

HISTORIC PRESERVATION BOARD

APRIL 26, 2011


CERTIFICATE OF APPROPRIATENESS FOR PARTIAL DEMOLITION AND DESIGN


3. **FILE NO:** 11-CM-08
 APPLICANT: Jose Daniel Berman
 LOCATION: 1200 Van Buren Street
 REQUEST: Certificate of Appropriateness for Partial Demolition
 and Certificate of Appropriateness for Design for
 renovations to a single-family home within the Lakes
 Area Historic Multiple Resource Listing District.


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

DATE: April 26, 2011 **FILE:** 11-CM-08

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager 

VIA: Julie Walls Krolak, Principal Planner 

FROM: Elizabeth Chang, Planning and Development Services Administrator 

SUBJECT: Jose Daniel Berman requests a Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design for renovations to a single-family home located at 1200 Van Buren Street within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design for renovations to an existing single-family home.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Partial Demolition: To be determined by Historic Preservation Board.

Certificate of Appropriateness for Design: Approval, if Certificate of Appropriateness for Partial Demolition is obtained and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

PROPOSED PROJECT

Certificate of Appropriateness for Partial Demolition

The applicant is proposing to demolish and replace a portion of an existing single-family home in the Lakes Area Multiple Resource Listing District. The approximate 2,500 sq ft one-story home was originally constructed in 1940s (Broward County Property Appraiser) and is located on multiple lots approximately 126 ft wide by 134.5 ft long. The portion to be demolished is a covered porch located at the rear of the property in which the architect has stated is not original to the home.

According to information provided by the architect, the covered porch was constructed in 1995. It is the applicant's intent to improve the structure while maximizing the use of their property. Removal of the covered porch will accommodate a new two-story addition proposed at the rear. The remaining portion of the home, built in the 1940s, will be maintained. The additional living space will consist of a new master suite, three bedrooms, two bathrooms, and a rooftop terrace.

Pictures provided show the existing structure and adjacent properties (Attachment A).

The structure is located within the Lakes Area Historic Multiple Resource Listing District and the Zoning and Land Development Regulations requires the applicant obtain a Certificate of Appropriateness for Partial Demolition. Should the Historic Preservation Board deem the covered porch non-historic no further action is required and a Certificate of Appropriateness for Partial Demolition shall be issued. However, if the covered porch is determined to be historic, a recommendation will be made by Historic Preservation Board to the City Commission regarding partial demolition.

Certificate of Appropriateness for Design

The proposed two-story addition includes removal of an existing covered porch located at the rear of the home which will be replaced with additional living space consisting of a new master suite, three bedrooms, two bathrooms, and rooftop terrace. This addition is approximately 2,200 sq ft and will incorporate design elements from the main home. Once completed, the home will contain approximately 4,700 sq ft. According to the architect, "Our main purpose is to maintain the feel and look of this 1940s house to the community and Design legacy of the City of Hollywood...The style of this particular house can be defined as a Mediterranean Revival style with some elements of the Spanish idiom design as well, typical of that 1930s and 1940s periods."

The property is located on a corner lot and the addition will be located at the rear of the home, as recommended by the Design Guidelines for Historic Properties and Districts. It is designed to be consistent with the existing structure and the proposed height will architecturally distinguish it from the original home. The existing one-story home is approximately 15 feet in height and the proposed height of the addition will be approximately 28 feet. Scope of work also includes interior renovations as well as new windows and doors. Also proposed is changing the main entry way to center it with the existing porte-cochere. All parking requirements have been met with five spaces. Existing landscaping will be maintained with additional plantings to be included. Upon completion, the site will contain approximately 57% pervious surfaces.

SITE BACKGROUND

Applicant/Owner: Jose Daniel Berman
Address/Location: 1200 Van Buren Street
Size of Property: 0.39 acres
Present Zoning: Single Family Residential (RS-6)
Lakes Area Historic Multiple Resource Listing District
Present Land Use: Single Family Residential
Year Built: 1940s (Broward County Property Appraiser)

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)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to "promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property."

Partial demolition of the structure allows the applicant to make the necessary improvements while maximizing the use of their property. By allowing the applicant to improve the structure, the City is accomplishing the desired reinvestment in an existing contributing site in the Lakes Area Historic Multiple Resource Listing District while maintaining the character of the neighborhood.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed addition is sensitive to the character of the Lakes Area Historic Multiple Resource Listing District.

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

Sub-Area 2 Policy 2.46: Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

R2.5 Historic Preservation: "The single-family character of East Hollywood Boulevard from Young Circle to the Intra-coastal should be preserved."

