

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES**

DATE: October 27, 2009

FILE: 10-CV-71

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager *aw*

VIA: Julie Krolak, Principal Planner *JK*

FROM: Mariluz Maldonado, Planning and Development Services Administrator *MM*

SUBJECT: Skiles and Naomi Montague request a Certificate of Appropriateness for Design for modifications to an existing home at 1207 N. Southlake Drive in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

The applicant is requesting a Certificate of Appropriateness for Design for modified elevations and improvements to an existing single-family residence.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval with the condition with the condition a Unity of Title, in a form acceptable to the City Attorney, must be submitted prior to the issuance of any building permits and recorded in the Public Record of Broward County prior to issuance of a Certificate of Occupancy (C/O).

PROPOSED PROJECT

The project includes a remodeled foyer, a new covered entry and rear-yard roof extension to create a covered patio. The existing residence was designed by architect Robert E. Hansen, and is typical of a mid-century modern architectural style. The home features an inverted, "gull-wing" roof design with shallow roof pitch, horizontal roof planes, and linear coursing of the original brick details. Geometric massing, simple lines, and broad overhangs varying from 3 to 4 feet complete the modern look of the home, as provided by the applicant.

Based on information provided by the Broward County Property Appraiser, the existing structure was constructed in 1950. The dwelling is located on a corner lot and is a one-story structure. The site is approximately 131 feet wide by 196 feet long. The site will also continue to maintain existing setbacks and landscaping. Furthermore, the site will continue to provide the required open space areas.

The applicant proposes design modifications to the existing elevations as well as a redesign of the existing entrance foyer. Existing elevations are being modified to provide more pronounced height variations while slightly increasing the height of the foyer area (from 9' to 14').

Elements such as new impact windows and glass openings are being added to the new foyer area. Also, additional design elements are being incorporated throughout the elevations such as stucco, stone and cedar brackets and soffits which are consistent with the historic district. These new elements help enhance the existing elevations while creating a more interesting design. The existing textures of the house will be maintained.

Additional modifications include providing a covered backyard area of approximately 500 sq ft which is within the existing concrete patio/barbeque area. As indicated by the applicant, "the existing roof planes are simply extended out and over the patio to form a sheltered area for the residents".

The Historic Preservation Board is guided by the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hollywood's *Design Guidelines for Historic Properties and Districts*. These documents offer design controls for materials, scale, massing and location for all properties within the district. The applicant has taken into consideration the property's contribution in scale and massing to the neighborhood. Therefore, the proposed design elements are consistent with the character of the Historic Lakes Section. Furthermore, the applicant is proposing materials such as new stucco, stone and cedar brackets and soffits which are consistent with the historic district. Additionally, the proposed exterior will be consistent with the City's color chart, as stated by the applicant.

SITE BACKGROUND

Applicants/Owners: Skiles and Naomi Montague

Address/Location: 1207 N. Southlake Drive

Size of Property: 0.62 acres

Present Zoning: Single Family Residential (RS-6)

Lakes Area Historic Multiple Resource Listing District

Present Land Use: Single Family Residence

Year Built: 1950

Adjacent Zoning:

North: Single Family Residential District (RS-6)

Lakes Area Multiple Resource Listing District (HMPRL0D-1)

South: Single Family Residential District (RS-6)

Lakes Area Multiple Resource Listing District (HMPRL0D-1)

East: Single Family Residential District (RS-6)

Lakes Area Multiple Resource Listing District (HMPRL0D-1)

West: Single Family Residential District (RS-6)

Lakes Area Multiple Resource Listing District (HMPRL0D-1)

CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It states, "The single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements".

Policy CW.15: Place a priority on protecting, preserving and enhancing residential neighborhoods.

Policy 2.46: Encourages the preservation of stable neighborhoods and rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

The proposed development resides within a residential neighborhood. The proposed changes are not only compatible with the existing home design, but also consistent with the existing and surrounding buildings. Furthermore, the additional covered areas and design features will not be detrimental to the preservation and stability of the community. The request will allow the applicant to maximize the use of the property by increasing the usable space of the existing home.

HOLLYWOOD LAKES NEIGHBORHOOD PLAN

Hollywood Lakes Neighborhood Plan seeks to maintain and protect the character and integrity of existing residential communities by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses. The applicant has proposed an addition which will not impact adjacent properties and the general character of the Historic District.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN:

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.6.F.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Existing elevations are being modified to provide more pronounced height variations while slightly increasing the height of the foyer area. "The home features an inverted, "gull-wing" roof design with shallow roof pitch, horizontal roof planes, and linear coursing of the original brick details. Geometric massing, simple lines, and broad overhangs varying from 3 to 4 feet complete the modern look of the home", as provided by the applicant. Also, additional design elements are being incorporated throughout the elevations such as stucco, stone and cedar brackets and soffits which are consistent with the historic district. These new elements help enhance the existing elevations while creating a more interesting design.

The existing foyer area is being redesigned and will be approximately 300 sq ft. Also, as previously stated the height of this area is being increased from approximately 9' to about 14' tall. This increase in height helps add height variations for a complimentary design. However, the height requirements (30') will continue to be met.

The applicant has also indicated the covered entrance will be added to the front of the house to help prevent exposure to nature's elements. "The low point, or valley, of the "gull-wing" roof design channels rainfall to the current location of the front entrance door. A lack of a covered roof area over the front door also adds to the problem one experiences when trying to enter the residence during or after rains", as indicated by the applicant within the criteria.

The Design Guidelines state, "Porches have been a traditional and significant feature of Hollywood architecture since the early 1920s. Porches served as a covered entrance to buildings and a transitional space between

the interior and exterior. They provide a protected, shaded area used for relief from South Florida's frequent hot and humid weather.

Additional modifications include providing a covered backyard area of approximately 500 sq ft which is within the existing concrete patio/barbeque area in order to provide better screening from nature's element to this area.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines state the height of buildings in most districts, particularly at the block level, are similar. The height of new foyer area, with a maximum of 14' in, will remain compatible with the regulations for this district as well as the surrounding buildings.

"The massing of the home remains one story through-out with a horizontal emphasis in the details. The objective of the remodel is to solve existing drainage problems inherent in the original design, while keeping the integrity of the unique mid-century modern style", as indicated by the applicant.

Proposed changes to elevations provide more pronounced height variations. Also, additional design elements are being incorporated throughout the elevations such as stucco, stone and cedar brackets and soffits which are consistent with the historic district. These new elements help enhance the existing elevations while creating a more interesting design.

The exterior finish has been designed with similar and compatible elements and roof lines to create a more interesting design while blending with the adjacent residences. The proposed elements and materials are consistent with the existing home, community and Design Guidelines for the district.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state *setting is the relationship of a building to adjacent buildings and the surrounding site and environment*. The modified elevations still demonstrates a relationship with the existing surrounding properties and does not alter the scale or massing in this portion of the street.

Placement and configuration of the design elements, proposed porch and covered patio area at the rear are appropriate in order to maintain the streetscape while allowing the applicant to provide a design suitable to their needs. As stated in the Design Guidelines, "...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The home is located in the Historic District along Northlake Drive. The property is consistent with other homes in the area.

Following the completion of the addition, the site will continue to provide the required pervious area. The existing landscape meets all landscaping requirements, such as 100% irrigation.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state *to avoid designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture*. The proposed materials which include new stucco, stone and cedar brackets and soffits are still consistent with the existing style of the home. The materials utilized and the proposed color pallet is consistent with the existing structure and the City's color chart.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings*. As previously stated, the architectural design is proposed to be modified; however materials and layout proposed are compatible with the existing structure and do not detract from the original design. Proposed modifications have been designed to be compatible with the character and style of the 1950 home a by not deviating from the original residence design concept. The workmanship is consistent with the home and maintains the existing neighborhood character. Moreover, the materials and layout of the proposed addition are consistent with surrounding properties and compatible with the South Florida region.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommend *avoiding incorporate elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture*. The proposed modified elevations provide an attractive and interesting look to the home without detracting from the original design. The elevations will continue to be consistent with the existing structure and surrounding buildings.

As indicated by the applicant, "It is our intention to design a project which will enhance the historical fabric of the Hollywood Lakes neighborhood by incorporating a solution for which is in keeping with the unique and special design of the original home". City of Hollywood's Design Guidelines for Historic Properties states additions and modifications should be limited in size and scale in relationship to the building. The proposed modifications and proposed design style is compatible to the existing structure, the district character, and to the adjacent structures.

FINDING: Consistent

RECOMMENDATION

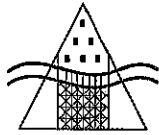
Certificate of Appropriateness for Design:

Based upon the analysis and findings of the plans submitted, staff recommends the Certificate of Appropriateness for Design be approved, with the condition with the condition a Unity of Title, in a form acceptable to the City Attorney, must be submitted prior to the issuance of any building permits and recorded in the Public Record of Broward County prior to issuance of a Certificate of Occupancy (C/O).

ATTACHMENT

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

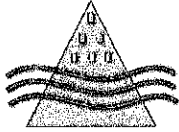


JAMES M. HOLLINGSWORTH P.A.
ARCHITECT

**The City of Hollywood
Planning & Zoning Department
Historical Preservation Board**

***CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE:
AN ADDITION AND RENOVATION TO AN
EXISTING SINGLE-FAMILY RESIDENCE***

