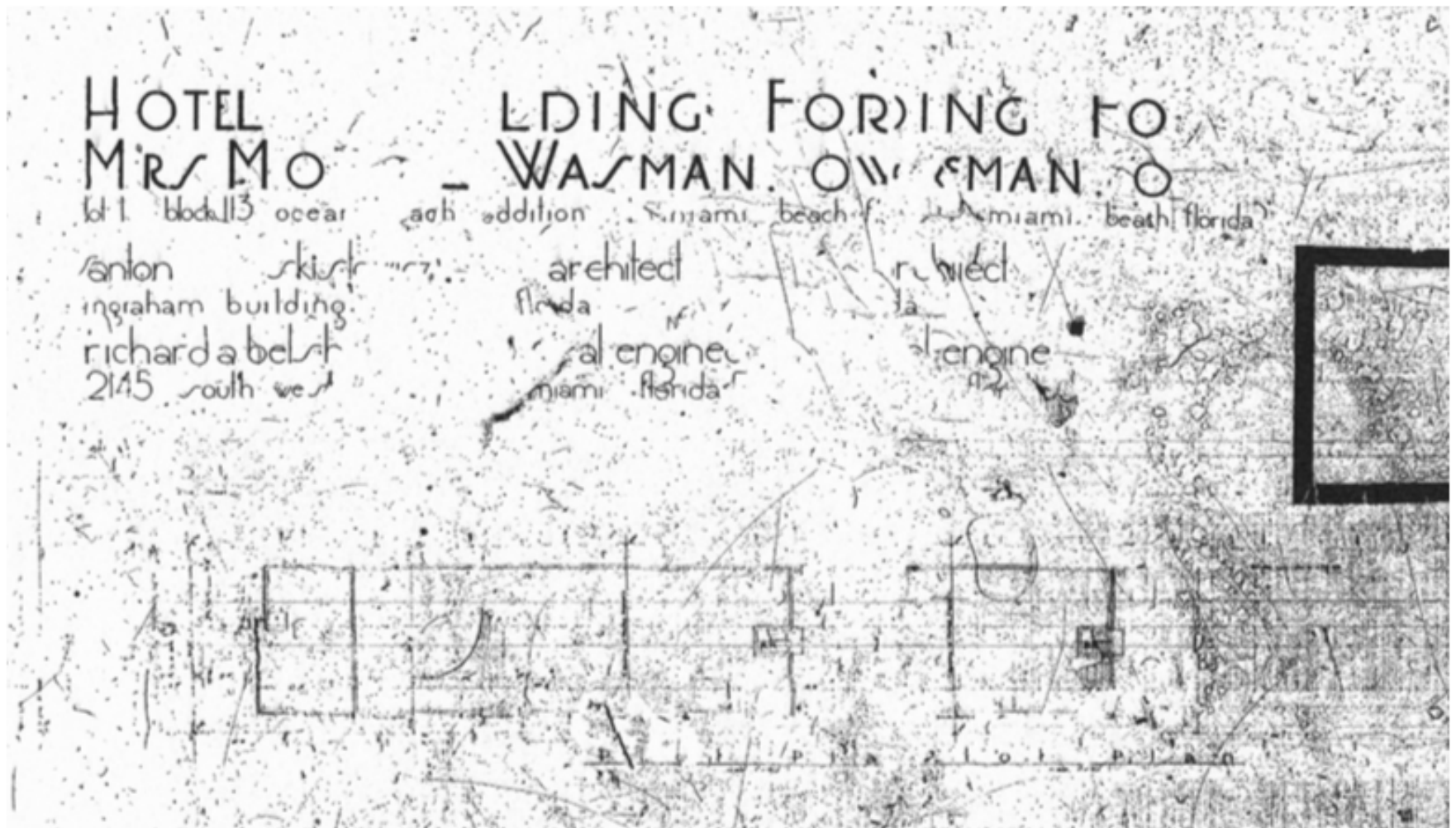
