



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

# 1030-1050 Sixth Street

circa 1938



East Building  
 Photographs From Property Appraiser Tax Records Of Miami - Dade. Dated February 15<sup>th</sup>, 1963



South Building



West Building

**Henry Hohaus** 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. Hohaus'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.

**SECTION VILLAS**  
 Owner FEE BEE PROPERTIES, Inc. - Mailing Address Permit No. 11589 Date 5th 27-1938  
 Lot # 14 Block 95 Subdivision Ocean Beach #3 Address 1030 - 1040 - 1050 - 6th street--  
 General Contractor Mantell Realty & Construction Corp. Address 3445  
 Architect Henry Hohauser Address  
 Year 1938 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 Fixitt # 11465 Address Date 05-31-1938  
 Plumbing Fixtures 50 Rough approved by G.S. C. P. 11784 Date 05-18-1938  
 Gas Stoves 24  
 Gas Heaters  
 Sewer connection 1 -- Septic tank Make  
 Electrical Contractor State Electric Co. # 11484 - 1 Temporary service Date 05-29-1938  
 # 11574 Address Date 05-15-1938  
 Switch 31 Range Motors Fans Temporary service  
 OUTLETS Light 29 HEATERS Water  
 Receptacles 26 Spans Refrigerators 2 Centers of Distribution: 9  
 Electrical Contractor State Electric Co. # 11928 Address Date Nov. 2 8-1938  
 # 11568 Address Date Dec. 1- 1938  
 No. fixtures set 58 - 29 Final approved by Lincoln Brown, Jr.  
 Date of service December 3-1938  
 FLUORIDATED PERMITS # 5597 - 1 oil burner and 775 gal tank - North 3, 1948 (Florida Fuel Oil Co.)  
 Alterations or repairs Date  
 BUILDING PERMIT # 19931... Painting - outside - day labor \$ 200.... April 19, 1945  
 PLUMBING PERMIT # 19288... Sewer-l laundry Tray-----2-13-46  
 1040 - 6th Str: ELECTRICAL PERMIT # 26379 Astor Electric: 1 Appliance outlets, Mar. 7, 1949  
 1040 - 6th Str: PLUMBING PERMIT # 26889 Florida Fuel Oil Co: replace 1 oil burner (775 gal) 10/4/1949

Address 1030 - 6th St. Type 2-B-2 Permit 24,635 Date 2-6-20  
 SITE CO. CO. FOLIO # 18-27-35-0000 CARD / OF 1  
 DATE 1 2 3 4  
 BUILDING NO. /  
 TYPE CONSTR. /  
 YEAR BUILT 38  
 DEFECTIVE AGE 1/2  
 HORN CODE  
 POINT CHG. 40  
 ROOM CHG. /  
 PART DEPR. /  
 CLAD /  
 BLDG. /  
 S. CHM. WTR. /  
 FLOORS 2  
 BEDROOMS 2  
 BATHS 2  
 LIVING UNITS 2  
 ROOMS/OFFICES 2  
 1 BR. APPT. /  
 2 BR. APPT. /  
 3 BR. APPT. /  
 LIFE UNITS /  
 STORIES 2  
 POINTS & GRADE  
 EXTERIOR 31 /  
 ELECTRICAL 5 /  
 PLUMBING /  
 INTERIOR 30 /  
 FLOOR FINISH 6 /  
 ROOF TYPE /  
 ROOF MATERIAL /  
 DRAINING /  
 SINKING TANK /  
 STRUCTURAL EN. /  
 MISCEL. LANDINGS /  
 SPECIAL POINTS & GRADES /  
 G R A D E 1 /  
 TOTAL POINTS & GRADE /  
 REMARKS: /  
 (15)

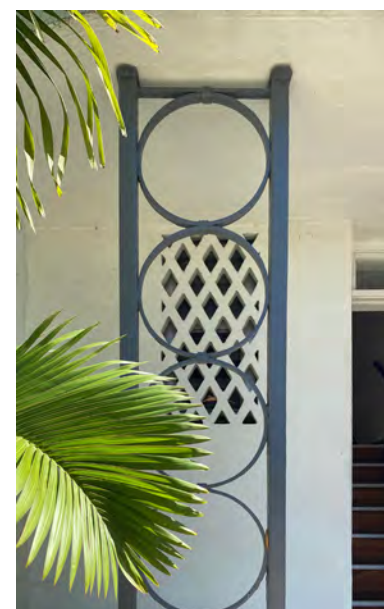
DIMENSIONS						DIMENSIONS					
FEET	INCHES	FEET	INCHES	FEET	INCHES	FEET	INCHES	FEET	INCHES	FEET	INCHES
1030	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
1040	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
1050	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
TOTAL ADMITTED SQUARE FEET						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 Hohaus, 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