**Montague Residence
1207 N. South Lake Drive
Hollywood, FL 33019**

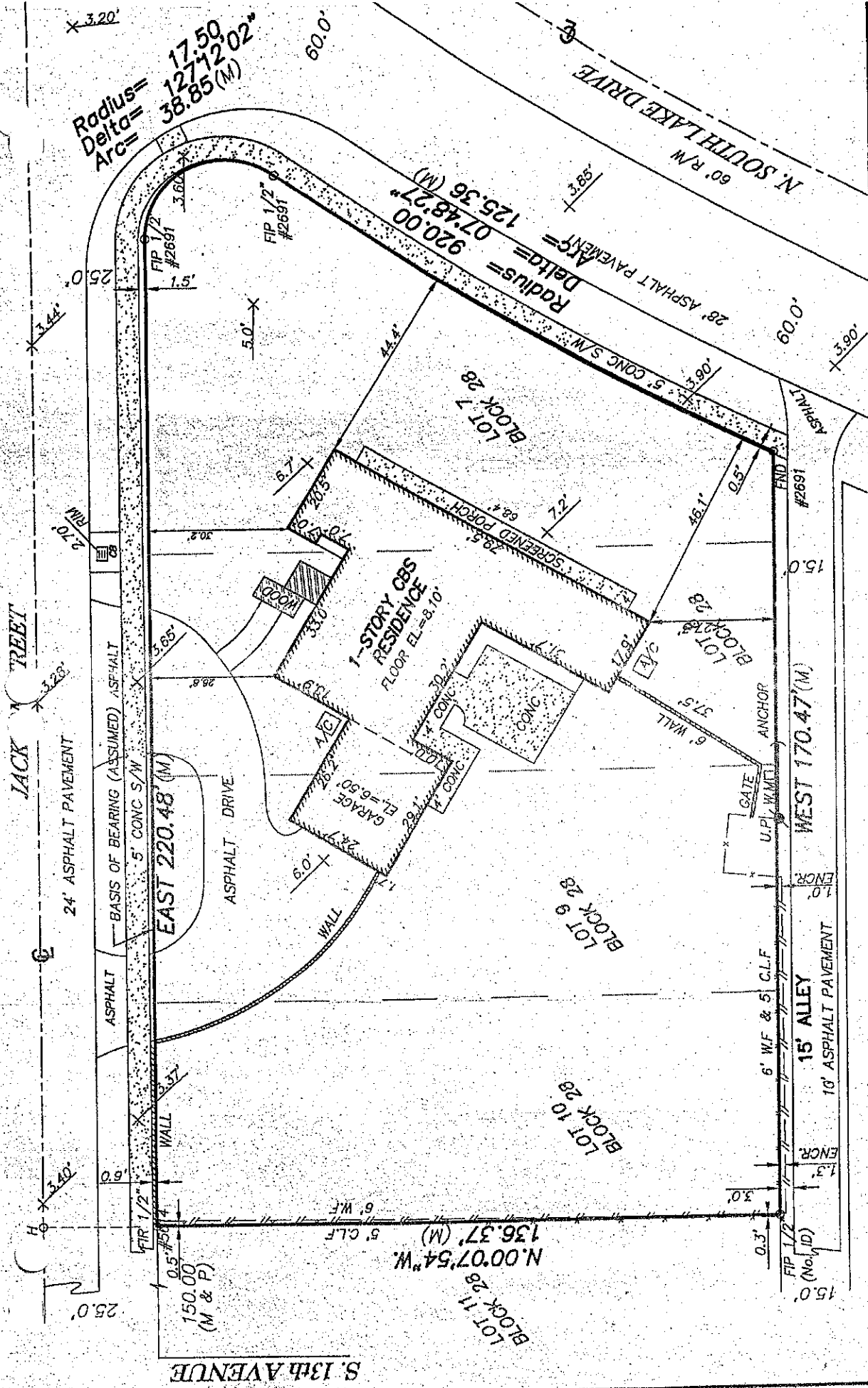


JAMES M. HOLLINGSWORTH P.A.
ARCHITECT

CERTIFICATE OF APPROPRIATENESS
APPLICATION PACKAGE:
*(AN ADDITION AND RENOVATION TO AN
EXISTING SINGLE-FAMILY RESIDENCE)*

Table of Contents:

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 - Exterior Elevations
 - Massing Study
 - Color Elevation
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PROPERTY ADDRESS: 1207 N. SOUTH LAKE DRIVE, HOLLYWOOD, FL 33019

DATE: 9/27/10

SCALE: 1" = 30'

JOB NO. 420-10

SHEET 1 OF 1

REVISIONS

DATE

DRAWN BY: MD

9/28/10

R.T. BOGLE & ASSOC., INC.

LAND SURVEYORS (LB # 4884)

7080 TAFT STREET, HOLLYWOOD, FL 33024

DATE OF SIGNATURE: 9/28/10

SEAL

NOT VALID UNLESS SIGNED AND STAMPED WITH IMPRESSED SEAL

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE AFFIXED SKETCH OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE: 9/27/10

SCALE: 1" = 30'

JOB NO. 420-10

SHEET 1 OF 1

DRAWN BY: MD

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ROBERT T. BOGLE

PROFESSIONAL SURVEYOR AND MAPPER (NO. 3277)

STATE OF FLORIDA

DATE OF SIGNATURE: 9/28/10

SEAL

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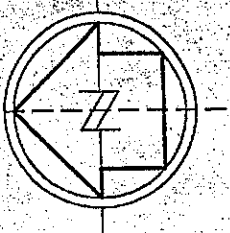
NOT VALID UNLESS SIGNED AND STAMPED WITH IMPRESSED SEAL

ROBERT T. BOGLE

PROFESSIONAL SURVEYOR AND MAPPER (NO. 3277)

STATE OF FLORIDA

LAND BOUNDARY SURVEY FOR: SKILES A. MONTAGUE & NAOMI S. MONTAGUE



LEGAL DESCRIPTION:

LOTS 7, 8, 9 AND 10, BLOCK 28, "HOLLYWOOD LAKES SECTION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION

COMMUNITY No.: 125113
 PANEL No.: 0317 G
 ZONE: AE
 BASE FLOOD ELEVATION: 8.0'
 EFFECTIVE: 10/2/97

NOTES:

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN ARE BASED ON NGVD (1929) AND ORIGINATE FROM CITY OF HOLLYWOOD BENCH MARK. P.K. NAIL & DISC. 5'+/- NORTH OF CENTERLINE OF N.S. LAKE DR. & 12th AVE. EL. = 3.10'
5. MEASURED BOUNDARY DIMENSIONS AGREE WITH RECORDED DIMENSIONS WITHIN ONE TENTH OF A FOOT (0.1') EXCEPT OTHERWISE SHOWN.
6. THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS EXCEPT OTHERWISE SHOWN.
7. THIS SURVEY WAS CARRIED OUT FOR TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
8. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

LEGEND:

A/C	=	AIR CONDITIONER
A.E.	=	ANCHOR EASEMENT
ALF	=	ALUMINUM FENCE ---x---
BM	=	BENCH MARK
C	=	COMPUTED
CL	=	CLEAR
CL	=	CENTERLINE
CB	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCTURE
C.L.F.	=	CHAIN LINK FENCE ---x---
CONC.	=	CONCRETE
D	=	DESCRIPTION
D.E.	=	DRAINAGE EASEMENT
D.M.E.	=	DRAINAGE MAINTENANCE EASEMENT
EL	=	ELEVATION
FND	=	FOUND NAIL & DISC
FDH	=	FOUND DRILL HOLE
FH	=	FIRE HYDRANT
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
FNC	=	FOUND NAIL AND CAP
FNT	=	FOUND NAIL & TAB
GV	=	GATE VALVE
I.E.	=	IRRIGATION EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
L.P.	=	LIGHT POLE
L.E.	=	LANDSCAPE EASEMENT
M	=	MEASURED
M.E.	=	MAINTENANCE EASEMENT
MH	=	MANHOLE
MF	=	METAL FENCE ---//---
No.ID	=	NUMBER NOT IDENTIFIED
###	=	NON VEHICULAR ACCESS LINE
OHW	=	OVERHEAD UTILITY WIRE ---OHW---
O.R.B.	=	OFFICIAL RECORDS BOOK
P	=	PLAT
P.C.	=	POINT OF CURVATURE
PLF.	=	PLASTIC FENCE ---//---
R	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.P.	=	POWER POLE
P.R.C.	=	POINT OF REVERSE CURVE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
R/W	=	RIGHT-OF-WAY
SIP	=	SET 5/8" STEEL PIPE
SIR	=	SET 1/2" IRON ROD #B4684
SNC	=	SET NAIL AND CAP LB#4684
S/W	=	SIDEWALK
S/L	=	STREET LIGHT
U.E.	=	UTILITY EASEMENT
U.P.	=	UTILITY POLE
WM	=	WATER METER
WF	=	WOOD FENCE ---//---
W F	=	WIRE FENCE ---x---

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use
Policy Number
Company NAIC Number

Building Owner's Name **SKILES MONTAGUE & NAOMI MONTAGUE**

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1207 N. SOUTH LAKE DRIVE

City **HOLLYWOOD** State **FL** ZIP Code **33019**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOTS 7, 8, 9 AND 10, BLOCK 28, HOLLYWOOD LAKES SECTION, 1/32 BROWARD

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **RESIDENTIAL**

A5. Latitude/Longitude: Lat. **N.26 00.54'** Long. **W.80 07.90'** Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **8**

A8. For a building with a crawl space or enclosure(s):
 a) Square footage of crawl space or enclosure(s) **2587** sq ft
 b) No. of permanent flood openings in the crawl space or enclosure(s) within 1.0 foot above adjacent grade **12**
 c) Total net area of flood openings in A8.b **936** sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage **598** sq ft
 b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **N/A**
 c) Total net area of flood openings in A9.b **N/A** sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number HOLLYWOOD 125113		B2. County Name BROWARD		B3. State FLORIDA	
B4. Map/Panel number 12011C 0317	B5. Suffix G	B6. FIRM Index Date 10/2/97	B7. FIRM Panel Effective/Revised Date 7/21/95	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8.0'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe) _____

2. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. Use the same datum as the BFE.

Benchmark Utilized **CITY OF HOLLYWOOD** Vertical Datum **NGVD29**

Conversion/Comments **N/A**

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.5	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of next higher floor	8.1	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of lowest horizontal structural member (V zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	6.5	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery and/or equipment servicing the building (Describe type of equipment and location in Comments)	6.8	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	6.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	7.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

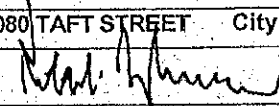
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

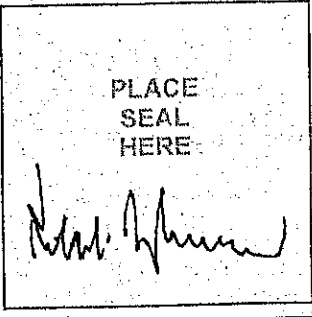
Check here if comments are provided on back of form. Were latitude and longitude in Section A provide by a licensed land surveyor? Yes No

Certifier's Name **ROBERT T. BOGLE** License Number **LS. NO. 3277**

Title **REGISTERED LAND SURVEYOR** Company Name **R.T. BOGLE & ASSOCIATES, INC.**

Address **7080 TAFT STREET** City **HOLLYWOOD** State **FLORIDA** ZIP Code **33024**

Signature  Date **9/27/10** Telephone **(954) 961 8008**



IMPORTANT: In these spaces, copy the corresponding information from Section A.

For Insurance Company Use

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number

1207 NORTH SOUTHLAKE DRIVE

Company NAIC Number

City: HOLLYWOOD State FL ZIP Code 33019

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A/C ON CONCRETE.

Signature

Date 9/27/10

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO

G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ feet meters (PR) Datum _____

G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name

Title

Community Name

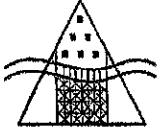
Telephone

Signature

Date

Comments

Check here if attachments



JAMES M. HOLLINGSWORTH, P.A.
ARCHITECT

September 28, 2010

City of Hollywood
Historic Preservation Board

RE: Montague Residence
1207 N. South Lake Drive
Hollywood, FL 33019

Dear Board Members:

The project designed by our office at 1207 N. South Lake Drive is a remodel and addition to an existing single family residence in the Hollywood Lakes neighborhood. The project consists of a new raised entry feature and a new covered patio at the rear. The remaining façade will get a facelift to replace any damaged, rusted, or rotted materials, and new paint will be applied. The original residence was completed in approximately 1950.

The existing residence is an example of the moderne style of architecture popular at the time. The exterior fenestration is very horizontal with a gull-wing roof design and decorative horizontal banding/texture on the exterior. The roof itself is nearly flat, rendering the roofing material itself unobservable from the street. The house is currently painted off-white.

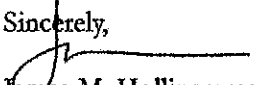
Our client has requested an upgrade to the existing residence entry to achieve protection from the rain. The design of the current roof system channels all run-off to the front and rear elevations. The solution proposed by our office will add an entry feature which is higher than the valley which conducts the run-off. The raised feature will create a visual definition to signify the location of the front door and entry for the residence, and offer a covered area for visitors when they arrive at the home. The rear roof plane will simply be extended to provide a covered patio area.