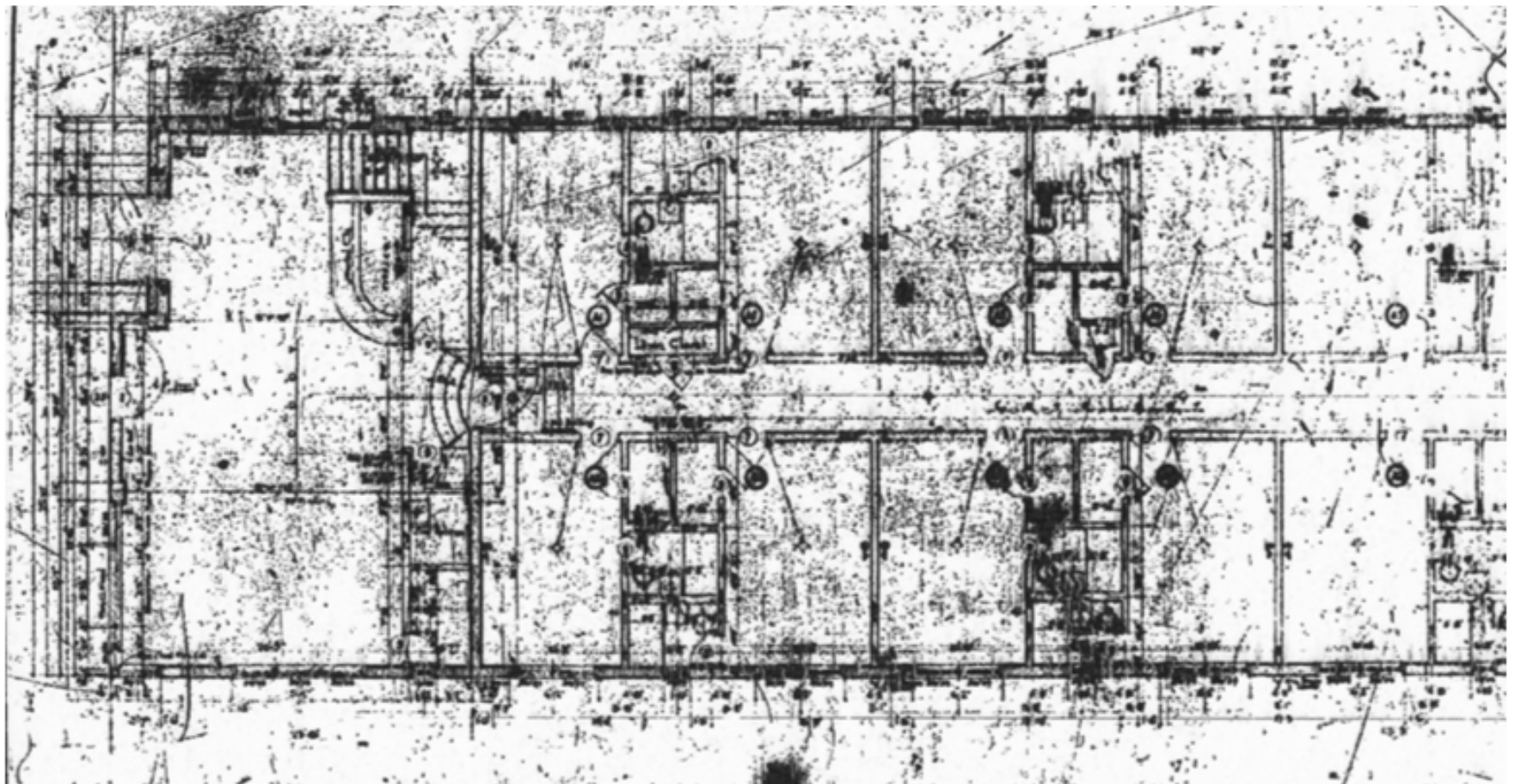