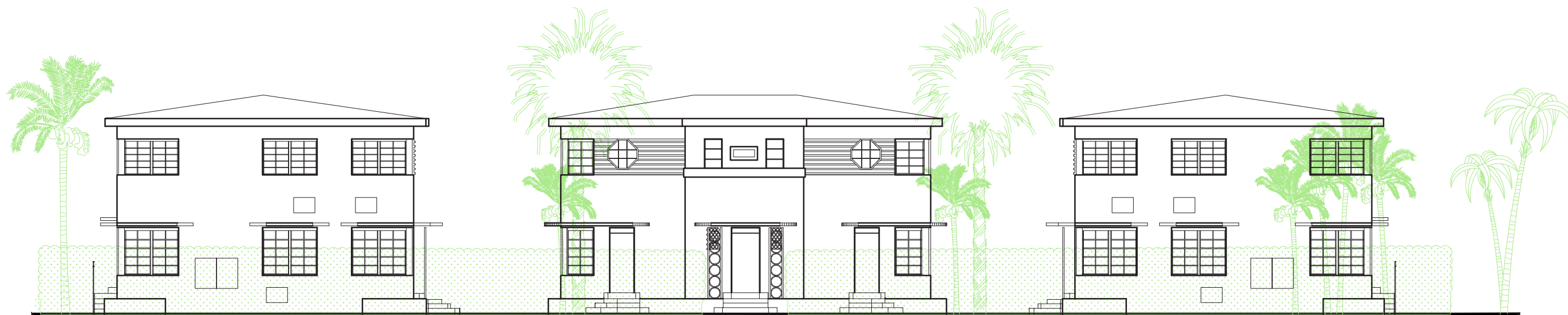


Spandrel with horizontal striping and Porthole Window Details. June 1st, 2020



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

Existing Buildings  
 Elevation along 6<sup>th</sup> Street

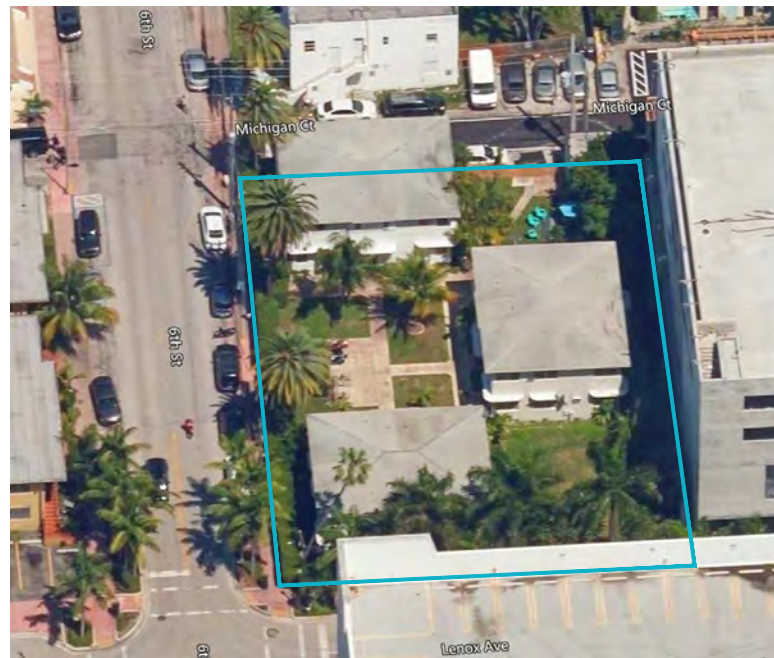




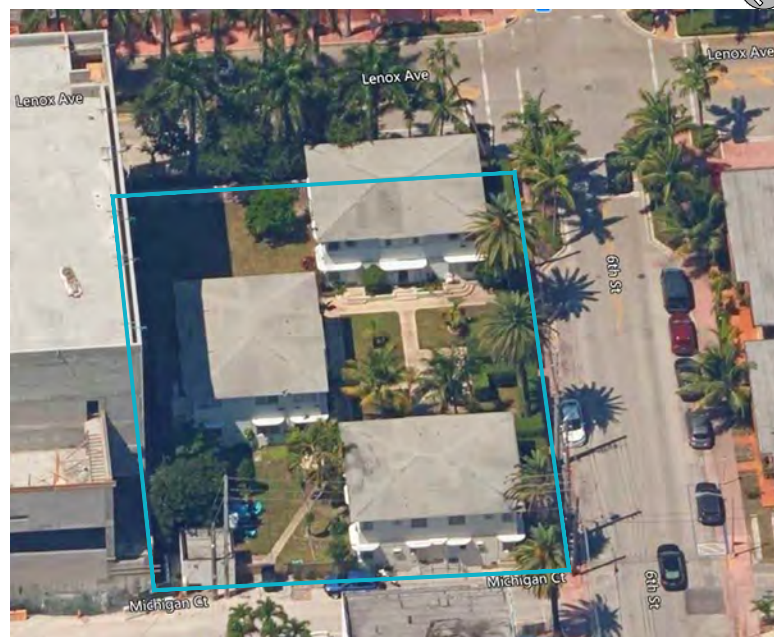
SITE AERIAL - NORTH



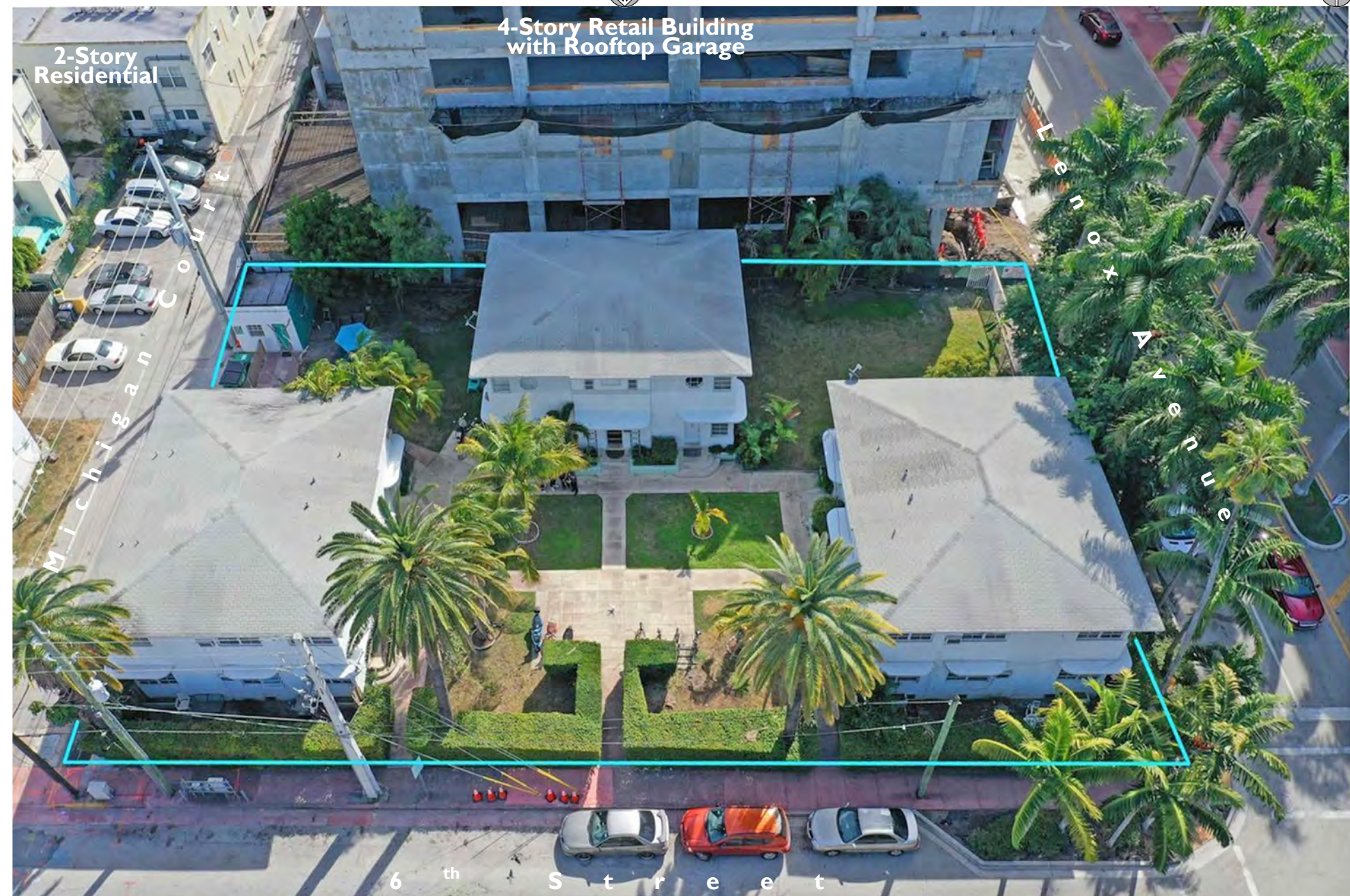
SITE AERIAL - SOUTH



SITE AERIAL - WEST



SITE AERIAL - EAST



SITE AERIAL - NORTH



2022-07-18

3. OVERLAPPING ROUNDED CANOPIES



2022-07-18

4. STRIPS OF WINDOWS WITH STREAMLINE SPANDREL



2022-07-18

5. CIRCULAR ORNAMENTAL SCREENS



2022-07-18

6. SYMMETRICAL SITE PLAN WITH ALIGNED VIEWS

**THE HOHAUSER**

ARCHIVE  
PHOTOS

JENNIFER McCONNIE FLORIDA LIC# AR03044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE:  
CHECK: JMcG  
DATE: 12/14/2020  
SHEET NUMBER



EXISTING EAST AND WEST BUILDINGS  
PHOTOGRAPHS FROM PROPERTY APPRAISER TAX RECORDS OF MIAMI - DADE.  
DATED NOVEMBER 24<sup>TH</sup>, 1993



EXISTING EAST BUILDING  
PHOTOGRAPHS FROM PROPERTY APPRAISER TAX RECORDS OF MIAMI - DADE.  
DATED NOVEMBER 24<sup>TH</sup>, 1993



EXISTING LAUNDRY ACCESSORY STRUCTURE  
PHOTOGRAPHS FROM PROPERTY APPRAISER TAX RECORDS OF MIAMI - DADE.  
DATED NOVEMBER 24<sup>TH</sup>, 1993



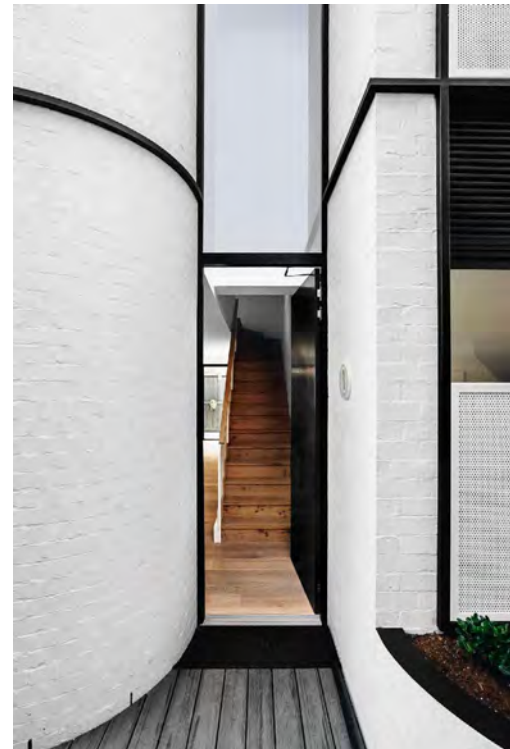
EXISTING EAST BUILDING  
PHOTOGRAPHS FROM PROPERTY APPRAISER TAX RECORDS OF MIAMI - DADE.  
DATED FEBRUARY 15<sup>TH</sup>, 1963



EXISTING SOUTH BUILDING  
PHOTOGRAPHS FROM PROPERTY APPRAISER TAX RECORDS OF MIAMI - DADE.  
DATED FEBRUARY 15<sup>TH</sup>, 1963