The proposed two-story addition will be similar in design to the existing structure and will be approximately 28 feet in height. While the applicant is proposing demolition, it is for a portion of the structure not original to the home – a covered porch located at the rear of the property. Furthermore, the renovations proposed are consistent with the residents' desire to maintain the Lake's unique charm.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

Partial Demolition of the existing structure is compatible with the City's Design Guidelines for Historic Properties and Districts and will ensure the stability and character of the neighborhood. Partial Demolition will not adversely affect the integrity of the Historic District. Removal of the covered porch will allow for additional living space consisting of a new master suite, three bedrooms, two bathrooms, and a rooftop terrace located at the rear of the home. Included in the scope of work are interior renovations as well as new windows and doors.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR PARTIAL DEMOLITION

Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. However, the Zoning and Land Development

Regulations does not provide guidance as to how much weight should be given to each criterion.

- CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.
- CRITERION 2:** Association with the lives of persons significant in our past.
- CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.
- CRITERION 4:** Possession of high artistic values.
- CRITERION 5:** Representation of the work of a master.
- CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.
- CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

The Zoning and Land Development Regulations Section 5.6.F.5.d states the Historic Preservation Board shall consider the following criteria in evaluating an application for a Certificate of Appropriateness for Partial Demolition.

- CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. According to information from the Broward County Property Appraiser, the original structure was built in the 1940s. Although the site is not individually designated, it embodies distinctive characteristics of a type, period or method of construction and is considered to be Mediterranean Revival. The portion of the home to be demolished is a covered porch located at the rear and is not original to the home. It is by determination of the Historic Preservation Board as to whether the existing covered porch is considered historic or non-historic.

The Historic District Design Guidelines state *non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact*. According to the architect, the portion of the building to be demolished and replaced is not original to the home. Furthermore, it is located at the rear of the property. The original portion of the building, built in 1940s, will be maintained. According to the permit history provided by the architect, the covered porch was added during the 1990s and has no architectural significance. Additionally, the Guidelines further state *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district should be removed*. Should the Historic Preservation Board determine the covered porch non-

historic no further action is required and a Certificate of Appropriateness for Partial Demolition shall be issued. If the covered porch is found historic or of historic significance a recommendation will be made by the Board to the City Commission regarding demolition of the porch.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: According to the Historic District Design Guidelines, *demolition may be undertaken if the structure does not exhibit stylistic details or fine workmanship.* However, the request is for demolition of a covered porch located at the rear which was not original to the home and will be replaced with an addition that will emulate the main home. As seen in the photos provided by the applicant, the porch contains no distinctive architectural features and contains a flat roof.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.* The portion of the home to be demolished is an existing covered porch located at the rear of the home. The original home will be maintained and is an example of Mediterranean Revival. There are other examples of this style located throughout the City. The request is for partial demolition of a covered porch which will be replaced with a two-story addition with design features consistent with the original structure.

According to the architect, "The style of this particular house can be defined as a Mediterranean Revival style with some elements of the Spanish idiom design as well, typical of that 1930s and 1940s periods...For the new remodeled house with the new addition we required the minimal changes to maintain the characteristics of the building its site and environment, in order to protect its simple but historic value with the least degree of intervention."

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: The Historic District Design Guidelines recommend avoiding *removing historic buildings, which are important in defining the overall historic character of a district or neighborhood so the character is diminished.* The original 1940s structure will remain in tact while renovations take place. Additionally, it will incorporate design elements from the original structure. While porches have been a traditional and significant feature of Hollywood architecture, this porch is located at the rear. Additionally, there are other porches on the front and east side which will be maintained.

In order to maintain a historical record of the building to be demolished, the Board may request that the Hollywood Historical Society, or the owner at

the owner's expense, document and record the property for the archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant place a marker on the property which provides the historic background of the structure to be demolished, as stated in the Historic District Design Guidelines.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: According to information from the Broward County Property Appraiser, the original structure was constructed in the 1940s. This portion will be maintained and will not be affected by the partial demolition. The portion to be demolished will be replaced with concrete block two-story structure with a rooftop terrace.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect on the historic character of the Historic District.

ANALYSIS: The Historic District Design Guidelines state *while the problem of vacant and abandoned buildings is serious, vacant land can be worse. It frequently contributes to a poor environment and nuisance abatement problems may result.* The applicant has submitted a request of Certificate of Appropriateness for Design for the replacement of the covered porch to be demolished.