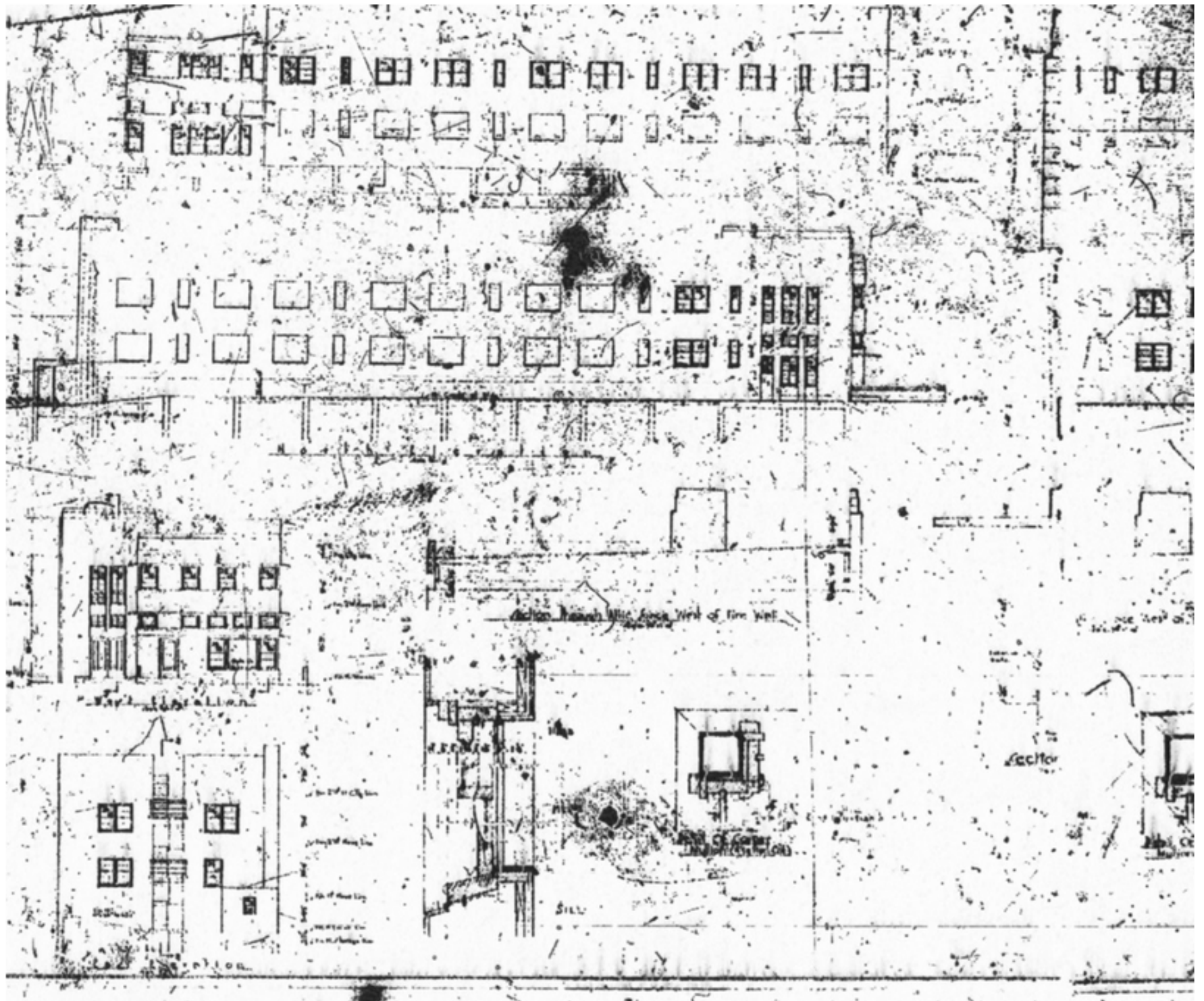
SECOND FLOOR PLAN
ARCHITECTURAL DRAWINGS BY
MOURIZ SALAZAR ARCHTIECTS 2000



"HOTEL BUILDING FOR MRS. MOLLIE WASMAN"
by ANTON SKISLEWICZ ARCHITECT, 1939
ABOVE: TITLE BLOCK
BELOW: PARTIAL FIRST FLOOR PLAN WITH
LOBBY AT LEFT
ARCHITECTURAL DRAWINGS BY
ANTON SKISLEWICZ ARCHITECT 1939

Original Architectural Drawings





BUILDING ELEVATIONS:

- SOUTH ELEVATION
- NORTH ELEVATION
- WEST (FRONT) ELEVATION
- EAST ELEVATION

ARCHITECTURAL DRAWINGS BY
ANTON SKISLEWICZ ARCHITECT 1939

Original Architectural Drawings

STANTON HOTEL
Owner: MRS. MOLLIE VASMAN
Mailing Address: 12383
Date: Apr. 13-1939