EXISTING WEST BUILDING  
PHOTOGRAPHS FROM PROPERTY APPRAISER TAX RECORDS OF MIAMI - DADE.  
DATED FEBRUARY 15<sup>TH</sup>, 1963





VIEW FACING SOUTH ON 6TH STREET

**THE HOHAUSER**

RENDERINGS



JENNIFER McCONNERY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE:

CHECK: JMcG

DATE: 08/08/2022

SHEET NUMBER

**THE HOHAUSER**

SITE  
PHOTOS



FRONT VIEW OF COURTYARD



AERIAL VIEW OF COURTYARD



**THE HOHAUSER**

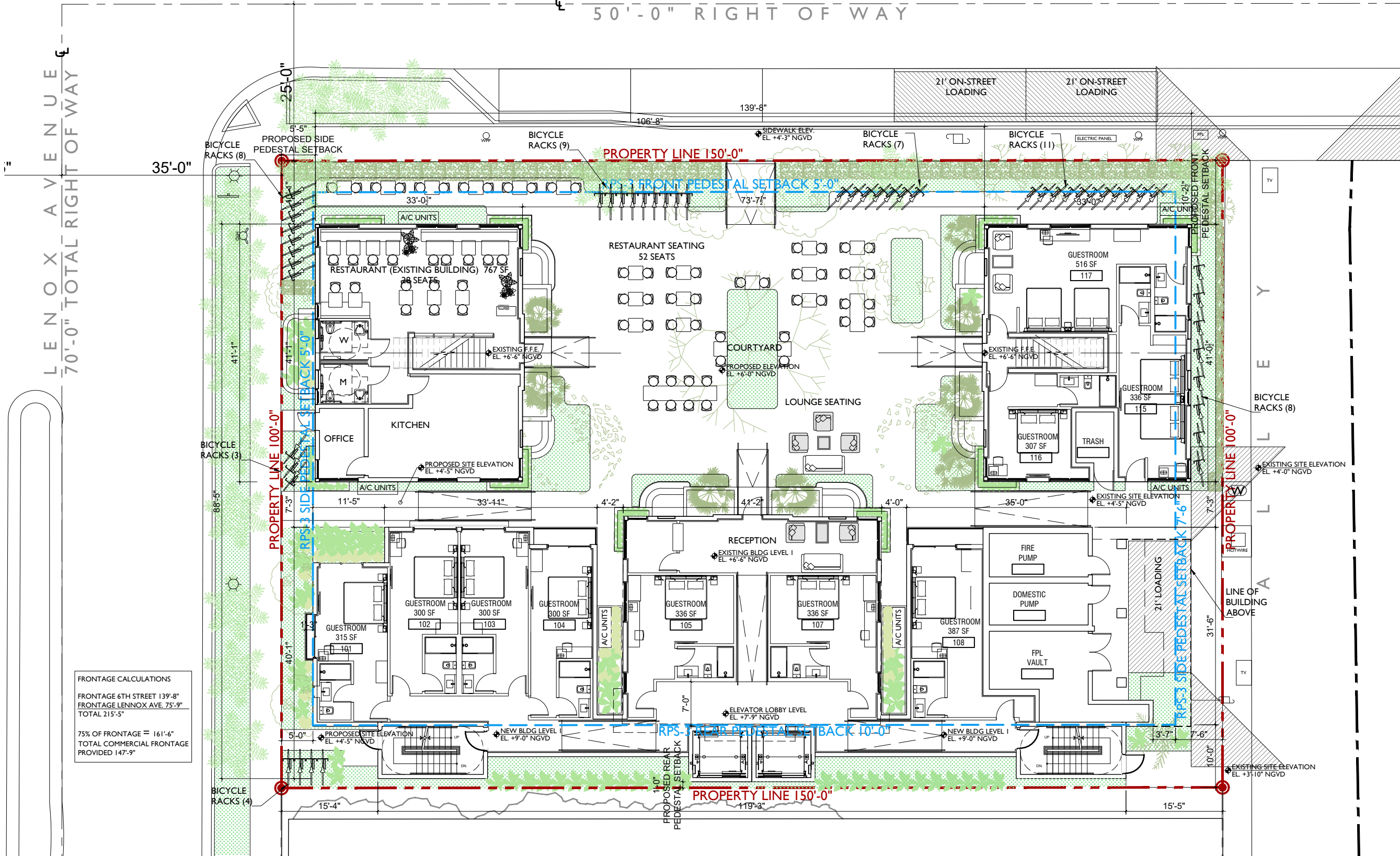
**RENDERINGS**



VIEW INTO COURTYARD FACING SOUTH ON  
6TH STREET

SIXTH STREET  
 50'-0" RIGHT OF WAY

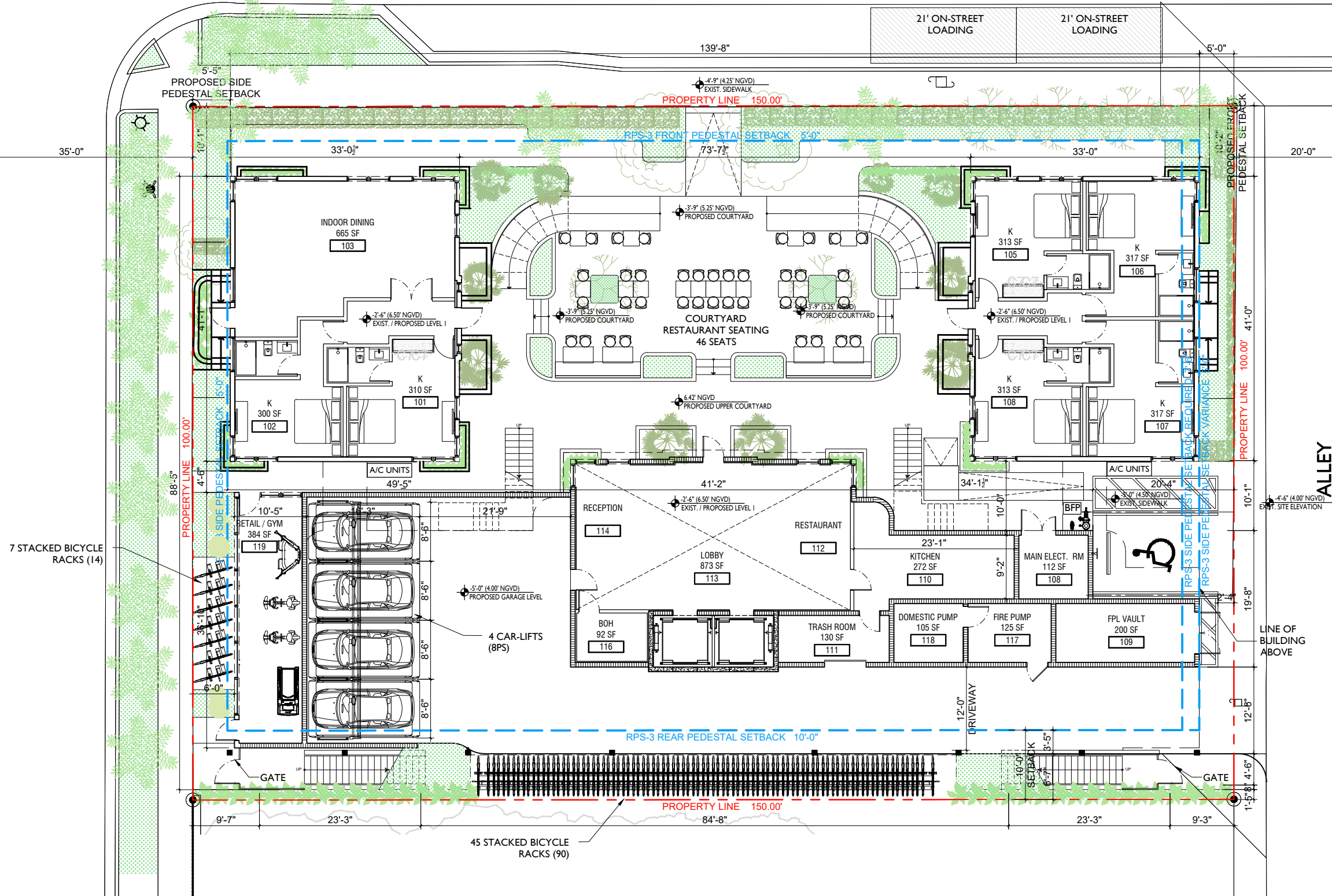
LENOX AVENUE  
 70'-0" TOTAL RIGHT OF WAY