As stated by the architect, "The new added building structure of 2 stories also copies the language of the main existing first floor with the new façade design that incorporates the same corner windows of the main house. Also a design of a barrel tile roof overhanging the front and sides of the new structure in the top of the second floor copies the one in the existing first floor and gives a horizontal new proportion instead of a clear flat roof on top with railing."

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Historic District Design Guidelines state *one of the factors to consider demolition is persuasive evidence to show that retention of the building is not technically or economically feasible.* Demolition has not been ordered by the Unsafe Structures Board. According to information provided by the architect, the covered porch is not original to the home.

The applicant would like to maximize the use of their property by constructing an addition to accommodate additional living space. In order to do so while incorporating recommendations from the Design Guidelines for Historic Properties and Districts, the applicant is proposing the addition in

the most inconspicuous location at the rear of the home where there is a covered porch.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The Historic District Design Guidelines state, *non-historic buildings whose design are not in character with its surroundings can be removed with no negative impact.* The portion to be demolished and replaced is a covered porch located at the rear of the property which the architect has stated is not original to the home. However, the portion of the building to be demolished will be replaced with an addition which will increase the size of the home.

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.

Criteria: integrity of location, design, setting, materials, workmanship and association.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommends *consistent spacing and setback.* Additionally, the Guidelines further recommend having the *main entrance oriented to the street* and *site coverage similar to adjacent lots.* The main structure meets required setbacks. The proposed addition will be going in the same location as the existing porch. Currently, the west side setback is approximately 10 ft and proposed is 8 ft. All other setbacks will be maintained. Orientation of the building is consistent with the Design Guidelines recommendations. Lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.

The Guidelines recommend *new additions should be placed in an inconspicuous location.* The portion to be demolished and replaced will be at the rear of the existing structure and the main elevation will continue to be prominent from street view. While the building footprint and height will be increasing, the proposed design will match architectural features of the existing home.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The Design Guidelines for Historic Properties and Districts recommend *compatible new additions with regards to scale, materials, texture and color.* It further recommends *protection of architectural details and*

features that contribute to the character of the building. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. Sometimes scale is a specific component of a particular architectural style. The applicant is proposing a two-story addition which will contain similar design features as the existing structure while incorporating features to help distinguish it from the original home. The one-story elevation will still remain prominent from street view and is sensitive to the surrounding properties.

According to the architect, "The historic character of this house shall be retained and preserve[d], so the attached new structure and all existing house renovations imitates the one of that period, with the same languages in elements, materials and construction techniques. The existing house is a typical one story building with some Spanish accents, and some of the previous owners gave a hint of Art Deco flavor to its character."

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.* When making alterations or additions it is recommended *distinctive features such as size, mass, color, and materials of buildings* are retained. According to the Design Guidelines for Historic Properties and Districts, massing is an element of design and relates to how the building form, shape and components are perceived in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The massing of structures should focus on the diversity of styles. While the proposed addition is two stories to an existing one-story home, there are other two-story homes in the surrounding neighborhood. Additionally, the proposed addition will be placed at the rear of the home, set back from the main elevation.

The building was originally constructed in the 1940s and is located on multiple lots approximately 126 feet wide by 134.5 feet long, as shown on the survey. The existing front setbacks are maintained and, as proposed; the renovations will be consistent with the surrounding neighborhood. In order to preserve the existing setting and comply with this criterion, **staff is recommending the condition the applicant provide a Unity of Title.**

FINDING: Consistent with the imposition of staff's condition.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state *where historic or architecturally significant structures predominate, the use of similar*

exterior construction materials are appropriate. Furthermore, designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided. Using the same materials, textures and colors, the proposed renovations will be consistent with the existing structure. According to the architect, "We are going to preserve its elements, finishes and materials. We are also preserving the main entrance patio, the added porte-cochere and the one car garage on the front west side of the house, just with the addition of a roof connecting the house entrance through the open patio to the porte-cochere. The rest of the front remains the same, with the existing roof line."

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.* Using the same materials and textures unifies the addition with the original structure. This workmanship is consistent with the 1940s design and maintains the existing character. Selecting a design which matches the original structure allows the applicant to update their home without detracting from the existing architectural details.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with other buildings in the neighborhood in materials, size, scale, and texture. As stated by the architect, "With this idea of keeping and repairing most of the existing house, the new addition by the rear of the building will give a minimal change in proportion, no matter of the 2 stories will maintain the essence of the actual house scale and the existing neighborhood profile and character...Keeping most of the vegetation and principal trees of the lot in all of its setbacks and sides, we provide a good buffer and transition of the existing structure to the new added one, not only giving scale of the new building to the people living in the house but pedestrians and the adjacent houses and streets."