Lot 1 Block 113 Subdivision OCEAN BEACH #4
Address 161 OCEAN DRIVE

General Contractor Morris Alpert
Architect Anton Skislewicz
Front 39-11 Depth 151-7 Height 30
Type of construction c-b-s- Cost \$ 40,000.00 Stories 2 Use Hotel- 35 rooms
Foundation concrete Piling Roof Flat

Plumbing Contractor Joe Leinecker # 11964
Plumbing Fixtures 111 Rough approved by GAS -OK T J Bell- Sept. 8-1939 Date Apr. 26-1939

Gas Stoves 6
Gas Heaters
Leinecker # 11923 - 2 fix Final approved by
Apr. 17-1939
Sewer connection 1

Electrical Contractor State Electric # 12800
Switch 80 Range Motors 2 Fans Temporary service - #12926- June 21-1939
OUTLETS Light 99 HEATERS Water " State Electric
Receptacles 113 Space Centers of Distribution 7

Electrical Contractor State Electric # 12997
No. fixtures set 105 Final approved by H.C. Inman
Date of service July 24-1939 # 13026- AST- 1 motor & 1 center- 7/18/1939 Date July 11-1939

Alterations or repairs Building permit # 12637- 1 Oil Burner - 275 gal tank- Date June 27-1939
Belcher Industries, Inc. contractor----- \$ 500.00-----
BUILDING PERMIT # 15014- 1 Awning with signs Eagle Awning Co. \$ 130.00- Nov. 7-1940
ELECTRICAL PERMIT # 16143-- B & W Electric- 3 light outlets - 3 fixtures- 11-8-40 final OK 11-12

BUILDING PERMIT # 18552.... Painting (inside) Morris Kalof, painter - \$ 625.... June 19, 1944
BUILDING PERMIT # 24068 Pole Sign - 28 sq ft - Neon Lights & Display \$ 200.... Feb. 19, 1947
Over

ALTERATIONS & ADDITIONS

Building Permits: # 23607 - Painting Interior - Morris Kalof, contractor: \$ 500... Nov. 18, 1946
 # 32943 Roof repair - Giffen Industries, Inc. \$ 112... June 28, 1950
 # 35951 85 lin.ft. of wire fence to replace wooden fence- Owner \$200... May 25, 1951
 # 41659 Repairs to painting job: Chas. McLaughlin: \$ 100: May 27, 1953
 49123 H1 Grade Roofing, Re Roof portion \$ 600 Nov. 7, 1955
 51233 Remove old wood frames from 1st floor front and install new aluminum and glass frames: Twin City Glass Co., Inc., cont. \$ 400 August 15, 1956
 #67379 Snapp, Inc.: Guniting - Protect adjacent property by means of water and tarpaulins - \$250. - 6/5/62
 #71354 G & L Roofing Co.: Reroof rear area built up gravel - \$1400. - 4/7/64
 #74268 Morgan Air Cond. Co.: Ten 1-hp a.c. units - \$1,000 - 6/21/65 OK PLAAG 10/28/65
 #75231 King Fence Co.: 100 feet of chain link fence on south side of property - \$100. - 11/12/65
 #75692 L. Gray: Repair roofing wall - 1/24/66
 #76223 Morgan Air Conditioning Co.: 8 - 3/4-hp a.c. units - \$1600 - 5/3/66 OK Flaag 6/3/66
 #00084 - Orkin Ext. - tent fumigation \$500.00 11/17/71
 #00170 - Gordon Roofing - misc repairs 600 sq. ft. \$500.00 12/3/71
 #03158 Owner-Painting outside-\$600-5-16-73
 Plumbing Permits: #07730-Owner-Sandblast and paint-\$800-8-5-75
 #05111-Owner-Slab and fence-\$2000-2-22-74
 #03430-Owner-Paving and patio repairs-\$500-6-20-73
 #50021-Service Plumbing-commercial heater-replace-7-3-73
 #50026-Peoples Gas System- 1 water heater; 1 nat.meter set-7-5-73