6th STREET  
50'-0" RIGHT OF WAY

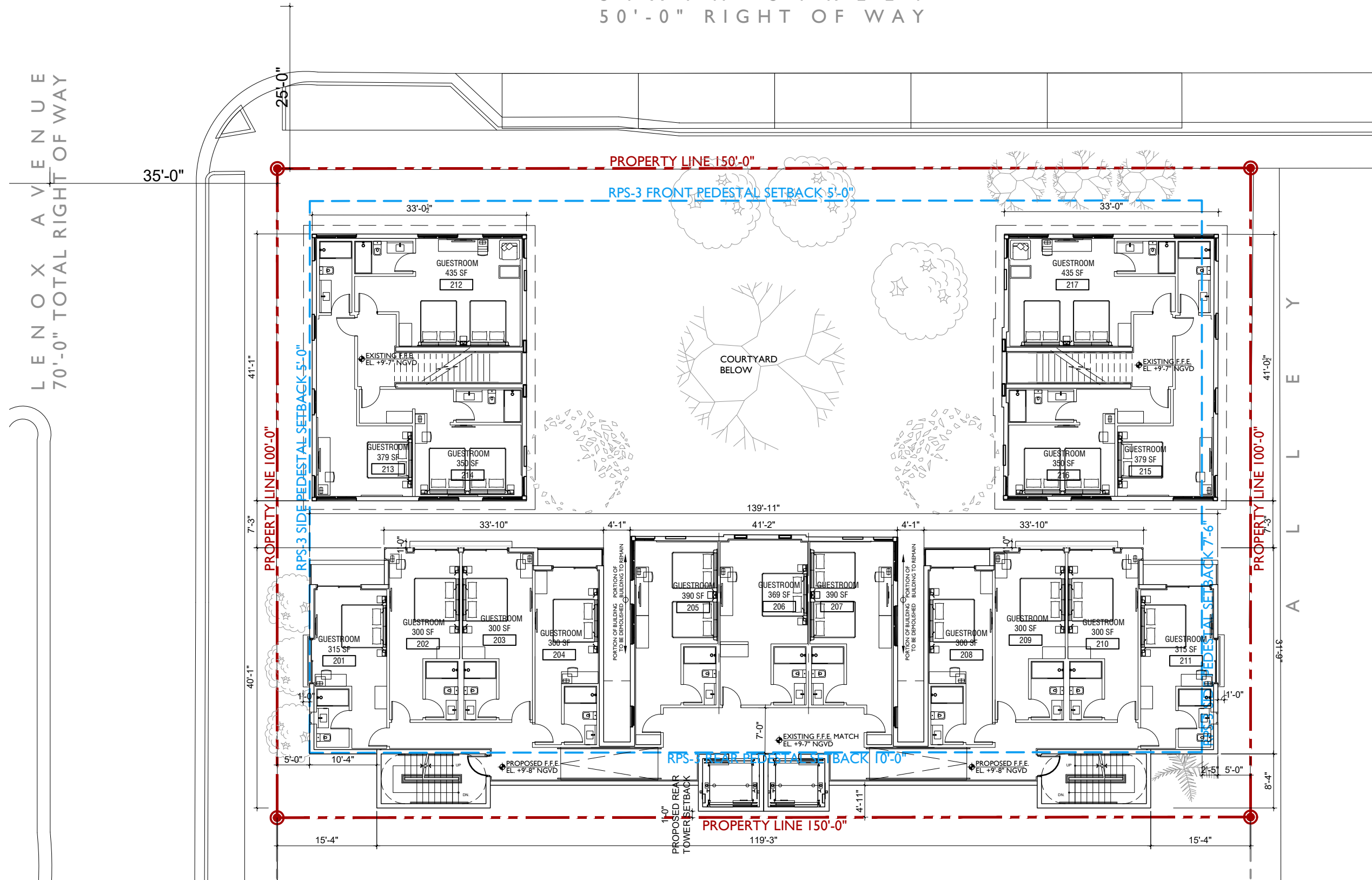
LENOX AVENUE  
70'-0" TOTAL RIGHT OF WAY

