthly City of Miami Beach parking garage passes (at each employee's option).
3. The owner shall offer hotel employees, who have been employed for at least ninety (90) days, financial assistance of up to \$100 to cover the cost of purchasing a bicycle to travel to and from work.
4. The owner shall appoint one employee of the hotel to serve as the Transportation Demand Management (TDM) Program Administrator, whose duties will include encouraging and facilitating employees' use of mass transit or bicycles for travel to work.
5. Bicycle Racks shall be provided on site for us by hotel guests and employees.
6. Guest shall be encouraged to use ride sharing transportation modes such as Uber or Lyft. As such, the hotel shall provide guests with an Uber Discount Code to encourage and facilitate the use of these services for first time uses.
7. Guests shall be provided with promo codes for Citi Bike. Citi Bike currently has two (2) stations in close proximity to the property. We will work with Citi Bike to create a future station at our block.

C. Parking Plan

1. Valet parking will be offered for all hotel guests.
2. A parking garage within proximity of the hotel will be used for the valet operation.
3. The site will have accessible parking and a loading space.

D. Pool Deck / Bar / Restaurant

1. Food and drink shall be served throughout the day.
2. Alcohol shall be served at all hours when pool is open.
3. The pool deck bar will be open to hotel guests and their invitees.
4. The pool will be open from 7:00 am to 10:00 pm.
5. The property will include one full service restaurant/café.

6. The hours of the restaurant are proposed from 6:00 am to 1:00 am and shall be open for breakfast, lunch and dinner.
7. There is no proposed entertainment at the restaurants.
8. The restaurant shall be open to the general public, not only guests of the hotel.
9. The Applicant has not determined the branding of the restaurants, as it still in the preliminary stages, so there is no sample menu available.
10. Off-Street Parking for the restaurants will be valet only.

E. Laundry

1. No laundry will be done on site. Laundry will be outsourced to an off-site vendor.

F. Delivery Schedule

All deliveries shall occur through the designated on-street delivery area proposed along the rear of the property on 69th Street.

<u>Type of Delivery</u>	<u>Day of Week</u>	<u>Time of Day</u>
Laundry	7 days per week	6:30 am to 8:00 am
Waste/Trash pickup	3 days per week	Morning
Beverage	1 day per week	7:00am to 8:00 am
Food Products	3 days per week	7:00 am to 8:00 am