FINDING: Consistent

RECOMMENDATION

Certificate of Appropriateness for Partial Demolition

To be determined by Historic Preservation Board.

Certificate of Appropriateness for Design

Staff finds that the request is consistent with all specified criteria and therefore recommends approval if Certificate of Appropriateness for Partial Demolition is obtained and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT C: Zoning and Land Development Regulations Section 5.6.E & F, Certificate of Appropriateness

ATTACHMENT A
Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning)

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: 03/22/11

Location Address: 1200 Van Buren St. Hollywood
Lot(s): 12 13 14 Block(s): 27 Subdivision: Hollywood Lakes
Folio Number(s): 5142, 14 01 4660

Zoning Classification: RS-6 Land Use Classification: _____
Existing Property Use: S.F.D Sq Ft/Number of Units: 2,520sqft.

Is the request the result of a violation notice? () Yes () 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): _____

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

Explanation of Request: Renovation and addition of existing Single Family Home

Number of units/rooms: 5 Sq Ft: 2,200sqft addition

Value of Improvement: \$190,800⁰⁰ Estimated Date of Completion: 3/2012

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

Name of Current Property Owner: Jose Daniel Berman
Address of Property Owner: 2622 Poinciana Dr. Weston
Telephone: (954) 547-3051 Fax: 954-434-5003 Email Address: DBR16610@AOL.com

Name of (Consultant) Representative/Tenant (circle one): Ray Hartman
Address: 5385 SW 3ct way Hollywood Telephone: 954-325-0259
Fax: 954-434-5003 Email Address: Hart6175@gmail.com

Date of Purchase: 10/12/10 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: Alfredo Leon
Address: 7811 NW 4th St. Plantation FL, 3332
Email Address: AlfredoLeon63@AOL.com

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

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: *Jose Daniel Bernman* Date: 4/13/11

PRINT NAME: Jose Daniel Bernman Date: _____

Signature of Consultant/Representative: *Raymond Hartman* Date: 4/13/11

PRINT NAME: Raymond Hartman 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) _____ 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 _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

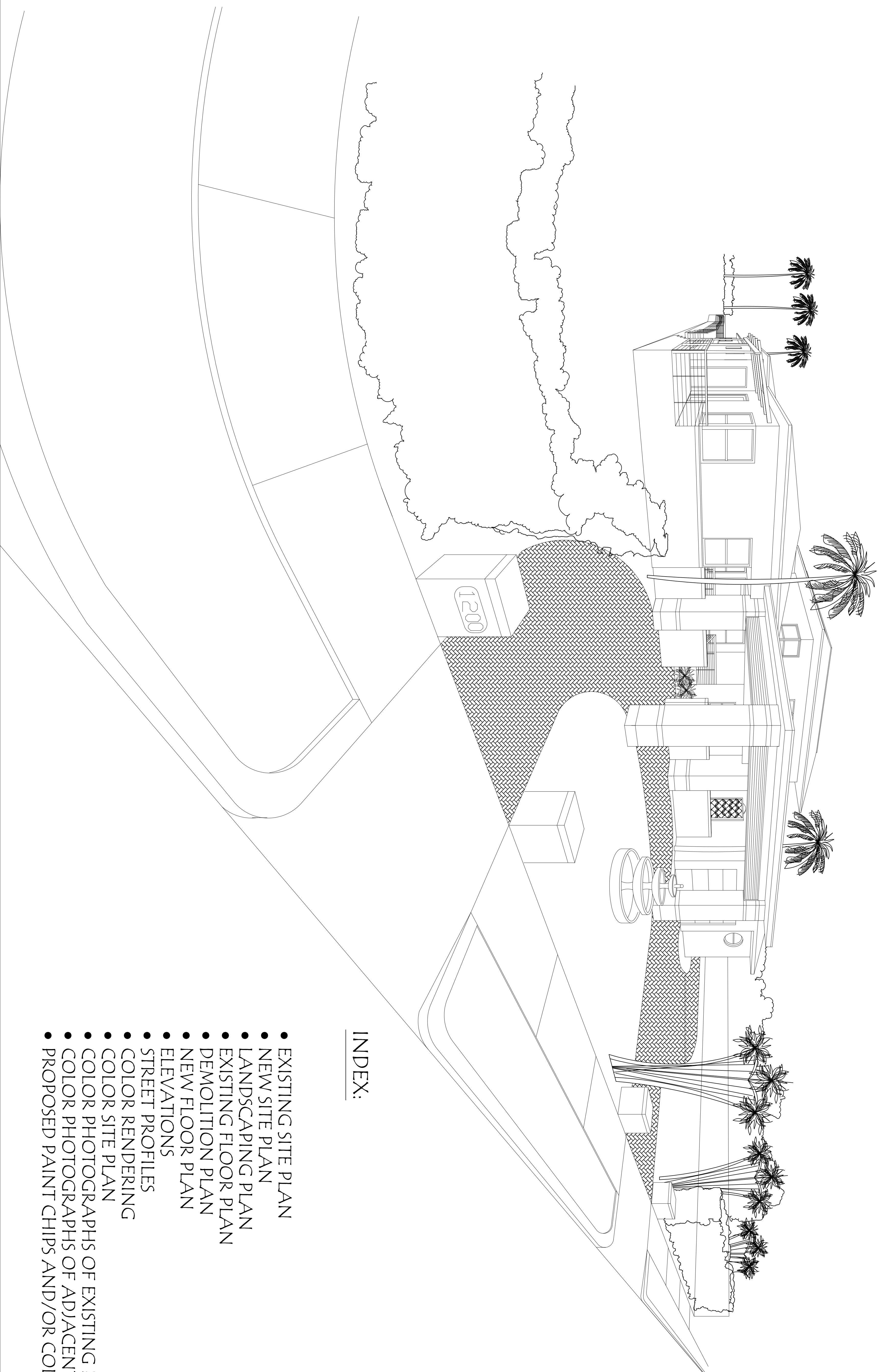
My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