The massing of the home remains predominately horizontal, while at the same time providing some relief in the low eaves located above the entrance. The remainder of the residence will be restored to original condition to the greatest extent possible, keeping its original historic character intact.

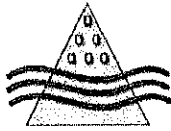
The colors of the home are chosen from the color palette provided by the City of Hollywood for historical properties in the neighborhood. The colors are chosen to compliment the moderne style of the time and accentuate the architectural detailing.

It is our intention to design a project which will enhance the historical fabric of the Hollywood Lakes neighborhood by continuing a respected architectural style and simultaneously providing a functional aesthetic for the residents. We feel we have been successful in doing so, and provided a project that integrates well with the neighboring homes.

Sincerely,


James M. Hollingsworth
Architect
FL AR0013919

AR0013919
9/28/10



JAMES M. HOLLINGSWORTH, P.A.
ARCHITECT

October 19, 2010

City of Hollywood
Historic Preservation Board

RE: Montague Residence
1207 N. South Lake Drive
Hollywood, FL 33019

CRITERIA STATEMENT

Dear Board Members:

The project designed by our office at 1207 N. South Lake Drive is an addition/remodel to an existing single family residence in the Hollywood Lakes section of the city. The project includes a remodeled foyer, a new covered entry, and a rear-yard roof extension to create a covered patio. The current residence has been maintained in excellent condition since its construction completion in 1952.

The existing residence was designed by architect Robert Hansen, and is typical of a mid-century modern architectural style. The home features an inverted, "gull-wing" roof design with shallow roof pitch, horizontal roof planes, and linear coursing of the original brick details. Geometric massing, simple lines, and broad overhangs varying from 3 to 4 feet complete the modern look of the home.

One of the homes unique features also creates a practical difficulty which our client has requested that we solve. The low point, or valley, of the "gull-wing" roof design channels rainfall to the current location of the front entrance door. A lack of a covered roof area over the front door also adds to the problem one experiences when trying to enter the residence during or after rains. A similar condition causes runoff to wash across the patio at the rear of the home.

Our proposed solution is to raise the entry foyer roof above the level of the existing valley configuration, and add a covered area above the front door. This eliminates the water from being channeled to the front door and provides shelter for guests entering and exiting the residence. Existing features of the residence, such as strong horizontal lines, linear coursing, and a shallow roof pitch, are repeated in the new entry. At the rear of the residence, the existing roof planes are simply extended out and over the patio to form a sheltered area for the residents.

The existing east facing linear porch has a deteriorated concrete foundation and columns which will be patched and painted as required.

The massing of the home remains one story through-out with a horizontal emphasis in the details. The objective of the remodel is to solve existing drainage problems inherent in the original design, while keeping the integrity of the unique mid-century modern style.

The colors of the home are chosen from the color palette provide by the City of Hollywood for historical properties in the neighborhood. The colors are chosen to be complimentary of the mid-century style of the home. In keeping with mid-century design, strong colors have been avoided, and the overall base color will be a light gray with a warmer grey accent color.

It is our intention to design a project which will enhance the historical fabric of the Hollywood Lakes neighborhood by incorporating a solution for our clients which is in keeping with the unique and special design of the original home. We feel we have been successful in doing so, and provided a project that integrates well with the neighboring homes.

Sincerely,

James M. Hollingsworth

James M. Hollingsworth
Architect
FL AR0013919



1950



CITY of HOLLYWOOD, FLORIDA

RECORDS & ARCHIVES DIVISION

2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3545 • Fax (954) 921-3417 • www.hollywoodfl.org

Richard Roberts
Director

October 18, 2010

Joshua Vera
Office of James M Hollingsworth
2208 NE 26 Street
Ft. Lauderdale, FL 33306

VIA FACSIMILE

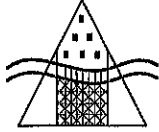
Dear Mr. Vera,

This letter is to confirm that a search of the records available in the City of Hollywood's Records and Archives Division indicated that no further records beyond those in your possession are available for 1207 North Southlake Drive.

Please let me know if this Division can be of any further assistance.

Sincerely,

Richard Roberts
Director

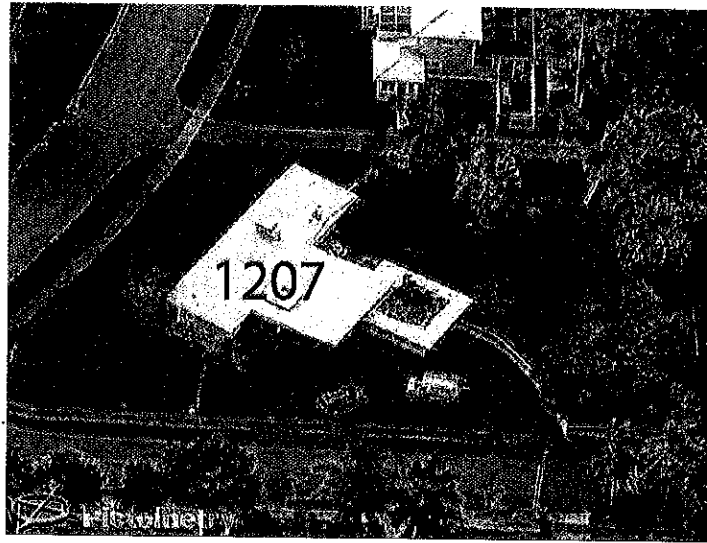


JAMES M. HOLLINGSWORTH P.A.
ARCHITECT

PERMIT HISTORY:

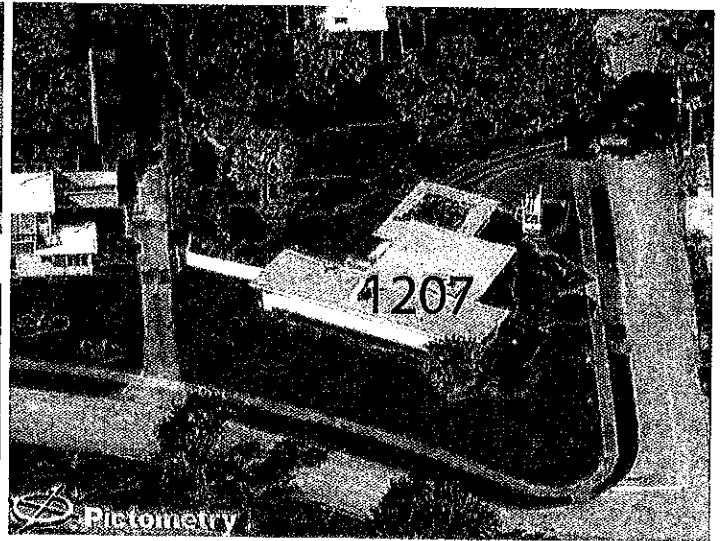
1207 N SOUTH LAKE DR

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B8802019	RE-ROOF-FLAT		9/20/1988
Details		B8803296	FENCE-WOOD,CHAIN LINK,ETC.		11/22/1988
Details		E09-102153	ELECTRICAL WORK	1/6/2010	1/6/2010
Details	41106	M0300424	A/C - CENTRAL - REPLACEMENT	11/1/2002	3/19/2003
Details	53199	M0301555	A/C - CENTRAL - REPLACEMENT	7/25/2003	10/8/2003
Details		P09-101343	HOT WATER HEATER	12/21/2009	12/23/2009



1207
N. South
Lake Drive

North View

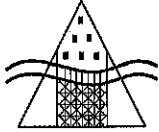


West View

East View

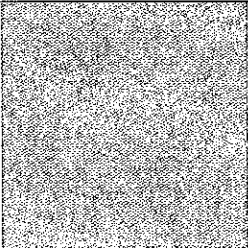


South View

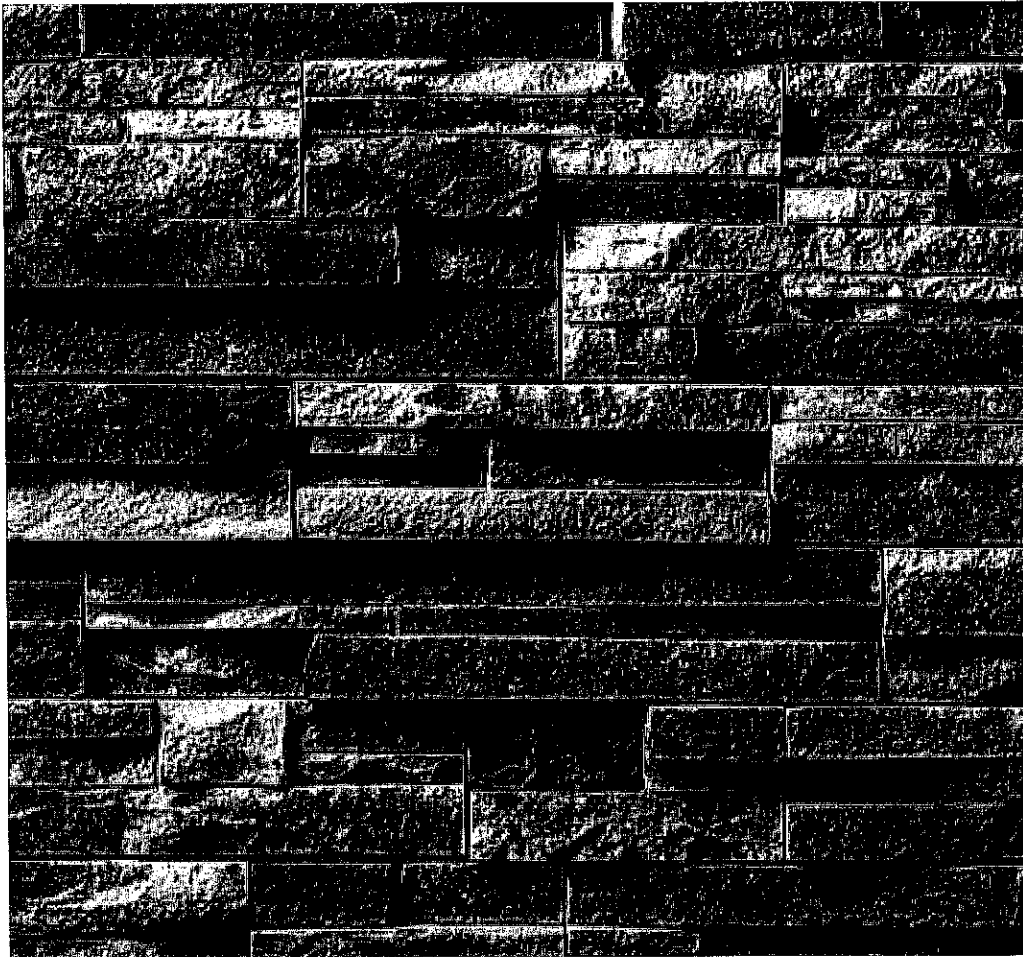


JAMES M. HOLLINGSWORTH P.A.
ARCHITECT

PAINT SWATCHES:

	<p>Sherwin Williams SW 1038: Architectural Gray</p> <p>Use: Main House Color</p>
	<p>Sherwin Williams SW 1036: Landmark Gray</p> <p>Use: Front Entrance Accent Wall</p>