Building 03938-Owner-Sign-\$100-8-29-73
 #17592 - owner -

Electrical Permits: # 20596... Biscayne Electric.. 1 Receptacle... November 1, 1944
 # 23911 Neon Lights & Display* 2 neon transformers, Feb. 17, 1947
 # 24948 Neon Sign & Display - - 3 Neon Transformers - October 19, 1947
 48090 Kenny Electric Company: six motors July 27, 1956 OK-Fidler 9/5/56
 48421 Kenny Electric Company: two centers of distribution Sept. 6, 1956 OK, Ridler 9/5/56
 #50299 Kenny Elec: 4 Motors (LHP) - July 5, 1957 OK 7/9/57 Fidler
 #62142 C. J. Kay Elec. Co.: 15 motors, 9-1 hp; 1 cent. of dist.; 1 serv. equip. - 4/6/65
 #72397-D & Z Electric- control panel Ademco (508) 4 pull and 4 bell-7-8-75
 Building 03725-Owner-Railing around patio-\$200-8-1-73

BUILDING PERMITS:

#17592.- Minor Repairs Owner. - \$800 2-27-80
#20497=-Owner--Exterior painting--\$500.00--6/30/81
#23384 2/2/83 owner exterior painting 30-b color trim white \$2,000.
#26061 10/22/84 owner exterior paint white \$500.
#30894 - 8-20-87 - Owner - Painting - \$2,500.00

PLUMBING PERMITS:

#61669 7/27/84 A & T Plumb - gas repair

ELECTRICAL PERMITS:



2015 CONTEMPORARY PHOTOGRAPHS

ABOVE: NORTH + WEST FACADES

BELOW: WEST (FRONT) FACADE



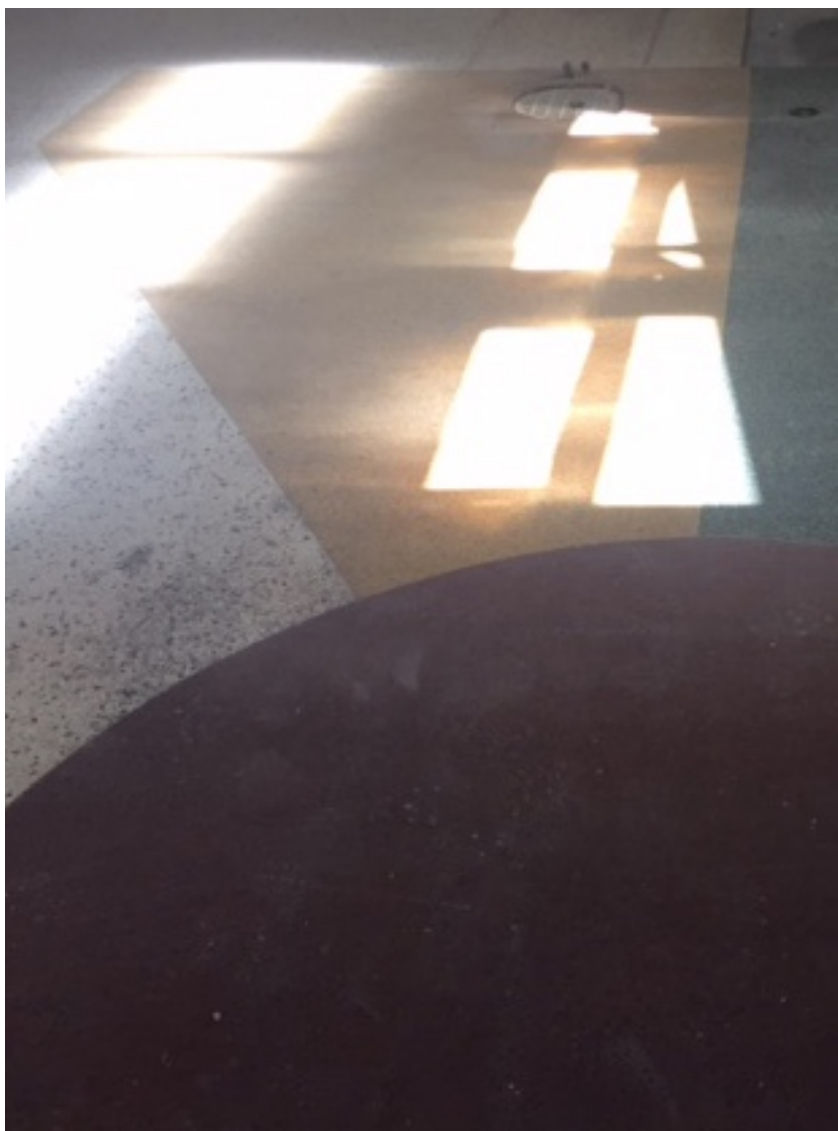


2015 CONTEMPORARY PHOTOGRAPHS

ABOVE: NORTH + WEST FACADES

BELOW: SOUTH WEST CORNER AT
FRONT FACADE





PUBLIC INTERIOR SPACE

The former Stanton Hotel lobby has undergone numerous interior renovations and alterations over the years as it has served various retail and hotel functions. However the major architectural features of the space have survived intact as can be seen in these 2017 photographs on the following pages