ALLEY



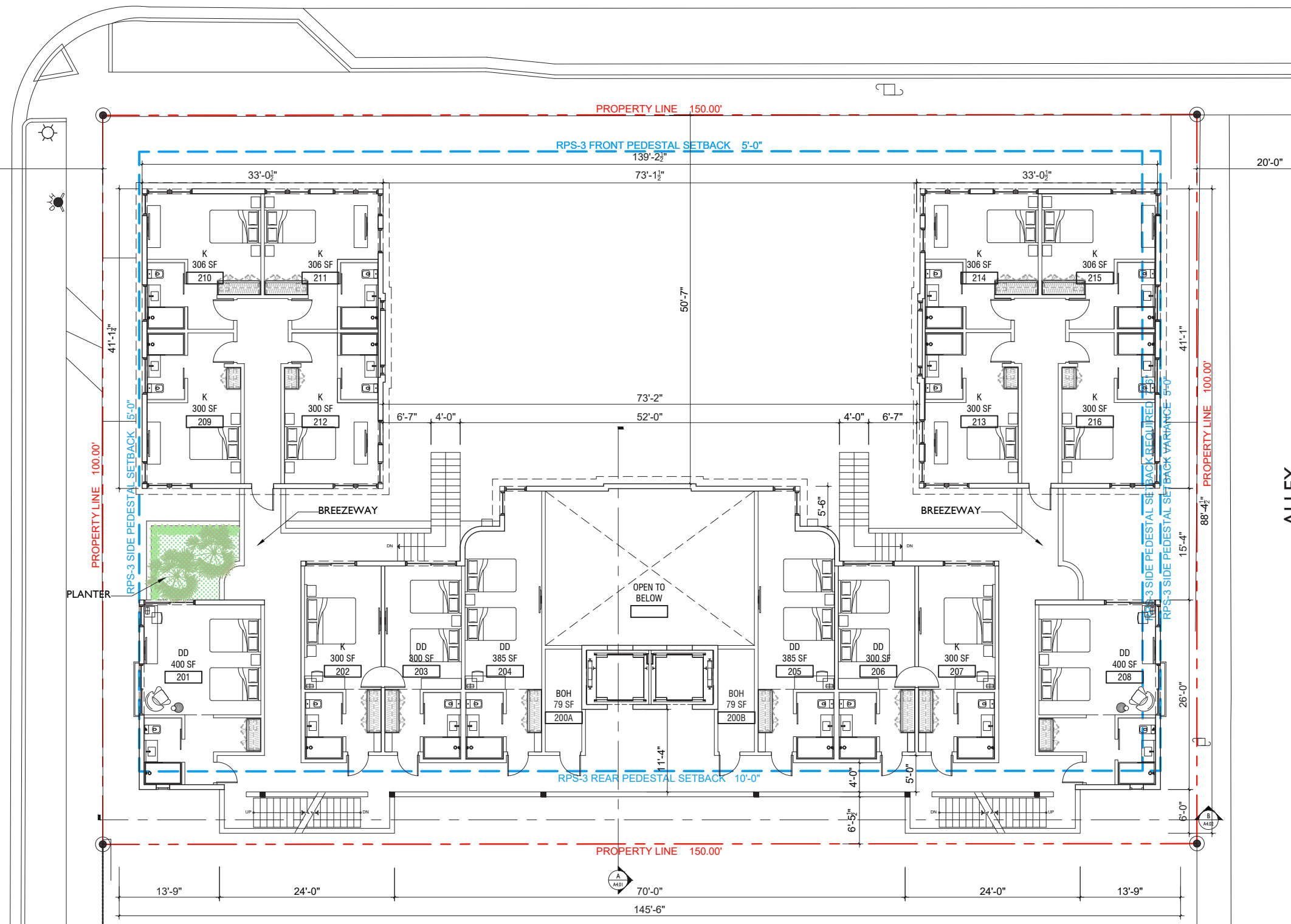
SIXTH STREET  
50'-0" RIGHT OF WAY

LENOX AVENUE  
70'-0" TOTAL RIGHT OF WAY



6th STREET  
50'-0" RIGHT OF WAY

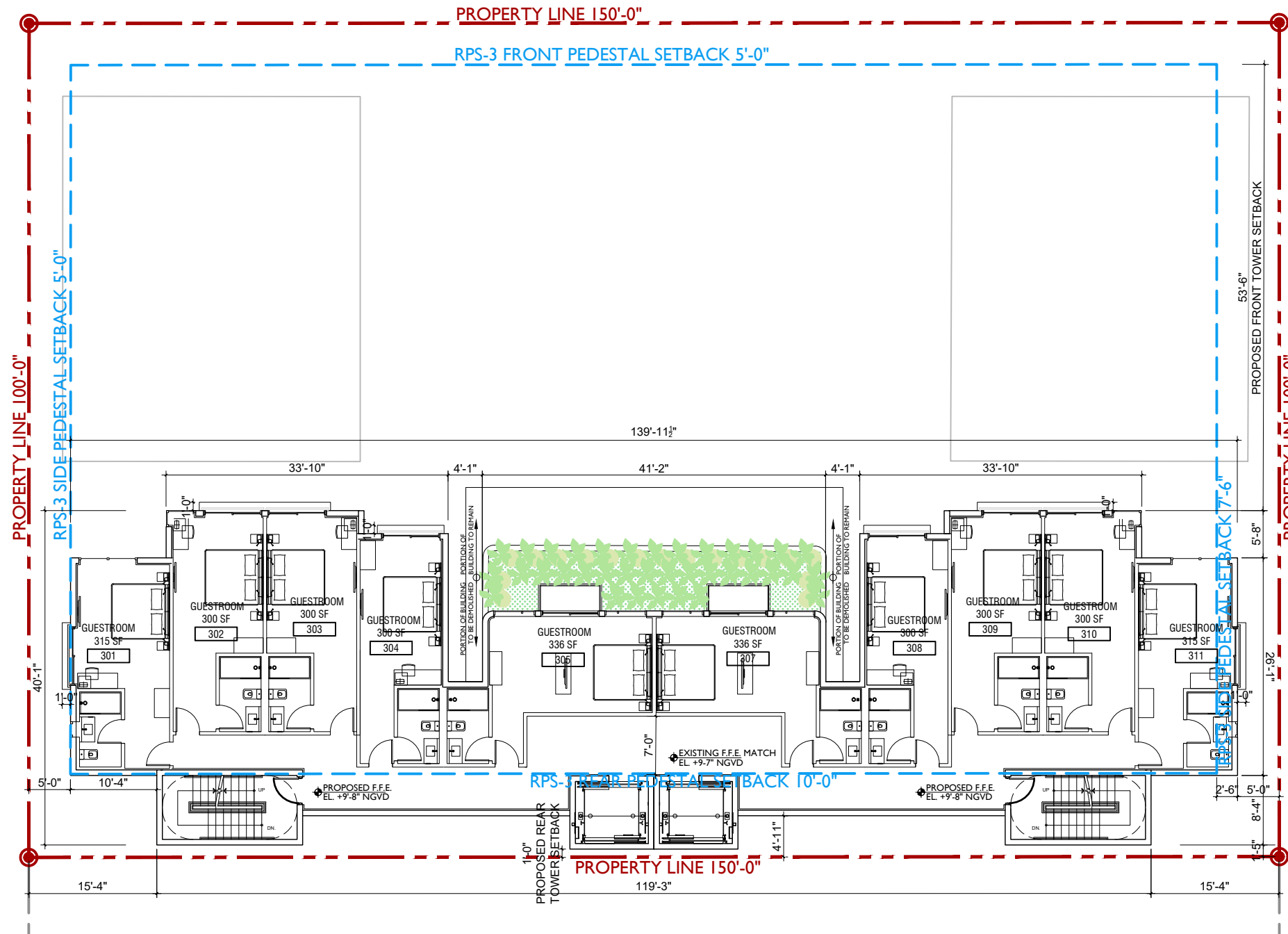
LENOX AVENUE  
70'-0" TOTAL RIGHT OF WAY