INTERIOR RENOVATION AND ADDITION FOR:

1200 VAN BUREN STREET

HOLLYWOOD, FLORIDA 33019

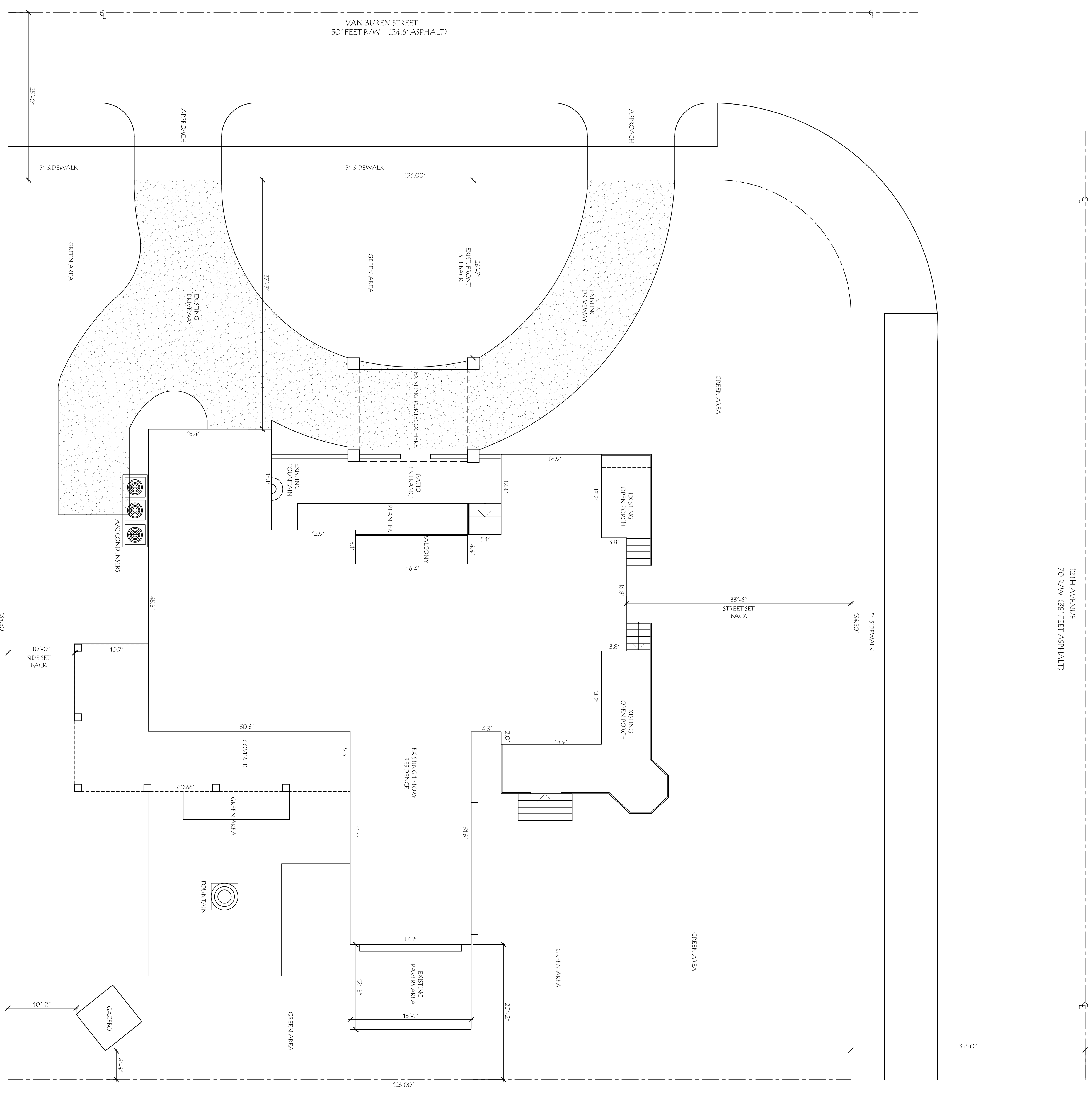
MR. DANIEL BERMAN & MRS. GISELA RUAH DE BERMAN