These historic architectural features include:

1) CURVED TERRAZZO STEPS

The curved terrazzo steps leading to the first floor; are being preserved and refurbished as part of the new interior plans. See top photo at left.

2) CURVED CEILING SOFFIT

The curved ceiling soffit above these curved steps is being preserved and refurbished as part of the new interior plans. See top photo at left.

3) ORIGINAL TERRAZZO FLOORS

The original terrazzo floor designs had been preserved as part of the previous renovations completed for the Starbucks tenancy. This original floor is to be refurbished as part of the new interior plans. See lower photo at left.

4) RECEPTION DESK LOCATION

The existing reception desk does not appear to be historic. However the reception desk location does reflect the location on the historic plans. Reception desk area is marked on the following photographs by the location of the trash bin.

5) STAIRS

The formerly existing non-permit-egress stairs were mistakenly demolished by the Contractor. These stairs were not part of any fire egress for the building. However this demolition revealed the historic baseboard tile design which had previously been hidden beneath layers of drywall. The flooring on the stairs was non-historic carpet.

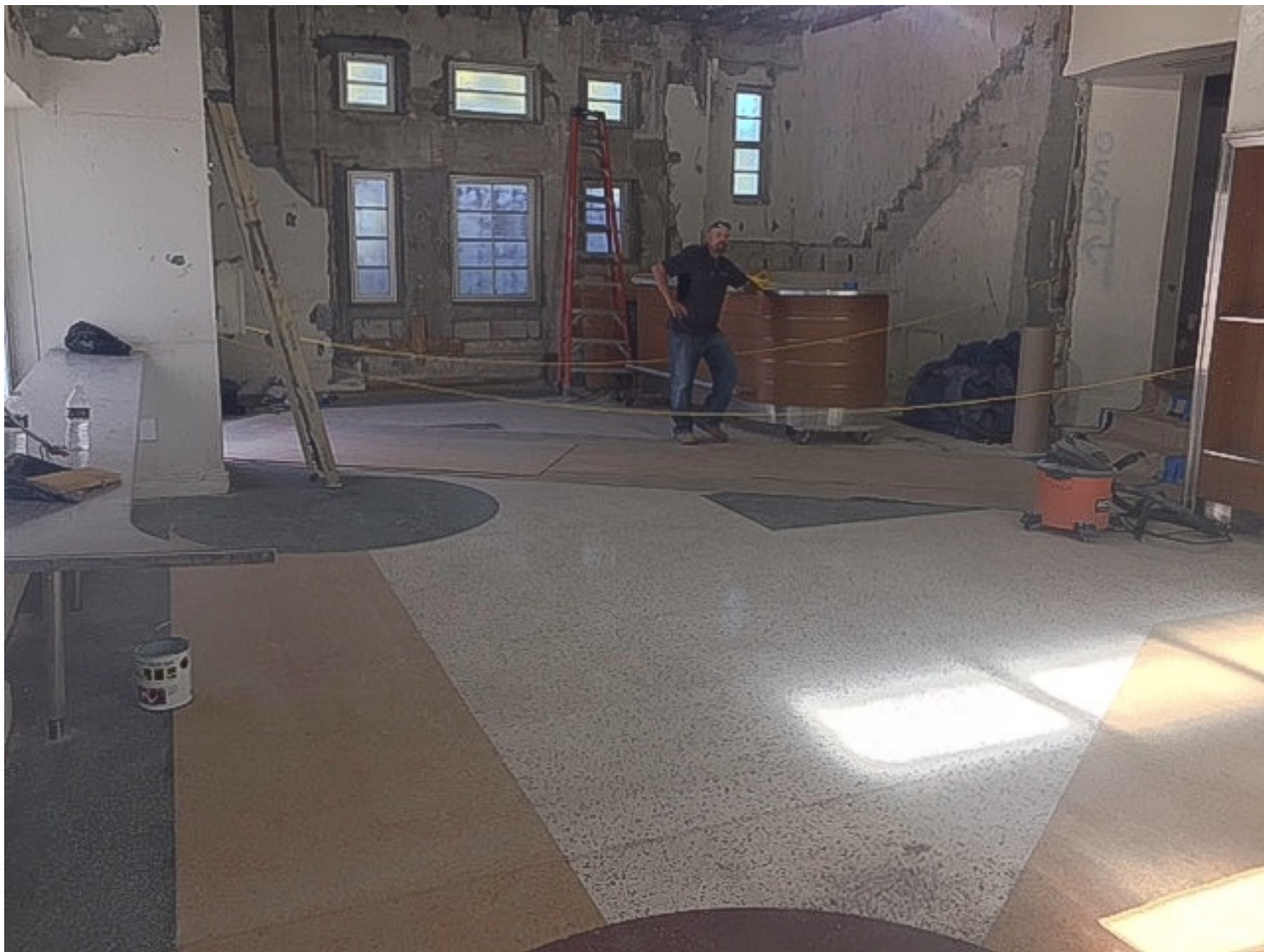
These stairs would in any case no longer lead to anywhere. Under previously granted construction permits for the renovation of the two-floor Stanton Hotel building minus the lobby area, the second floor has been sealed from any access from this ground floor former lobby space below.