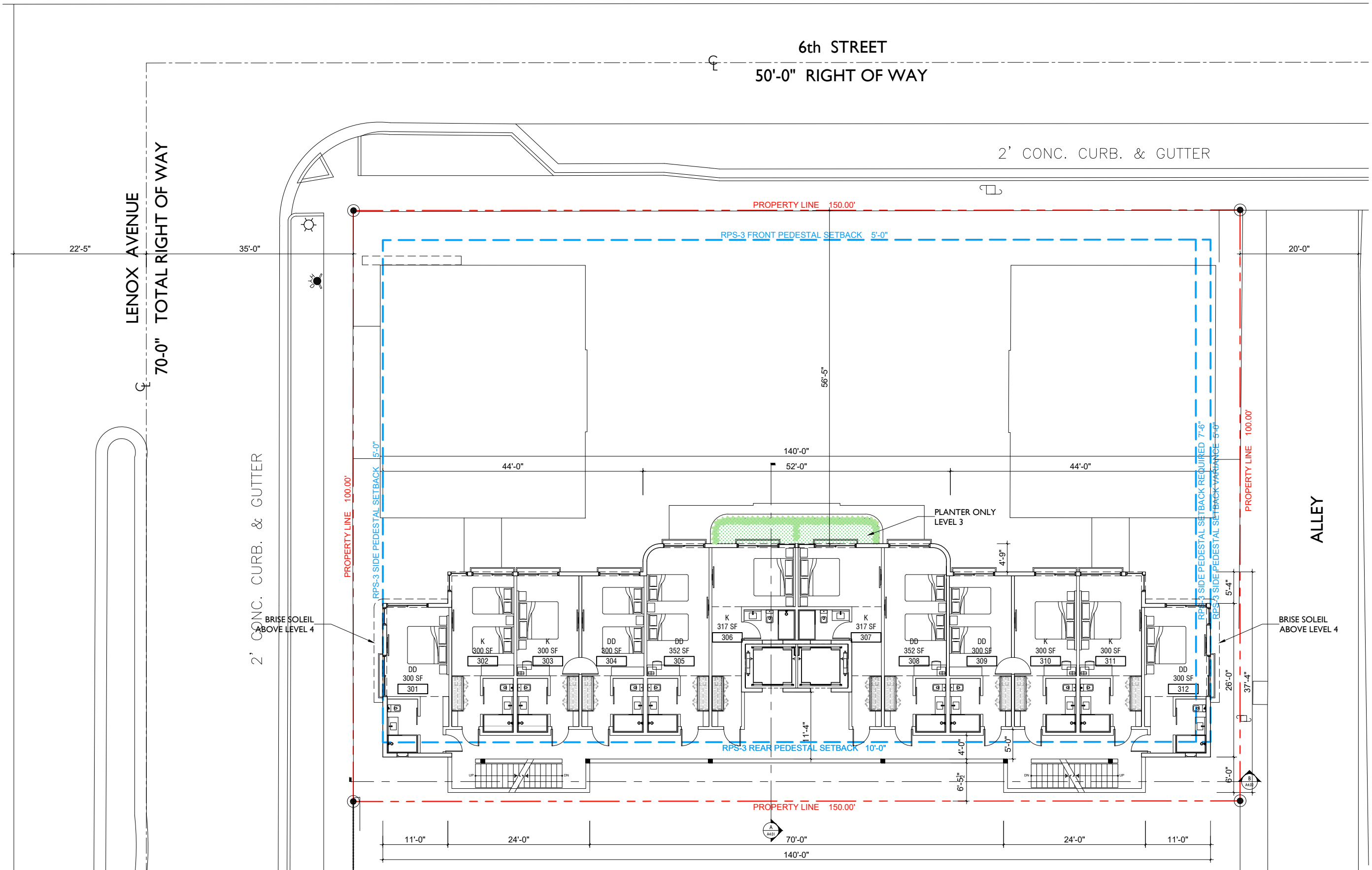


GUESTROOM CHART		
	KING	DD
LEVEL 2	10	6

PROPOSED LEVEL 2 PLAN

A2.02



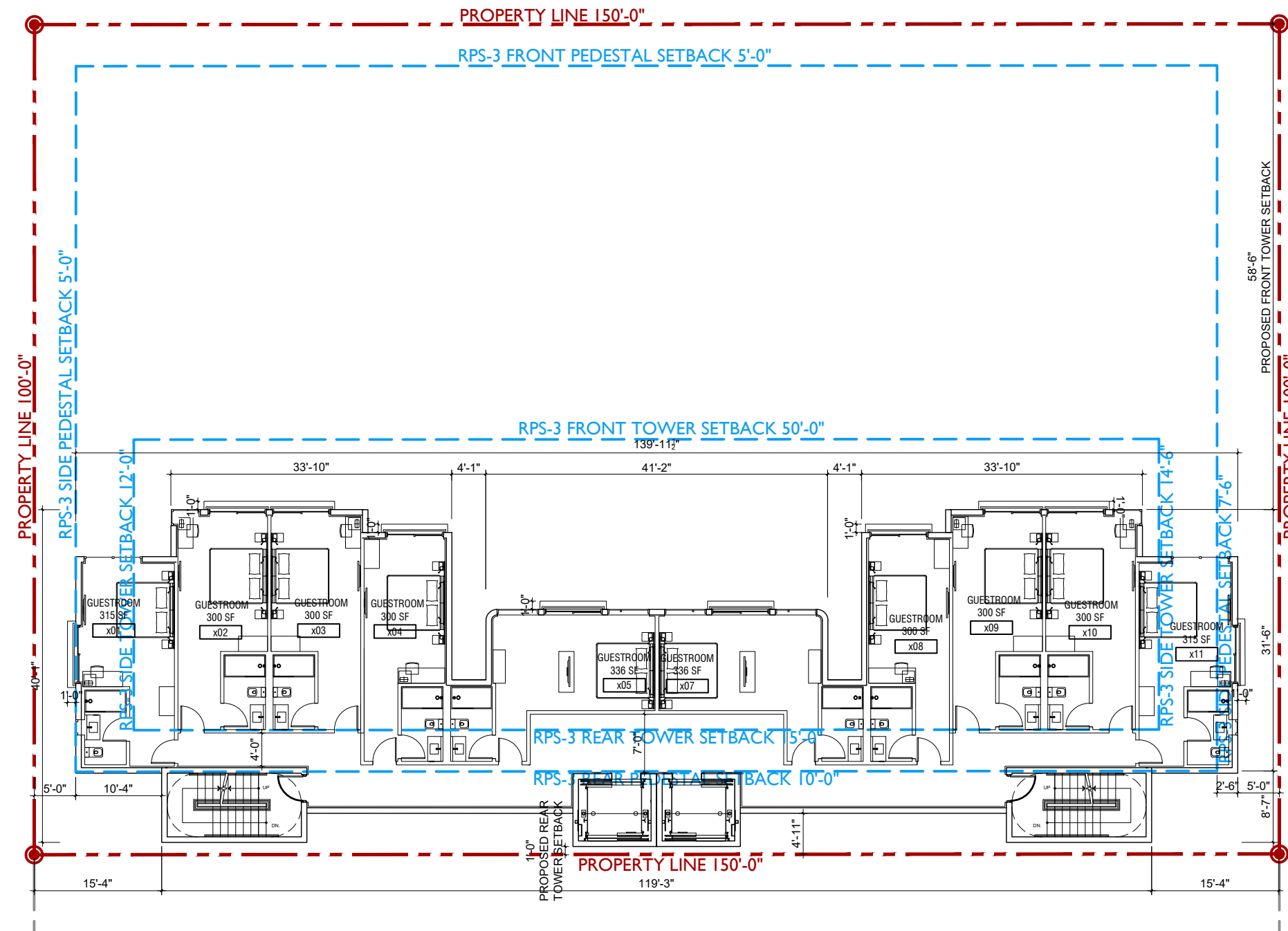


GUESTROOM CHART		
	KING	DD
LEVELS 3-4	6 x 2 LEVELS = 12	6 x 2 LEVELS = 12

PROPOSED LEVELS 3 TO 4 PLAN



**A2.03**



JENNIFER MCCONNEY FLORIDA LIC# AR03044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. (© 2020)

SCALE: 1/8" = 1'-0"

CHECK: JMcG

DATE: 12/14/2020

SHEET NUMBER

PROPOSED LEVELS 4-5 PLAN 1/8" = 1'-0"

**A2.04**



6th STREET

50'-0" RIGHT OF WAY

LENOX AVENUE  
70'-0" TOTAL RIGHT OF WAY

22'-5"

35'-0"

PROPERTY LINE 150.00'

RPS-3 FRONT PEDESTAL SETBACK 5'-0"

20'-0"

56'-5"

44'-0"

140'-0"

52'-0"

44'-0"

RPS-3 FRONT TOWER SETBACK 50'-0"

PROPERTY LINE 100.00'

RPS-3 SIDE PEDESTAL SETBACK 15'-0"

RPS-3 SIDE TOWER SETBACK 12'-1"

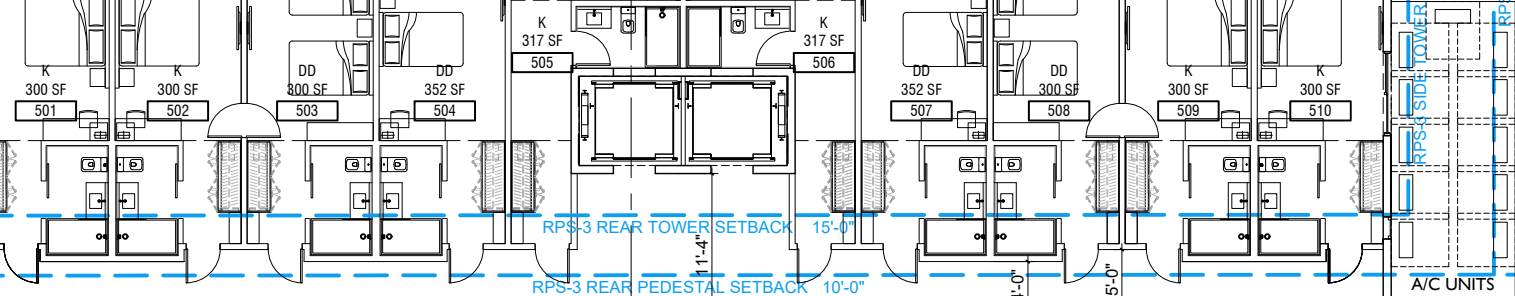
RPS-3 SIDE TOWER SETBACK 14'-7"

RPS-3 SIDE PEDESTAL SETBACK REQUIRED 7'-6"

RPS-3 SIDE PEDESTAL SETBACK VARIANCE 5'-0"

PROPERTY LINE 100.00'