INDEX:

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- ELEVATIONS
- STREET PROFILES
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- COLOR SITE PLAN
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- COLOR PHOTOGRAPHS OF ADJACENTS STRUCTURES
- PROPOSED PAINT CHIPS AND/OR COLOR MATERIALS

12TH AVENUE
70' R/W (38' FEET ASPHALT)



SITE PLAN
SCALE 7/8" = 1'-0"

LEGAL DESCRIPTION:
 LOT 12, 15, AND THE EAST 16 FEET OF LOT 14, BLOCK 27, HOLLYWOOD LAKES SECTION,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF
 THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 FLOOD ZONE: AE
 PROPERTY ADDRESS: 1200 VAN BUREN STREET HOLLYWOOD, FLORIDA 33019

| | |
|------------|--|
| REVISIONS: | |
| | |
| | |

INTERIOR REMODELING AND ADDITION
 MR. DANIEL BERMAN & GISELA RUAH DE BERMAN
 1200 VAN BUREN STREET
 HOLLYWOOD, FLORIDA 33019

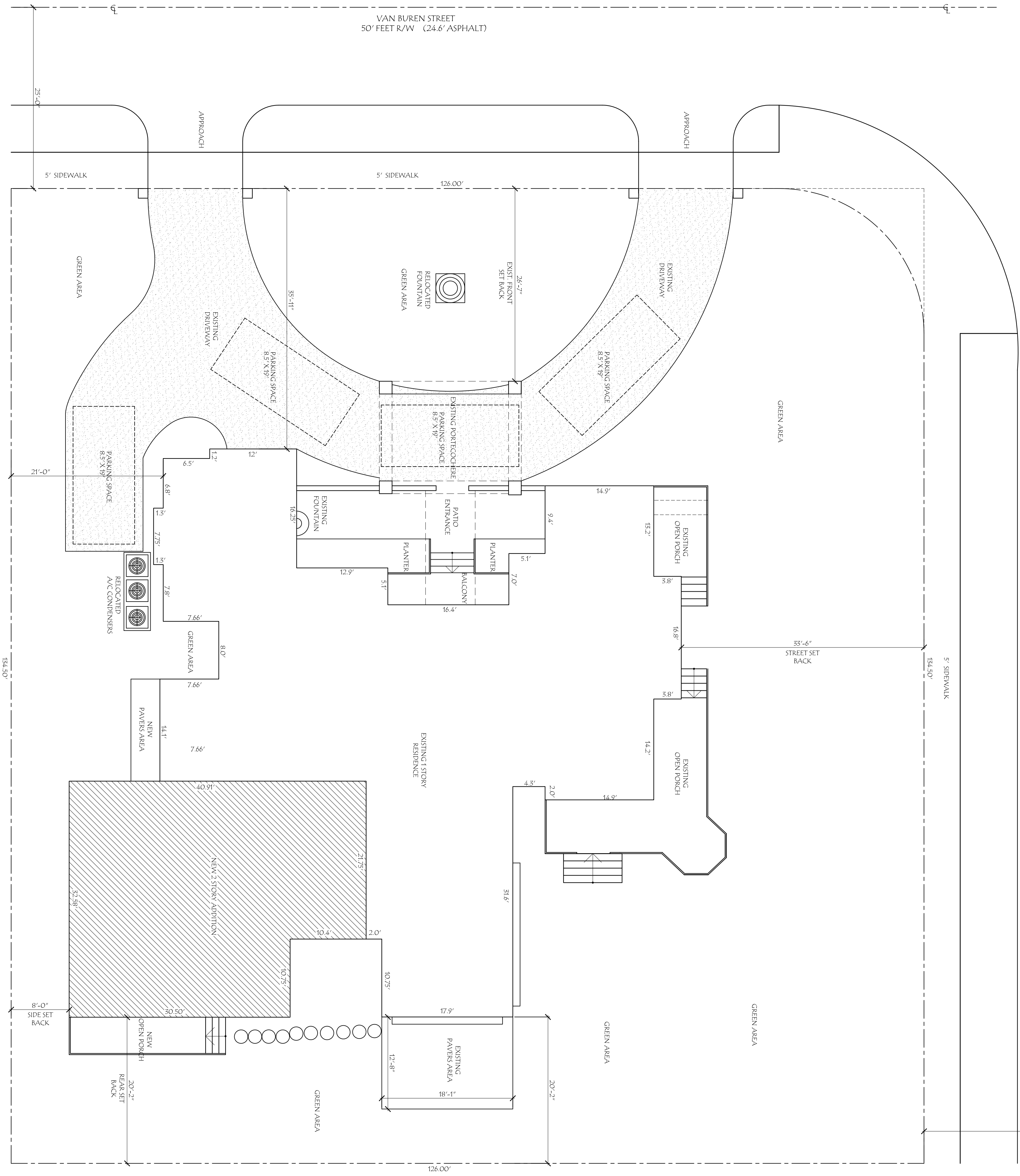
FL LICENSE N° 3177

JORGE I. MANTILLA
 ARCHITECT
 1234 SW 16th STREET MIAMI, FLORIDA 33145
 STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157

SCALE:
 1/4" = 1'-0"
 DATE: 02-21-11

A-1

12TH AVENUE
70' R/W (38' FEET ASPHALT)



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

LEGAL DESCRIPTION:

LOT 12, 15, AND THE EAST 16 FEET OF LOT 14, BLOCK 27, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE: AE

PROPERTY ADDRESS: 1200 VAN BUREN STREET HOLLYWOOD, FLORIDA 33019