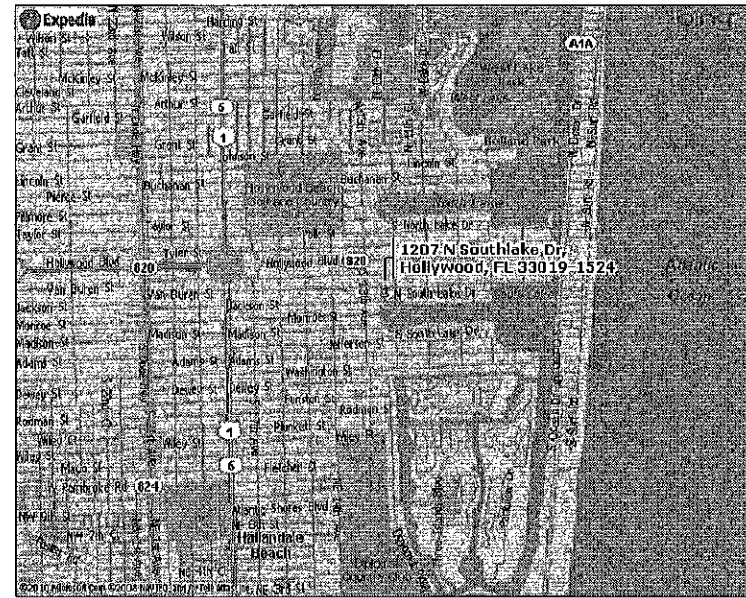
Montague Residence
1207 N South Lake Blvd.
Hollywood, FL 33019



"The Preferred Name In Stone"

Chardonay

420113



LOCATION MAP

MONTAGUE RESIDENCE - A REMODEL TO AN EXISTING SINGLE-FAMILY RESIDENCE

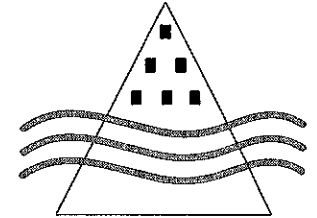
1207 N. SOUTH LAKE DRIVE
HOLLYWOOD, FL 33019

PROJECT DATA
 ZONED: RS-6 (RESIDENTIAL)
 FRONT SETBACK: 25'
 SIDE SETBACK (INTERIOR): 7'-6"
 SIDE SETBACK (STREET): 15'-0"
 REAR SETBACK: 15% OF LOT DEPTH = 30'-4"

MIN. LOT AREA: 6,000 SQ.FT. ACTUAL LOT AREA: 26,920 SQ.FT.
 MIN. FLOOR AREA: 1,000 SQ.FT. ACTUAL FLOOR AREA: 2,540 SQ.FT.
 MIN. LOT WIDTH: 60'-0" ACTUAL LOT WIDTH: ± 133'-2"
 MAX. HEIGHT: 30' (N.T.E. 2 STORIES) ACTUAL HEIGHT: ± 14'-1"
 REQUIRED PARKING SPACES: 2 ACTUAL PARKING SPACES: 5
 PERVIOUS AREA: 75.9 % NON-PERVIOUS AREA: 24.1 %

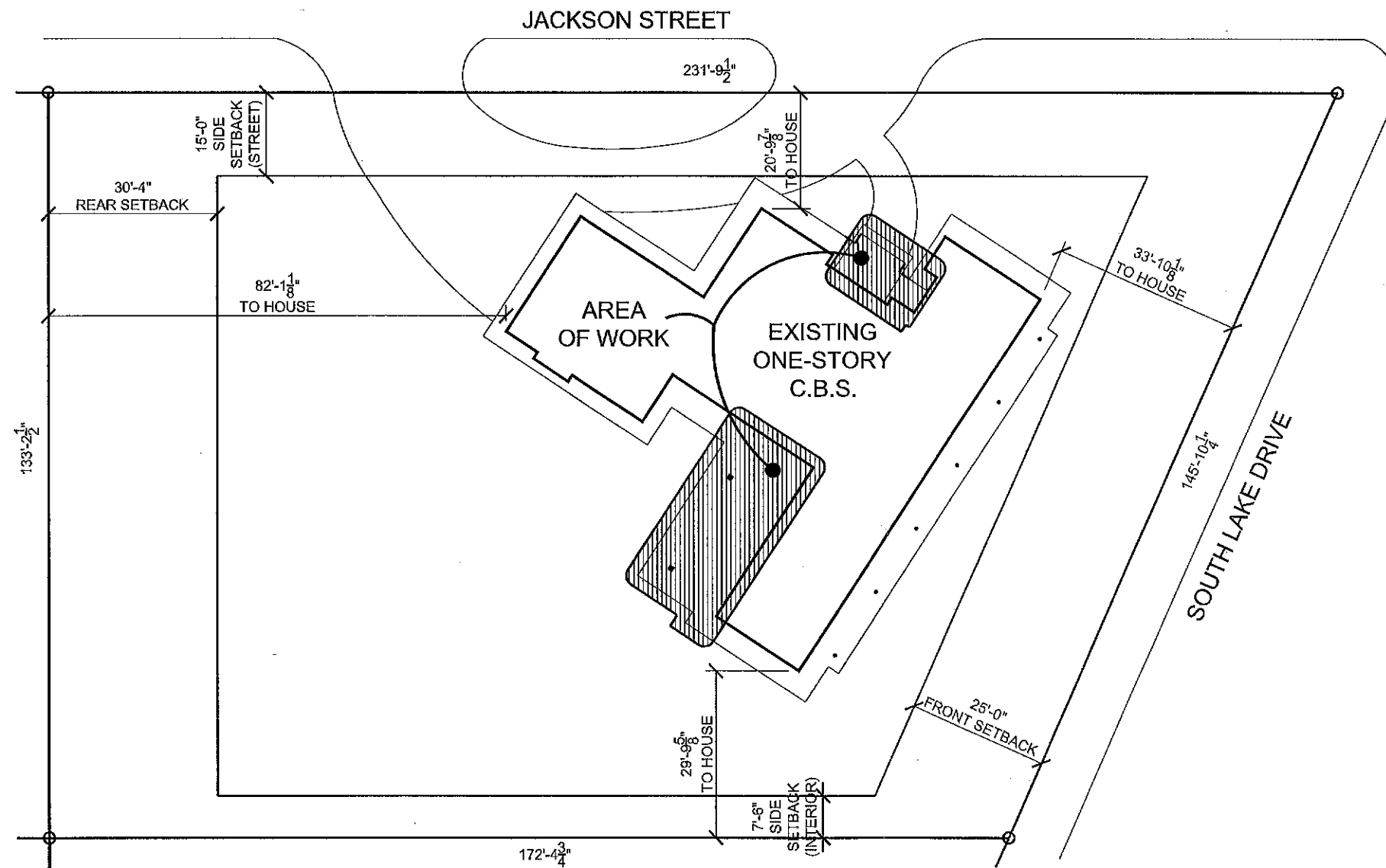
TABULAR DATA:

NUMBER OF DWELLING UNITS:	1
EXISTING FLOOR (A/C) =	2,540 S.F.
EXISTING GARAGE / PATIOS (NON-A/C) =	947 S.F.
PROPOSED ADDITION - FIRST FLOOR (A/C) =	-29 S.F.
PROPOSED COVERED PATIOS (NON-A/C) =	548 S.F.
TOTAL RESIDENCE =	4,006 S.F.



James M. Hollingsworth P.A.,
Architect - AR# 0013919

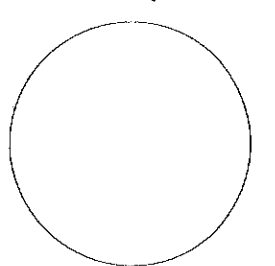
2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1396
Fax: 954.630.1399



Project Name:
**Montague Residence - A
 Remodel to an Existing Single
 Family Residence**
 1207 N. South Lake Drive
 Hollywood, Florida 33019

Project Name:

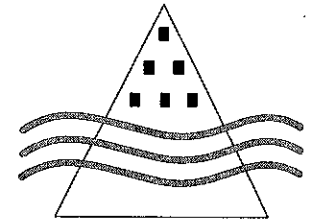
Seal James M. Hollingsworth © 2010



Sheet Title
**SITE PLAN &
 PROJECT
 INFORMATION**

Sheet #

A-0



James M. Hollingsworth P.A.,
Architect - AR# 0013919

2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1398
Fax: 954.630.1399

Montague Residence - A
Remodel to an Existing Single
Family Residence
1207 N. South Lake Drive
Hollywood, Florida 33019

Project Name:

Seal

James M. Hollingsworth

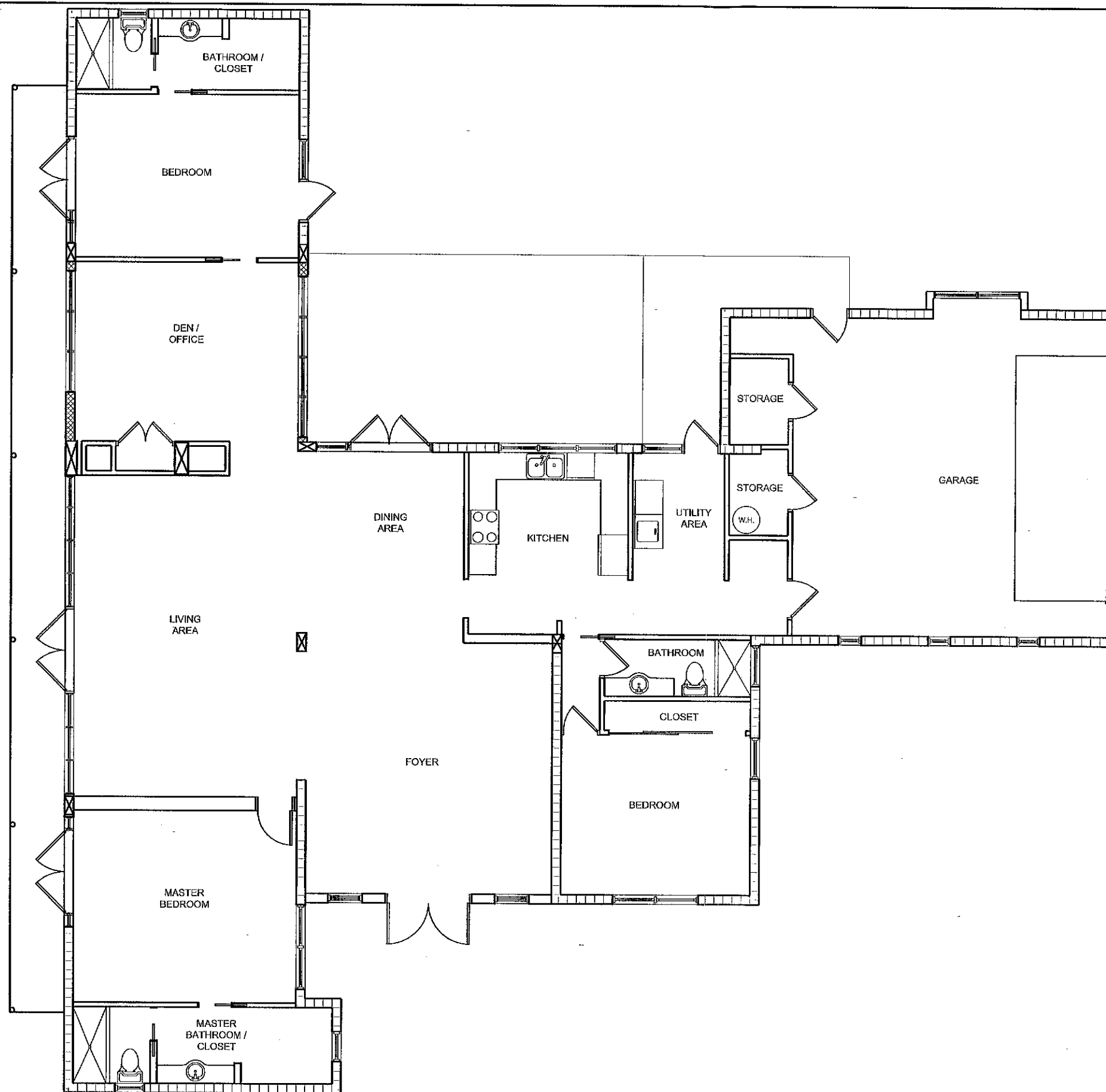
© 2010

Sheet Title

**EXISTING
FLOOR PLAN**

Sheet #

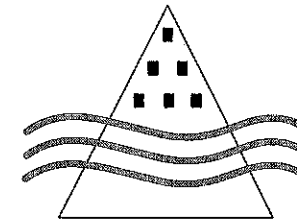
A-1



EXISTING FIRST FLOOR PLAN



1

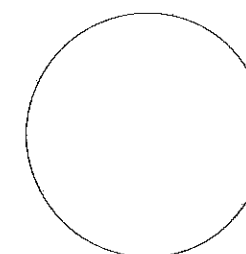


James M. Hollingsworth P.A.,
Architect - AR# 0013919

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Phone: 954.630.1398
Fax: 954.630.1399