WIDE-ANGLE PHOTOGRAPH ABOVE: VIEW LOOKING NORTH IN FORMER LOBBY WITH MAIN ENTRANCE AT LEFT AND FORMER STAIR LOCATION AT RIGHT

WIDE-ANGLE PHOTOGRAPH BELOW: VIEW LOOKING SOUTH IN FORMER LOBBY WITH MAIN ENTRANCE AT RIGHT





TOP PHOTO: INTERIOR VIEW LOOKING NORTH WITH TERRAZZO FLOOR EXPOSED FROM PROTECTIVE PANELS.
LOWER PHOTO: INTERIOR VIEW LOOKING SOUTH WITH ORIGINAL TERRAZZO FLOORING EXPOSED FROM PROTECTIVE PANELS.





DETAIL AT ORIGINAL TERRAZZO FLOORING



LEFT PHOTO: DETAIL SHOWING ORIGINAL GLAZED TILE FORMING STAIR BASEBOARD

PHOTO BELOW: FORMER LOCATION OF OPEN STAIR TO BE SECOND FLOOR CAN BE SEEN BY OUTLINE OF TILE BASEBOARD ON WALLS.





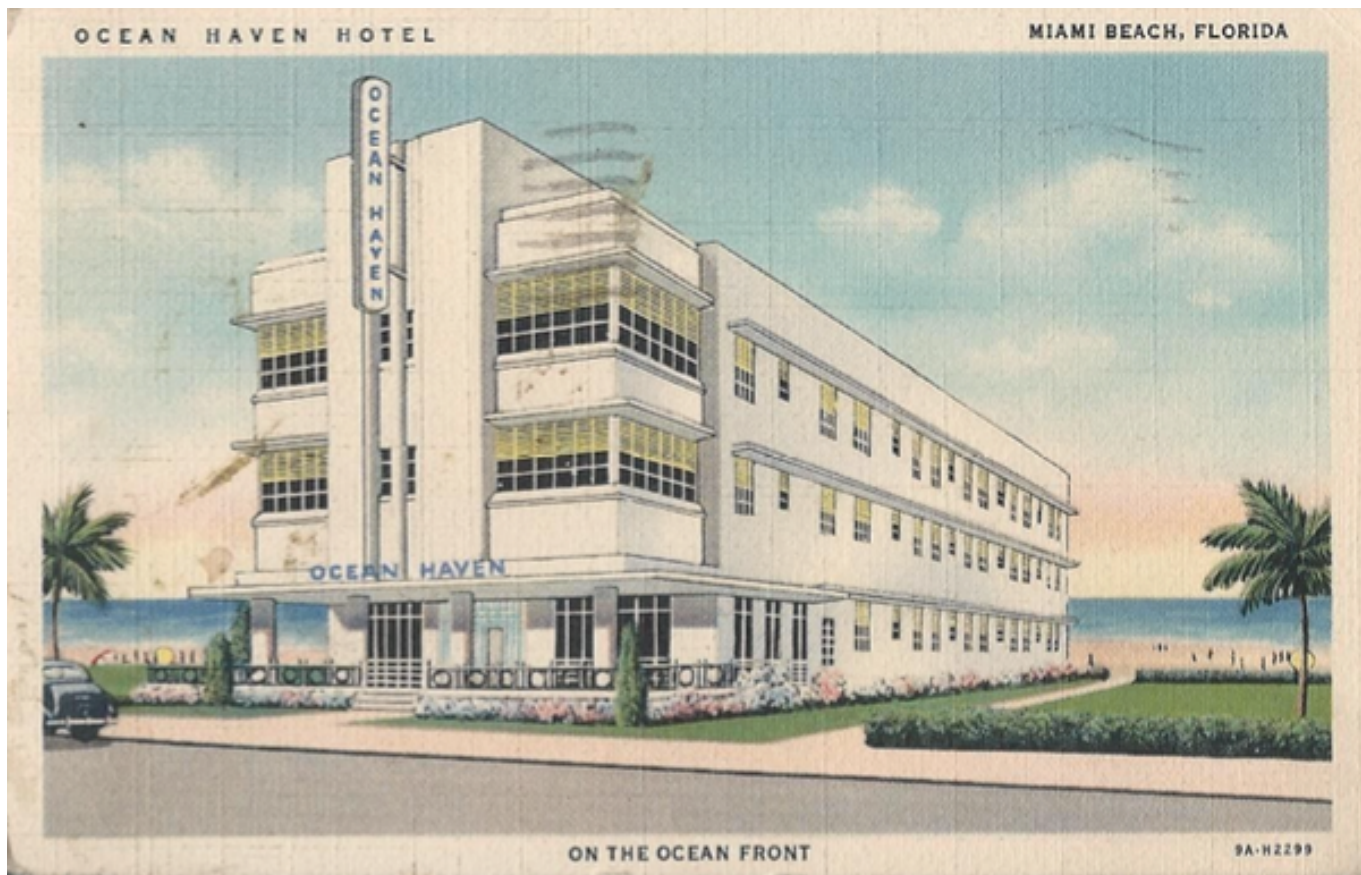
PHOTOGRAPHS OF THE EXISTING NON-HISTORIC RECEPTION
DESK IN HISTORIC LOCATION





VIEW LOOKING NORTH WITH CURVED DRYWALL SOFFIT AT LEFT. LOOKING TOWARDS FORMER RENOVATIONS WHICH INCLUDED AN ACCESSIBLE LIFT BEHIND THE STAINLESS STEEL DOOR LEADING TO THE ACTUAL FIRST FLOOR LEVEL ABOVE WHERE RESTROOMS WERE FORMERLY LOCATED.