ZONING INFORMATION:

- ZONING DISTRICT: RS-6
- MIN. LOT AREA ALLOWED: 6,000 SF
- MIN. LOT WIDTH ALLOWED: 60'
- MIN. UNIT SIZE ALLOWED: 1,000 SF

| | | | |
|-----------------|---------------------------------|-----------------------------|------------------------------|
| FRONT SET BACK | ALLOWED: 25' | EXISTING: 26'-7" | PROPOSED: 26'-7" |
| REAR SET BACK | ALLOWED: 15% OF 154.5' = 20'-2" | EXISTING: 20'-2" | PROPOSED: 20'-2" |
| STREET SET BACK | ALLOWED: 15' | EXISTING: 35'-6" | PROPOSED: 35'-6" |
| SIDE SET BACK | ALLOWED: MIN. 7'-6" | EXISTING: 10'-0" | PROPOSED: 8'-0" |
| TOTAL HEIGHT | PERMITTED: 30' (2 STORIES) | EXISTING: 15'-10" (1 STORY) | PROPOSED: 28'-2" (2 STORIES) |

EXISTING HOUSE:

| | |
|---------------------|----------|
| ADDITION 1ST FLOOR: | 2,528 SF |
| ADDITION 2ND FLOOR: | 1,188 SF |
| TOTAL LIVING AREA: | 1,002 SF |
| | 4,728 SF |

| | | | |
|---------------------------|-------------------------------|-----------------------------|-----------------------------|
| TOTAL LOT AREA: 16,947 SF | MAX. ALLOWED: 10,148 SF (60%) | EXISTING: 7,052 SF (41.49%) | PROPOSED: 7,365 SF (43.98%) |
| IMPERVIOUS AREA: | MIN. ALLOWED: 6,779 SF (40%) | EXISTING: 2,915 SF (58.51%) | PROPOSED: 9,668 SF (57.15%) |

PARKING CALCULATIONS:

REQUIRED: 2 SPACES FOR THE 1ST 2,000 SF + 1 SPACE FOR EVERY 500 SF ABOVE THE 2,000 SF (TOTAL REQUIRED NOT TO EXCEED 5 SPACES)