ALLEY

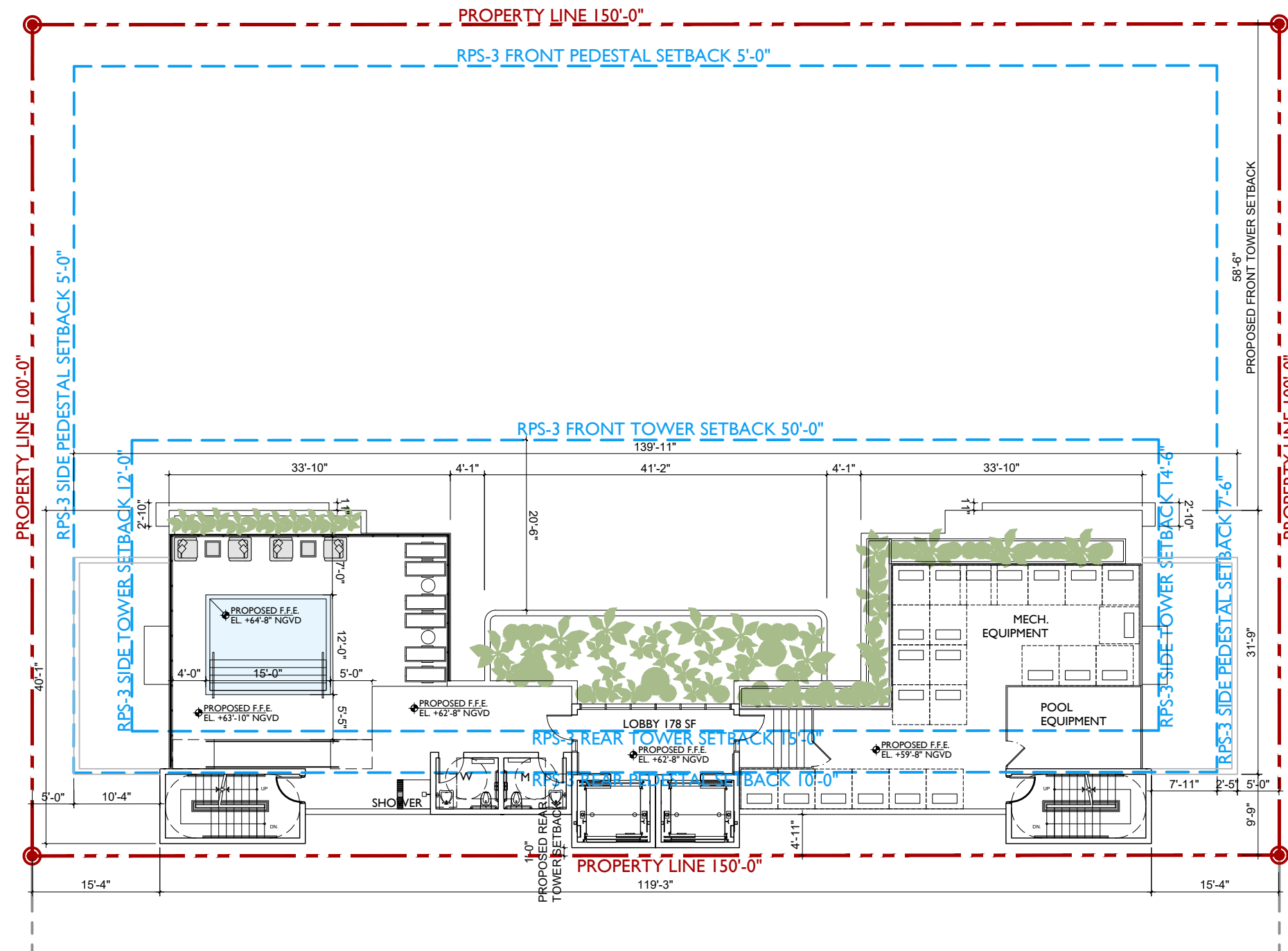


GUESTROOM CHART		
	KING	DD
LEVEL 5	6	4

PROPOSED LEVEL 5 PLAN



A2.04



JENNIFER MCCONNEY FLORIDA LIC# AR03044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. (S) 2020

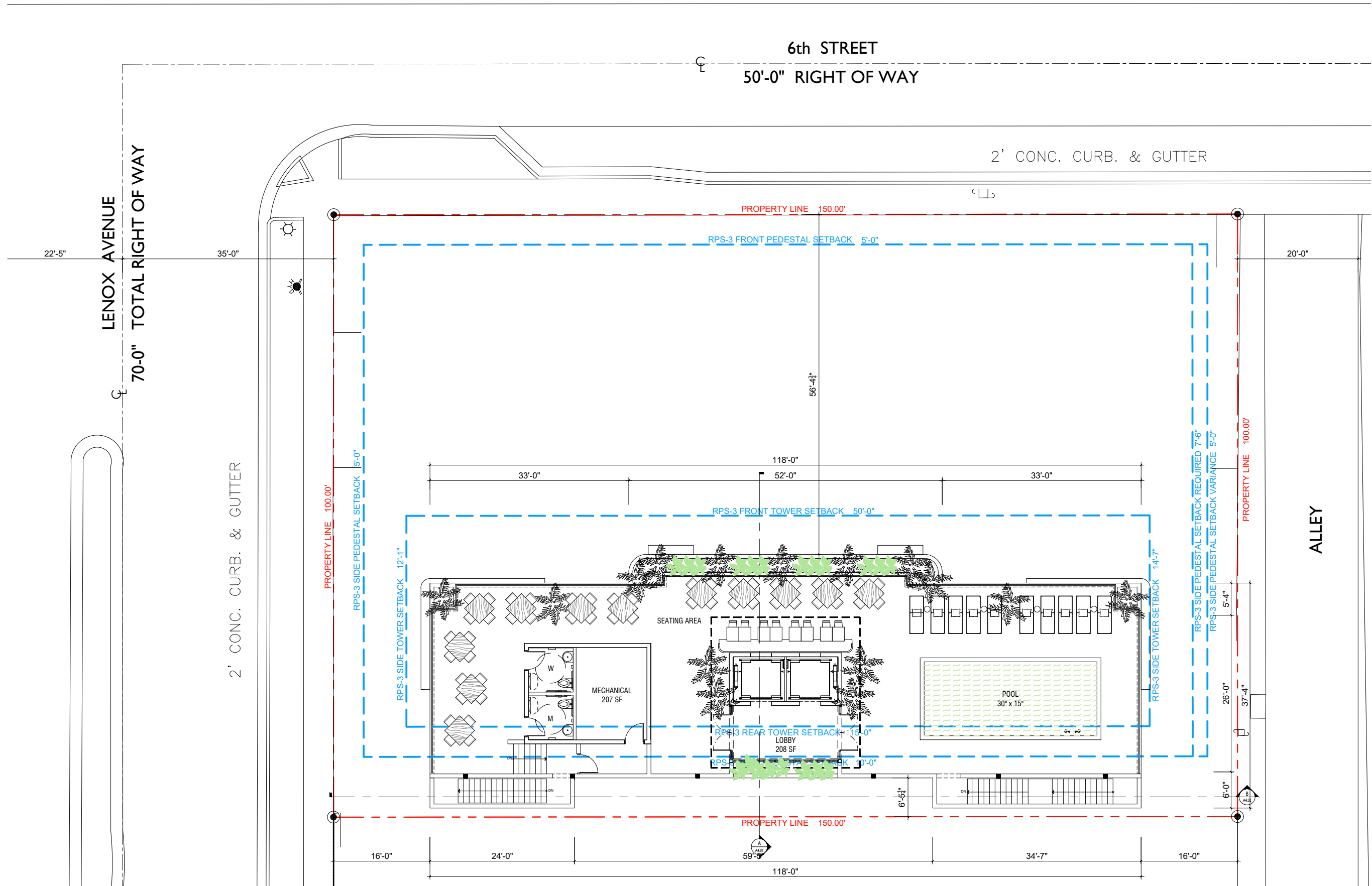
SCALE: 1/16" = 1'-0"

CHECK: JMcG

DATE: 12/14/2020

SHEET NUMBER





PROPOSED POOL DECK PLAN



**A2.06**



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTH



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTHWEST



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTH



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTHWEST

PROPOSED  
BUILDING  
MASSING

JENNIFER MCCONNEY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2022

SCALE:

CHECK: JMcG

DATE: 08/08/2022

SHEET NUMBER

**A0.32**

**THE HOHAUSER**

PERSPECTIVE  
 COMPARISON

JENNIFER MCCONNEY FLORIDA LIC# AR03044  
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. (c) 2020