CURRENT PROPOSED PLANS INCLUDE CONSTRUCTION OF A NEW CONCRETE SLAB IN THIS LOCATION TO ENABLE SUFFICIENT SPACE FOR ACCESSIBLE RESTROOMS TO BE LOCATED ON THE SAME LEVEL AS THE FORMER LOBBY.



THE ORIGINAL NEIGHBORING BUILDING TO THE SOUTH; THE OCEAN HAVEN HOTEL @ 153 OCEAN DRIVE. THIS HISTORIC POSTCARD COURTESY HISTORY MIAMI (BUILDING IS NOW DEMOLISHED)

BIBLIOGRAPHY

1. (1) City of Miami Beach Historic District Designation Report for the Ocean Beach Historic District, October, 1995, p. 11
2. (2) Ibid., p. 7.
3. (3) Ibid., p. 13.
4. (4) The Making of Miami Beach 1933-1942 by Allan T. Shulman and Jean Francois LeJeune, 2000, p.8.
5. (5) Biography from City of Miami Beach: www.MiMoOnTheBeach.com
6. (6) Ibid., p.16
7. (7) City of Miami Beach Historic District Designation Report for the Ocean Beach Historic District, October, 1995 p.14
8. (8) Ibid., p.17.
9. (9) Ibid.
10. (10) The Making of Miami Beach 1933-1942 by Jean Francois LeJeune and Allan t. Shulman Pp. 20-21.
11. Photograph courtesy Miami Dade Property Appraiser