Project Name:
Montague Residence - A
Remodel to an Existing Single
Family Residence
1207 N. South Lake Drive
Hollywood, Florida 33019

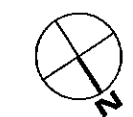
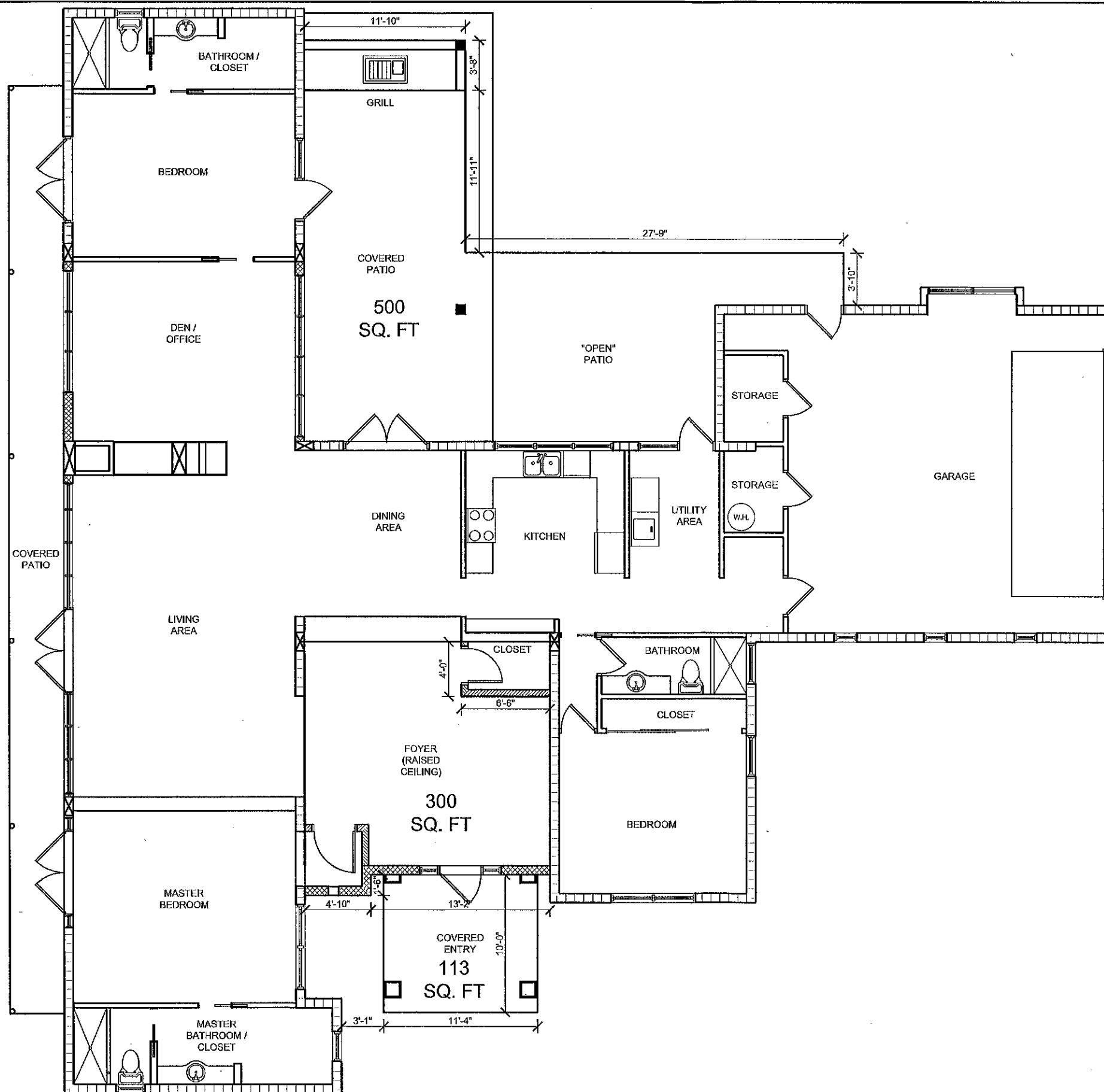
Seal James M. Hollingsworth © 2010



Sheet Title
PROPOSED
FLOOR PLAN

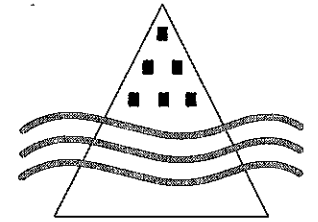
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A-2



PROPOSED FIRST FLOOR PLAN





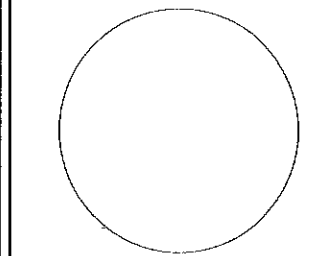
James M. Hollingsworth P.A.,
Architect - AR# 0013919

2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1398
Fax: 954.630.1399

Project Name:
Montague Residence - A
Remodel to an Existing Single
Family Residence
1207 N. South Lake Drive
Hollywood, Florida 33019

Project Name:

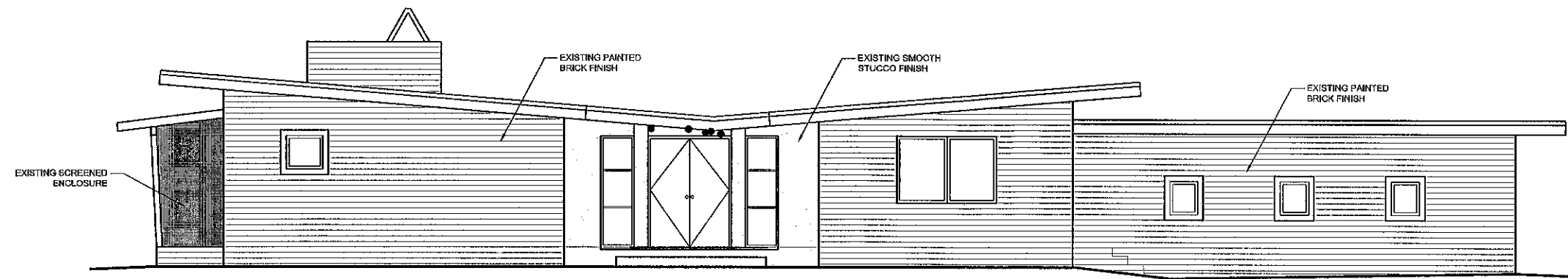
Seal James M. Hollingsworth © 2010



Sheet Title
EXTERIOR ELEVATIONS

Sheet #

A-3

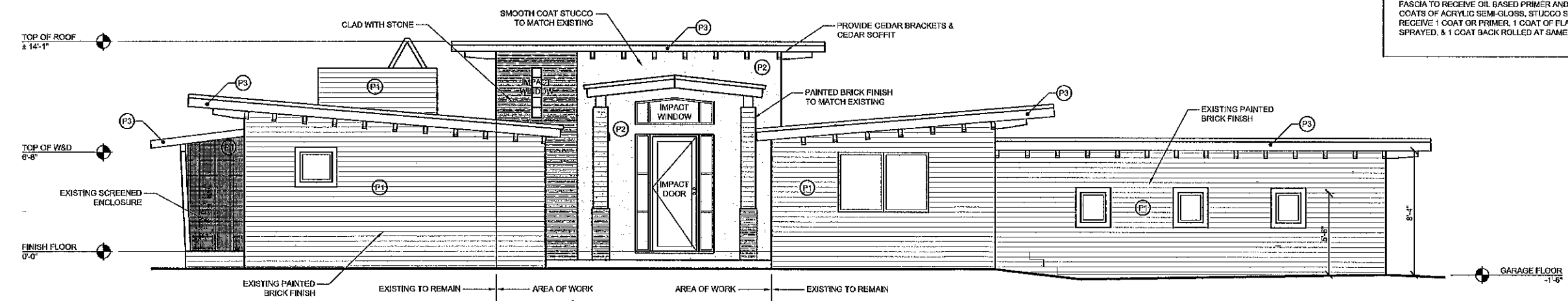


EXISTING NORTH (FRONT) ELEVATION 1/8" = 1'-0" 2

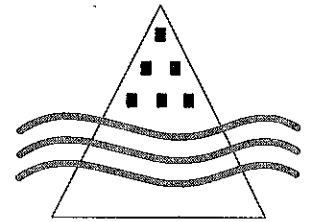
EXTERIOR PAINT

- (P1) MAIN COLOR - SW 1038 "ARCHITECTURAL GRAY"
- (P2) ACCENT COLOR - SW 1036 "LANDMARK GRAY"
- (P3) TRIM COLOR - WHITE

NOTE: PAINT SHALL BE SHERWIN WILLIAMS BRAND. FASCIA TO RECEIVE OIL BASED PRIMER AND 2 COATS OF ACRYLIC SEMI-GLOSS. STUCCO SHALL RECEIVE 1 COAT OF PRIMER, 1 COAT OF FLAT PAINT SPRAYED, & 1 COAT BACK ROLLED AT SAME TIME.