SCALE: N.T.S.  
 CHECK: JMcG  
 DATE: 12/14/2020

SHEET NUMBER

A5.05



VIEW FACING SOUTH ON 6TH STREET-PROPOSED



VIEW FACING SOUTH ON 6TH STREET-EXISTING



VIEW FACING SOUTH ON 6TH STREET-PROPOSED



VIEW FACING SOUTH ON 6TH STREET-EXISTING

**THE HOHAUSER**

PERSPECTIVE  
COMPARISON

**THE HOHAUSER**

EXISTING  
CONDITION





**THE HOHAUSER**

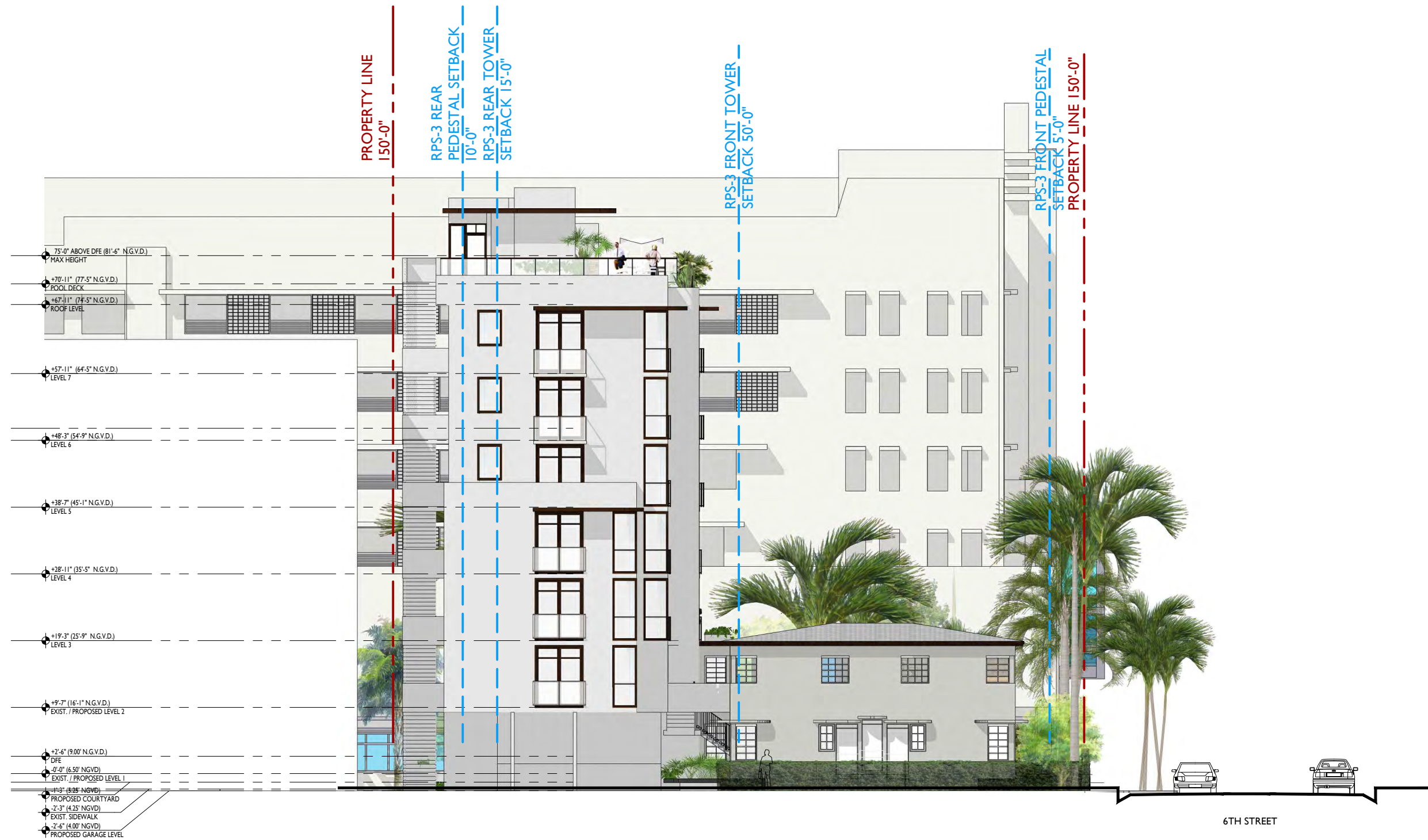


ELEVATION LEGEND:

- ① SPANISH TILE ROOF TO MATCH HISTORIC PHOTOS.
- ② WOOD FASCIA
- ③ NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS TO MATCH HISTORIC BUILDING CONFIGURATION
- ④ WHITE STUCCO
- ⑤ STUCCO FASCIA
- ⑥ STUCCO ORNAMENTAL REVEALS TO MATCH ORIGINAL
- ⑦ ORNAMENTAL SCREEN TO MATCH ORIGINAL
- ⑧ RENOVATED STAIRS TO MATCH ORIGINAL

- ⑨ STUCCO PLANTER
- ⑩ STUCCO EYEBROW
- ⑪ STEEL GUARDRAILS
- ⑫ CONCRETE STAIRS
- ⑬ BREEZEBLOCK TO MATCH ORIGINAL
- ⑭ ORNAMENTAL MEDALLION TO MATCH ORIGINAL
- ⑮ PAINTED STUCCO
- ⑯ ALUMINUM CLAD EYEBROW
- ⑰ ALUMINUM CLAD SLAB EDGE
- ⑱ GLASS GUARDRAILS TO MATCH TOWER GLASS

- ⑲ CANOPY WITH ALUMINUM CLADDING
- ⑳ GLASS JULIET BALCONIES
- ㉑ FLUSH GLASS SLIDING DOOR WITH POWDER COATED ALUMINUM
- ㉒ FLUSH GLAZING WITH POWDER COATED ALUMINUM FRAMING
- ㉓ ALUMINUM DOOR
- ㉔ BACKLIT TRANSLUCENT OFF-WHITE GLASS
- ㉕ STUCCO SCORING
- ㉖ BACKLIT ALUMINUM SIGN
- ㉗ ALUMINUM DOOR TO MATCH ORIGINAL CONFIGURATION



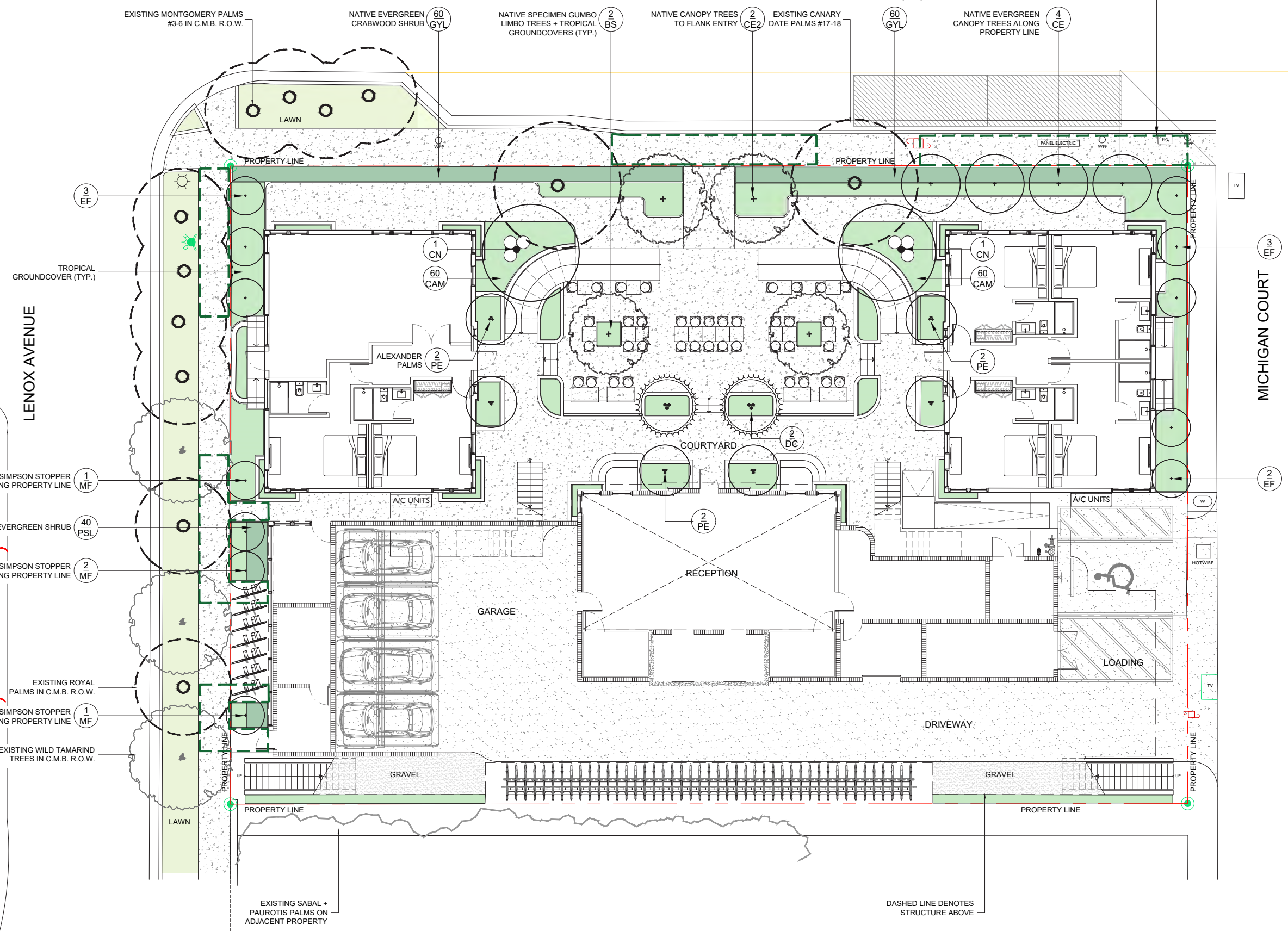
6TH STREET

EAST ELEVATION 1/8" = 1'-0"



SIXTH STREET

GREEN DASHED LINE DENOTES APPROXIMATE AREA OF SILVA CELL SUSPENDED SYSTEM, OR APPROVED EQUIVALENT. ADDITIONAL INFORMATION TO BE PROVIDED AT TIME OF PERMITTING. AREAS TO BE VERIFIED IN FIELD AND INSTALLED PER MANUFACTURER'S SPECS.(TYP.) SEE DETAIL ON SHEET L2.00 FOR ADDITIONAL INFORMATION





SECTION 1/8" = 1'-0"