PROPOSED NORTH (FRONT) ELEVATION 1/8" = 1'-0" 1



James M. Hollingsworth P.A.,
Architect - AR# 0013919

2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1398
Fax: 954.630.1399

Project Name:
Montague Residence - A
Remodel to an Existing Single
Family Residence
1207 N. South Lake Drive
Hollywood, Florida 33019

Project Name:

Seal

James M. Hollingsworth

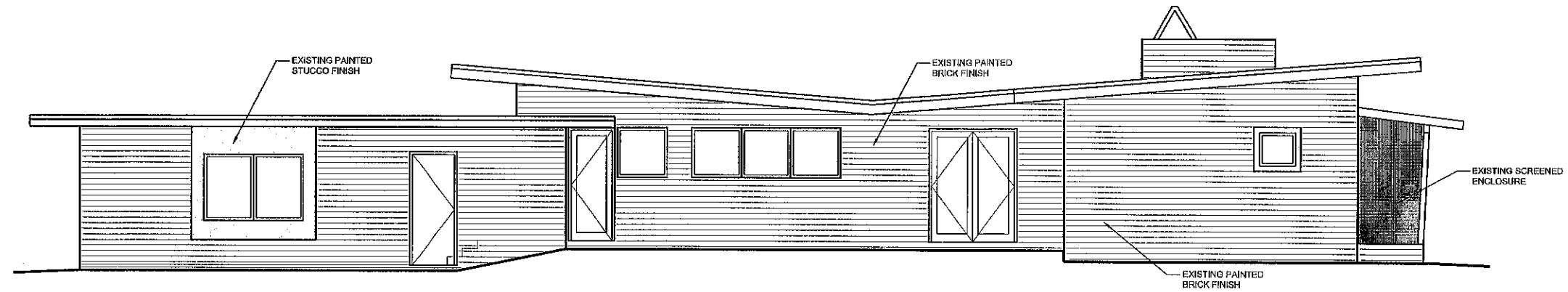
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Sheet Title

EXTERIOR
ELEVATIONS

Sheet #

A-4



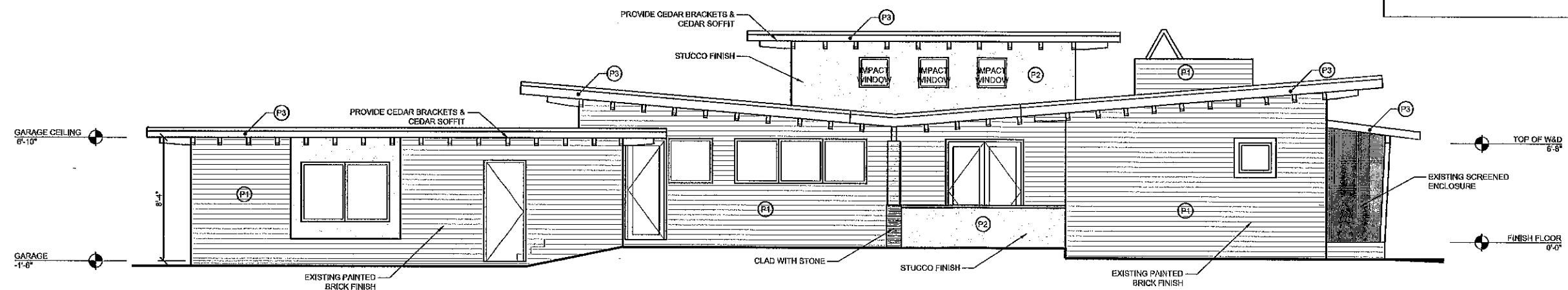
EXISTING SOUTH (REAR) ELEVATION

Scale: 1/8" = 1'-0"
Sheet: 2

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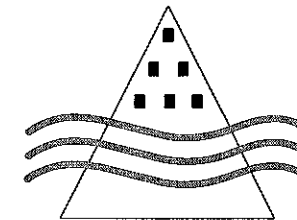
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- (P2) ACCENT COLOR - SW 1036 "LANDMARK GRAY"
- (P3) TRIM COLOR - WHITE

NOTE: PAINT SHALL BE SHERWIN WILLIAMS BRAND. FASCIA TO RECEIVE OIL BASED PRIMER AND 2 COATS OF ACRYLIC SEMI-GLOSS. STUCCO SHALL RECEIVE 1 COAT OF PRIMER, 1 COAT OF FLAT PAINT SPRAYED, & 1 COAT BACK ROLLED AT SAME TIME.



PROPOSED SOUTH (REAR) ELEVATION

Scale: 1/8" = 1'-0"
Sheet: 1



James M. Hollingsworth P.A.,
Architect - AR# 0013919

2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1388
Fax: 954.630.1399

Montague Residence - A
Remodel to an Existing Single
Family Residence
1207 N. South Lake Drive
Hollywood, Florida 33019

Project Name:

Seal

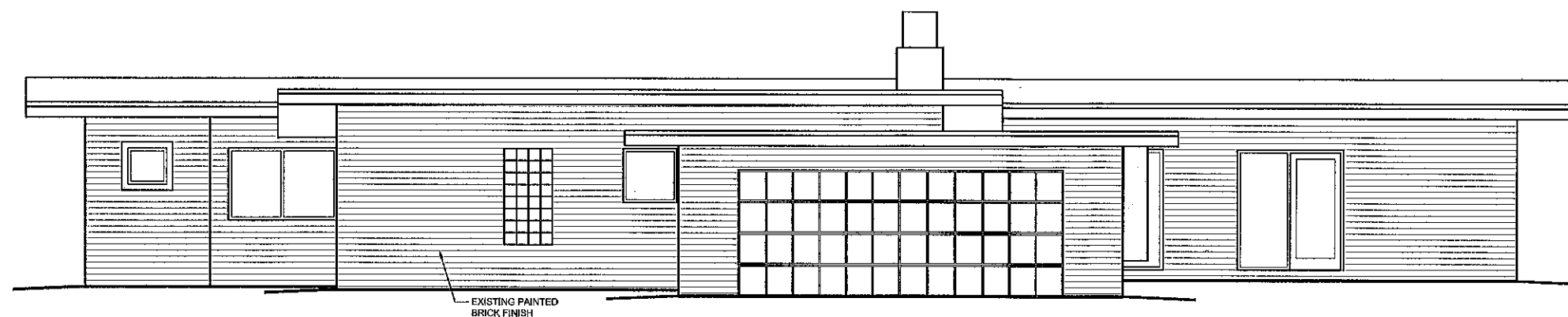
James M. Hollingsworth © 2010

Sheet Title

**EXTERIOR
ELEVATIONS**

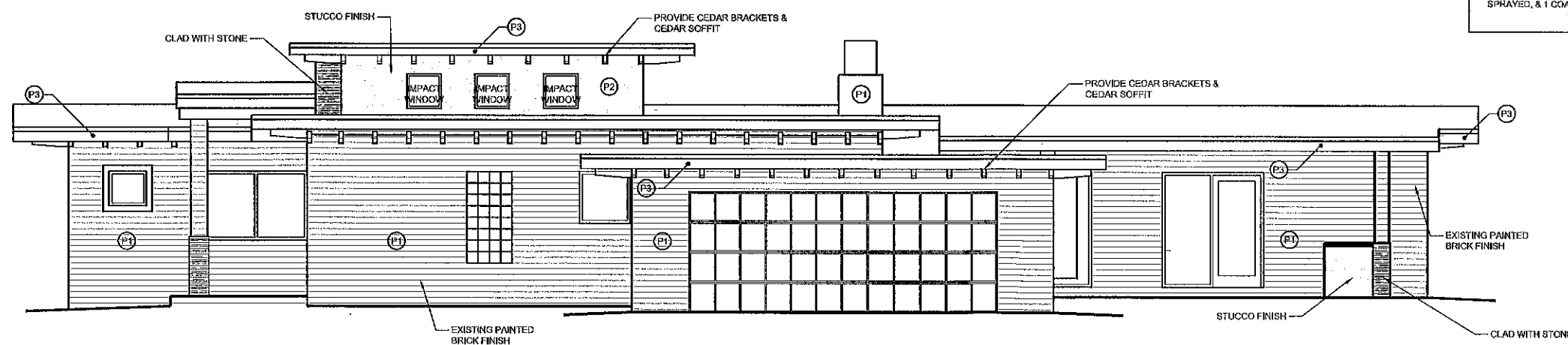
Sheet #

A-5



EXISTING WEST (SIDE) ELEVATION

Scale: 1/8" = 1'-0"
Sheet: 2



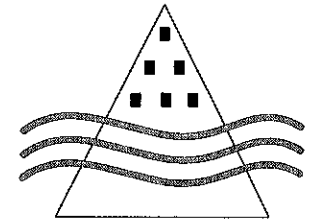
EXTERIOR PAINT

- (P1) MAIN COLOR - SW 1038 "ARCHITECTURAL GRAY"
- (P2) ACCENT COLOR - SW 1036 "LANDMARK GRAY"
- (P3) TRIM COLOR - WHITE

NOTE: PAINT SHALL BE SHERWIN WILLIAMS BRAND. FASCIA TO RECEIVE OIL BASED PRIMER AND 2 COATS OF ACRYLIC SEMI-GLOSS. STUCCO SHALL RECEIVE 1 COAT OF PRIMER, 1 COAT OF FLAT PAINT SPRAYED, & 1 COAT BACK ROLLED AT SAME TIME.

PROPOSED WEST (SIDE) ELEVATION

Scale: 1/8" = 1'-0"
Sheet: 1



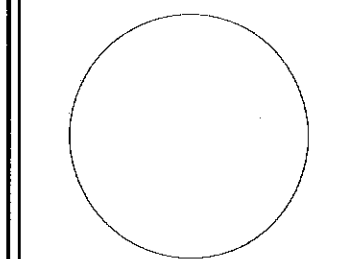
James M. Hollingsworth P.A.,
Architect - AR# 0013919

2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1398
Fax: 954.630.1399

Montague Residence - A
Remodel to an Existing Single
Family Residence
1207 N. South Lake Drive
Hollywood, Florida 33019

Project Name:

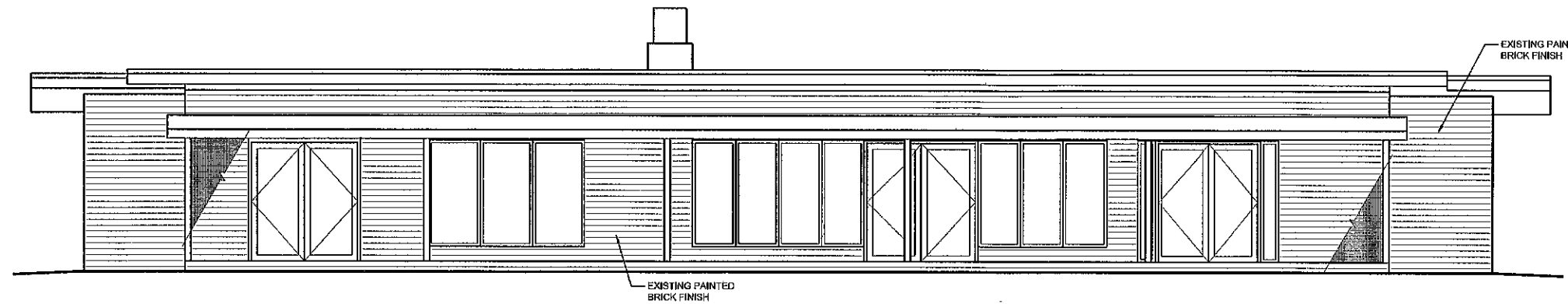
Seal James M. Hollingsworth © 2010



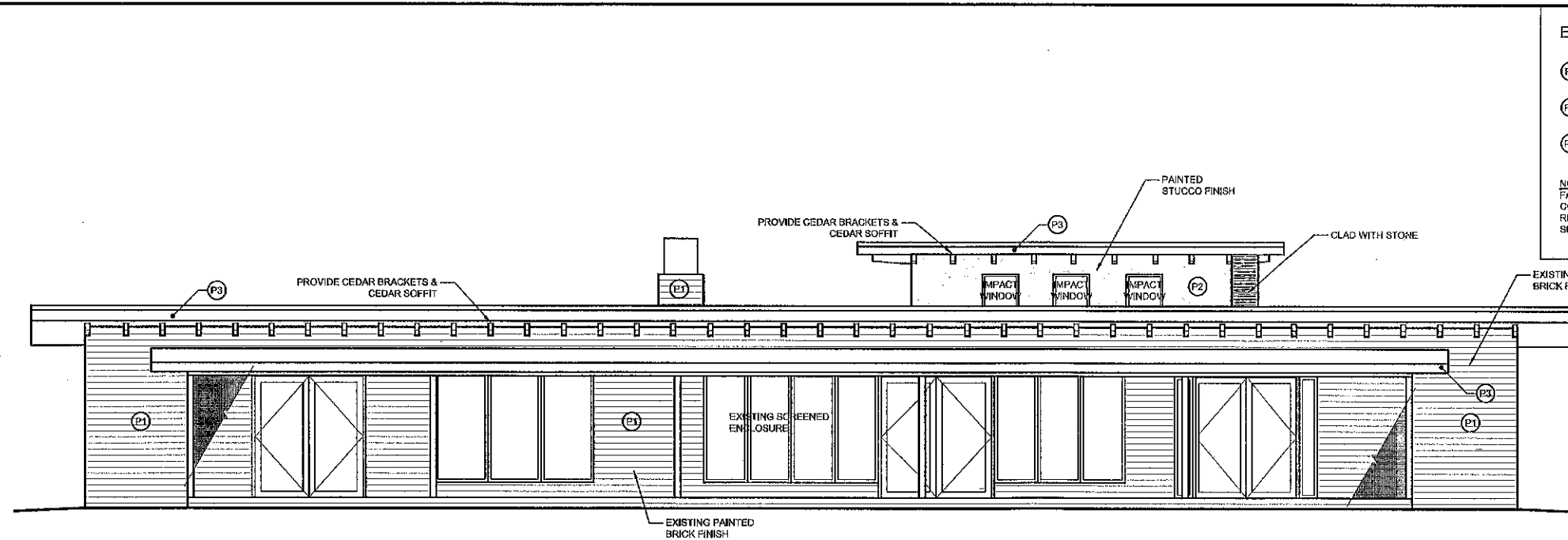
Sheet Title
EXTERIOR
ELEVATIONS

Sheet #

A-6



EXISTING EAST (SIDE) ELEVATION 18/10 2

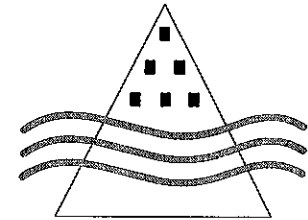


EXTERIOR PAINT

- (P1) MAIN COLOR - SW 1088 "ARCHITECTURAL GRAY"
- (P2) ACCENT COLOR - SW 1036 "LANDMARK GRAY"
- (P3) TRIM COLOR - WHITE

NOTE: PAINT SHALL BE SHERWIN WILLIAMS BRAND. FASCIA TO RECEIVE OIL BASED PRIMER AND 2 COATS OF ACRYLIC SEMI-GLOSS. STUCCO SHALL RECEIVE 1 COAT OF PRIMER, 1 COAT OF FLAT PAINT SPRAYED, & 1 COAT BACK ROLLED AT SAME TIME.

PROPOSED EAST (SIDE) ELEVATION 18/10 1



James M. Hollingsworth P.A.,
Architect - AR# 0013919

2208 N.E. 26th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1398
Fax: 954.630.1399

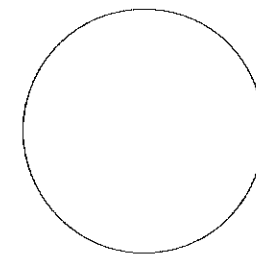
Project Name:

**Montague Residence - A
Remodel to an Existing Single
Family Residence**

1207 N. South Lake Drive
Hollywood, Florida 33019

Seal

James M. Hollingsworth e 2010

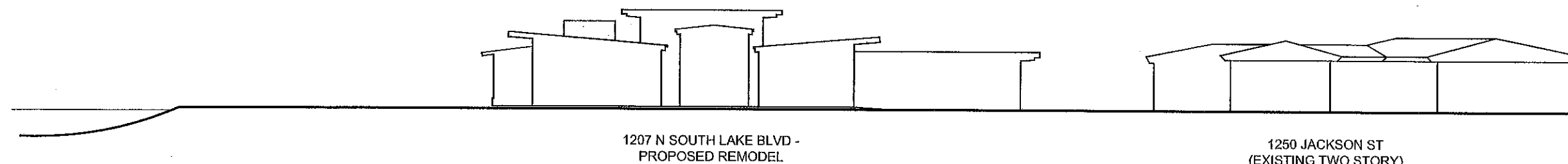


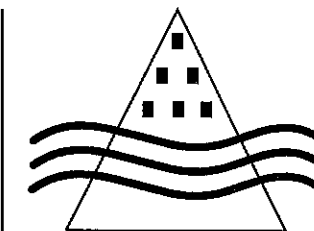
Sheet Title

**MASSING
STUDY**

Sheet #

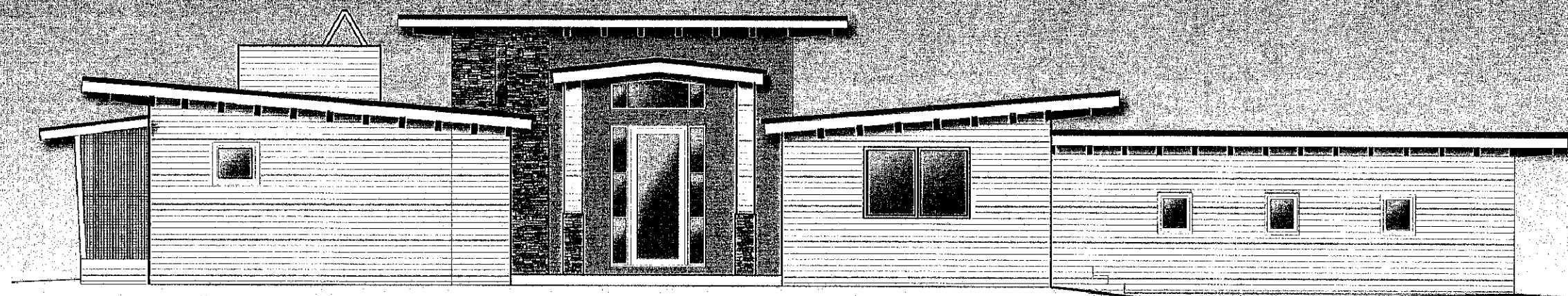
A-7





James M. Hollingsworth P.A.,
Architect - AR# 0013919

2208 N.E. 28th Street
Fort Lauderdale, Florida 33305
Phone: 954.630.1398
Fax: 954.630.1399

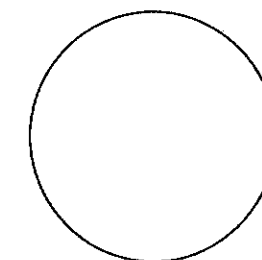


Project Name:

Montague Residence - A
Remodel to an Existing Single
Family Residence
1207 N. South Lake Drive
Hollywood, Florida 33019

Seal

James M. Hollingsworth © 2010



Sheet Title

FRONT
ELEVATION

Sheet #

A-8

NORTH (FRONT) ELEVATION

Scale
N.T.S.

Sheet #
1

OFFICE OF PLANNING



File No. (to be filed by the Office of Planning): 10-C-71

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

- Development Review Board
- Historic Preservation Board
- Planning and Zoning Board
- Technical Advisory Committee
- City Commission

Date of Application: 9/28/10

Location Address: 1207 N. SOUTHLAKE DR.

Lot(s): 7, 9, 9 + 10 Block(s): 28 Subdivision: HOLLYWOOD LAKES

Folio Number(s): 514214014800

Zoning Classification: RESIDENTIAL Land Use Classification: RS-6

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 2797

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

- Economic Roundtable
- Technical Advisory Committee
- Development Review Board
- Planning and Zoning Board
- Historic Preservation Board
- City Commission

Explanation of Request: APPROVAL TO REMODEL ENTRANCE

Number of units/rooms: 1 UNIT Sq Ft: 4,006 SF

Value of Improvement: 100K Estimated Date of Completion: 5/10

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: SKILES + NAOMI MONTAGUE

Address of Property Owner: 1207 N

Telephone: 954-249-8519 Fax: N/A Email Address: SAM.MONTAGU@GMAIL

Name of Consultant/Representative/Tenant (circle one): JAMES HOLLINGSWORTH CO

Address: 2208 NE 26 ST. Telephone: 954 630 1398

Fax: 954 630 1399 Email Address: bo@HollingsworthARCHITECTS.COM

Date of Purchase: 1985 Is there an option to purchase the Property? Yes () No ()

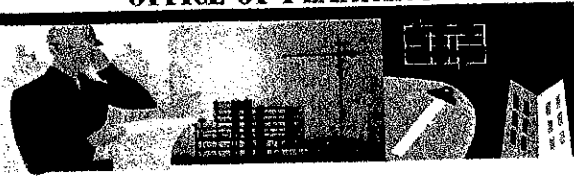
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

OFFICE OF PLANNING



GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: [Signature] Date: 9/28/10

PRINT NAME: SKILES MONTAGUE Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) RENOVATION to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 28 day of September

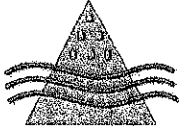
[Signature]
Notary Public State of Florida



[Signature]
SIGNATURE OF CURRENT OWNER

SKILES MONTAGUE
PRINT NAME

My Commission Expires: 10/30/12 (Check One) _____ Personally known to me; OR D.L.



JAMES M. HOLLINGSWORTH, P.A.
ARCHITECT

CERTIFICATION LETTER

City of Hollywood

Date: October 15, 2010

Applicant: Skiles & Naomi Montague

Subject Property: Hollywood Lakes Section 1-32 B Lot 7 to 10 Block 28.

Address: 1207 N. South Lake Drive
Hollywood, FL 33019

Application Type: Certificate of Appropriateness
Historical Preservation Board

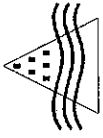
This letter certifies that the attached address labels were produced from a list of property owners, using the latest tax folio rolls supplied by the Broward County Property Appraisers Office. This list includes all properties with 300 feet of each property line of the subject site, in compliance with the City of Hollywood notification requirements.

The letters were placed in the mail today, October 15, 2010.

Per the attached photograph the required signs have also been posted on the property as of today, October 15, 2010.

Sincerely,

James Hollingsworth
Architect
AR 0013939

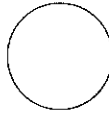


James H. Hedgesworth P.A.
 Architects - P.A. 04121713
 1207 N. South Lake Drive
 Hollywood, Florida 33019
 Phone: 305.961.1700
 Fax: 305.961.1701

Project Name:
**Montague Residence - A Remodel
 to an Existing Single Family Residence**
 1207 N. South Lake Drive
 Hollywood, Florida 33019

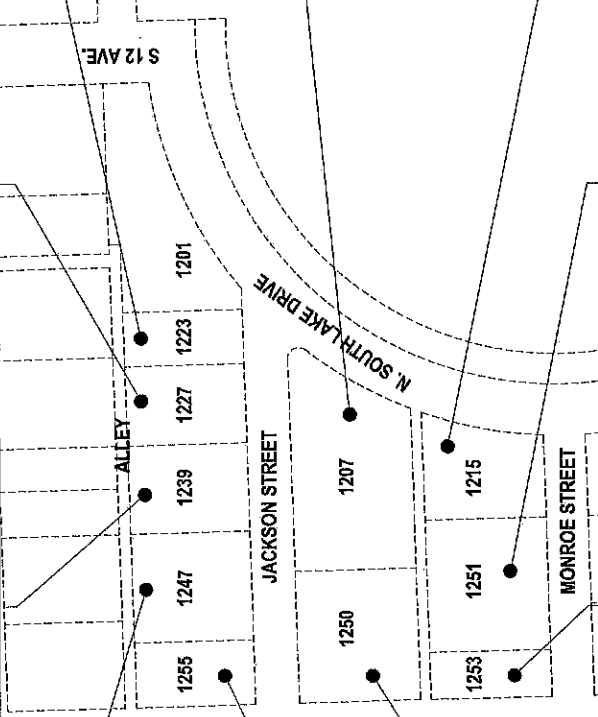
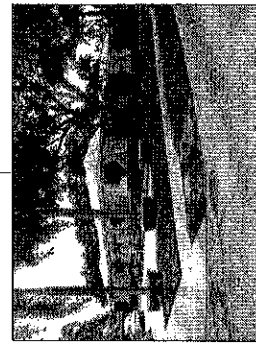
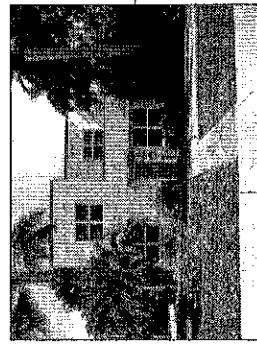
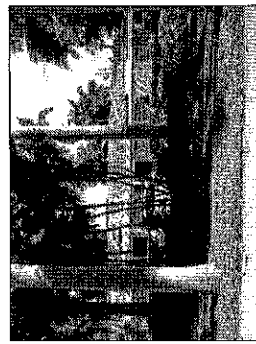
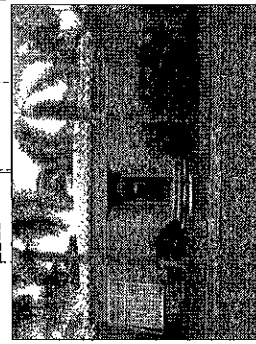
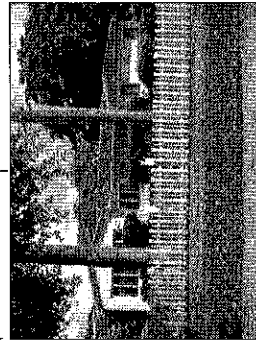
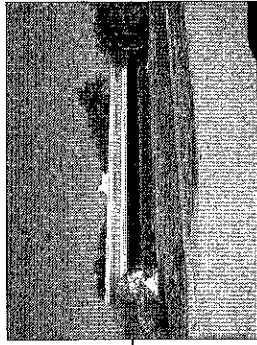
Sheet Number	Sheet Title	Revision

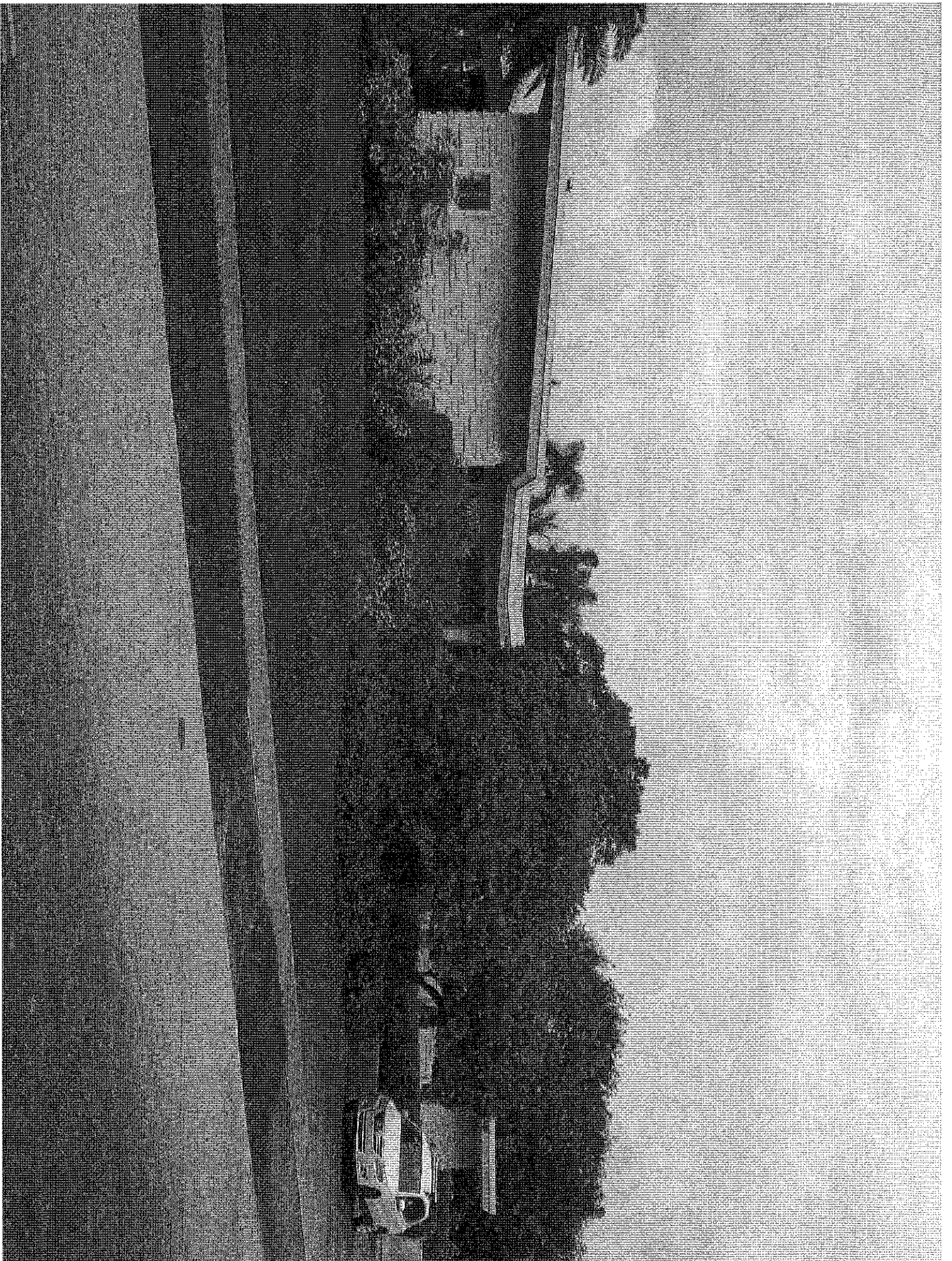
Sheet Information
 Date: September 25, 2010
 Job Number: 1000000000
 Client: J.H.H. P.A.
 Designer: J.H.H. P.A.
 Architect: J.H.H. P.A.
 Scale: 1/8" = 1'-0"

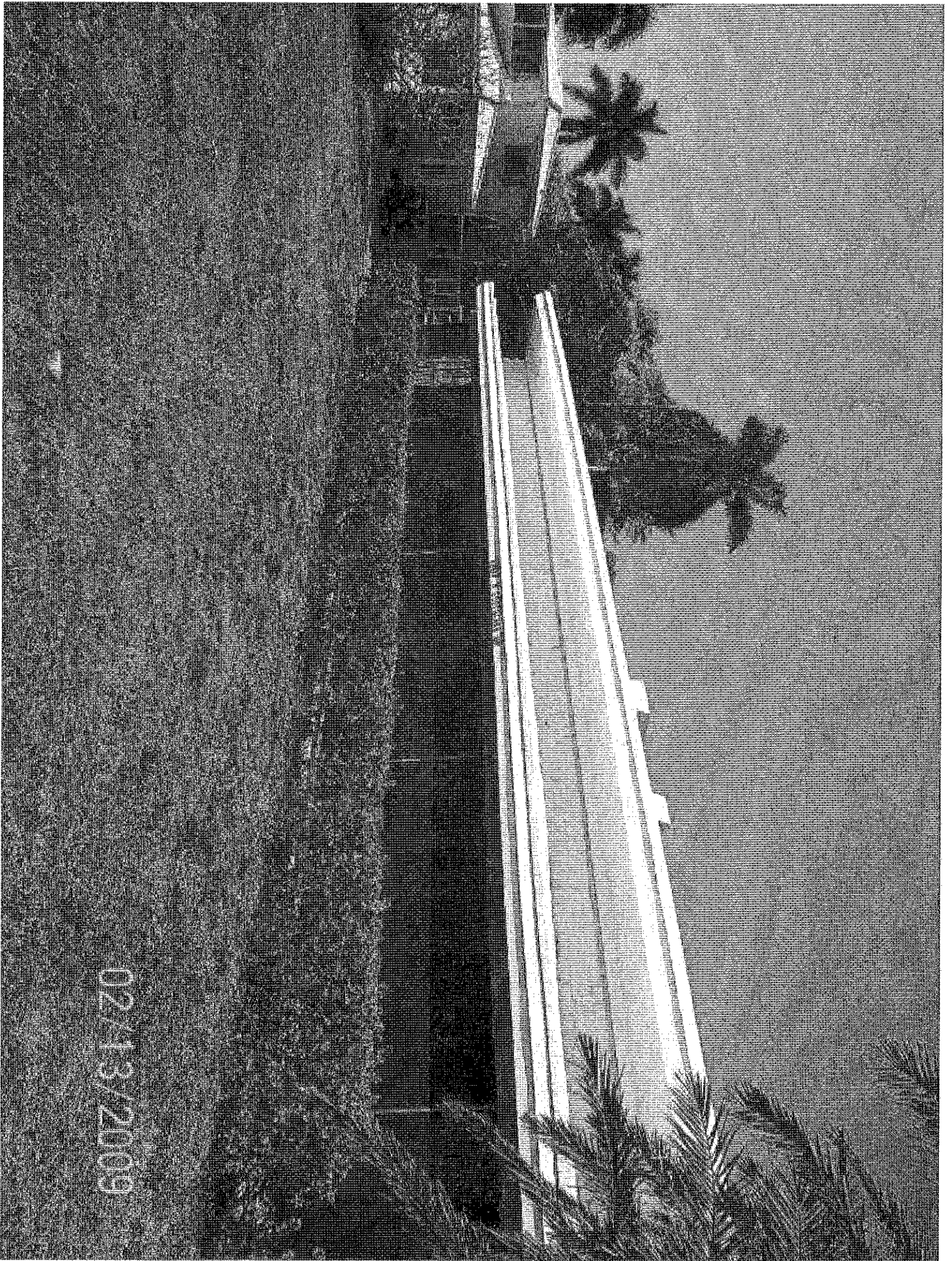


Sheet Title
**NEIGHBORHOOD
 PHOTOS**

Sheet #
PHOTO-1







02/13/2009

ATTACHMENT B
Aerial Photograph

1207 N. Southlake Drive