FIRST 2,000 SF = 2 SPACES
4,728-2,000 = 2,728/500 = 6 SPACES
TOTAL = 8 SPACES / MAX ALLOWED 5 SPACES
PROVIDED: 5 SPACES (1 CAR GARAGE + 4 EXTENSION)

REVISIONS:

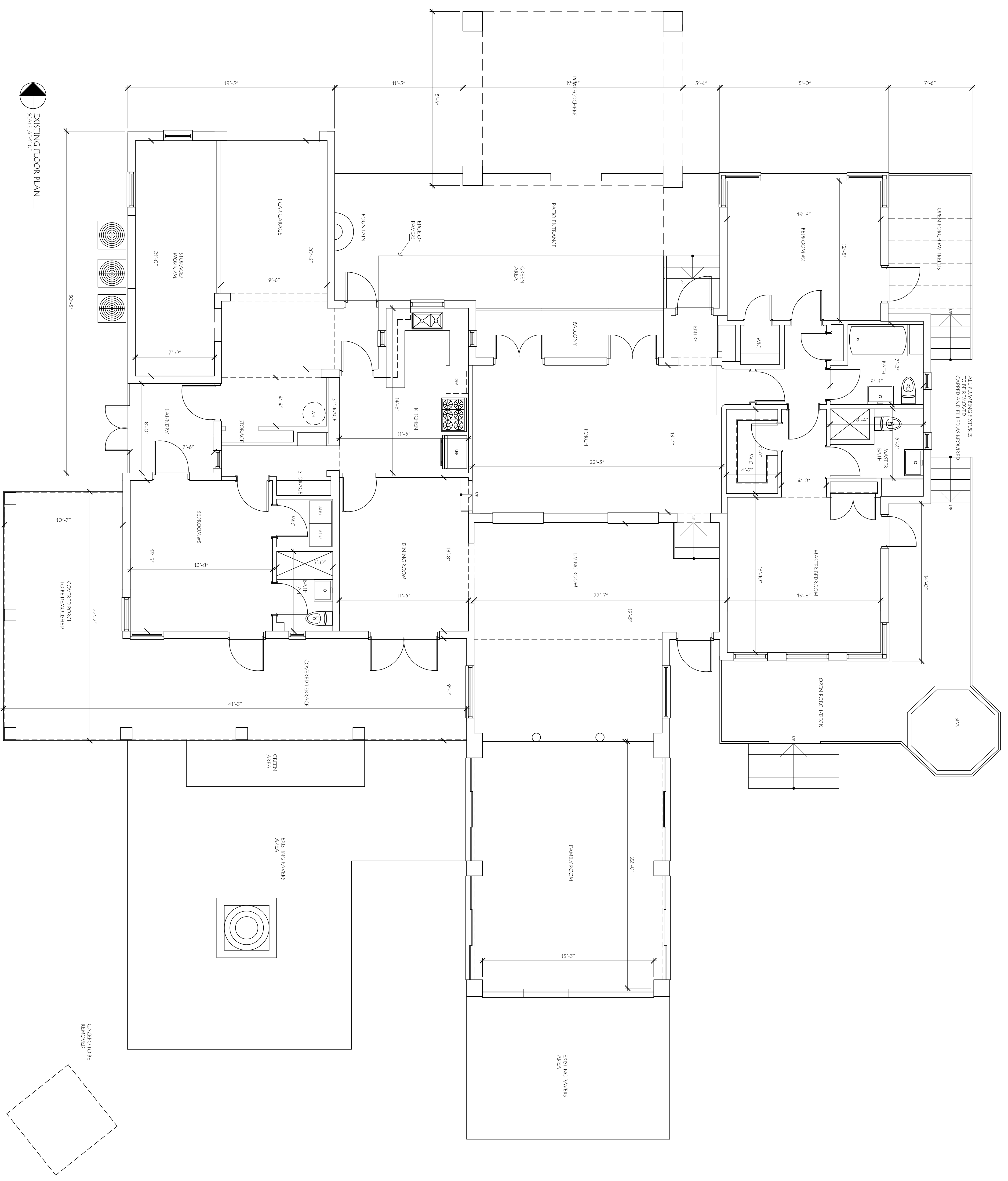
INTERIOR REMODELING AND ADDITION
MR. DANIEL BERMAN & GISELA RUAH DE BERMAN
1200 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33019

FL LICENSE N° 3177

JORGE I. MANTILLA
ARCHITECT
1234 SW 16th STREET MIAMI, FLORIDA 33145
STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157

SCALE:
1/4" = 1'-0"
DATE: 02-21-11

A-2



| NO. | REVISIONS |
|-----|-----------|
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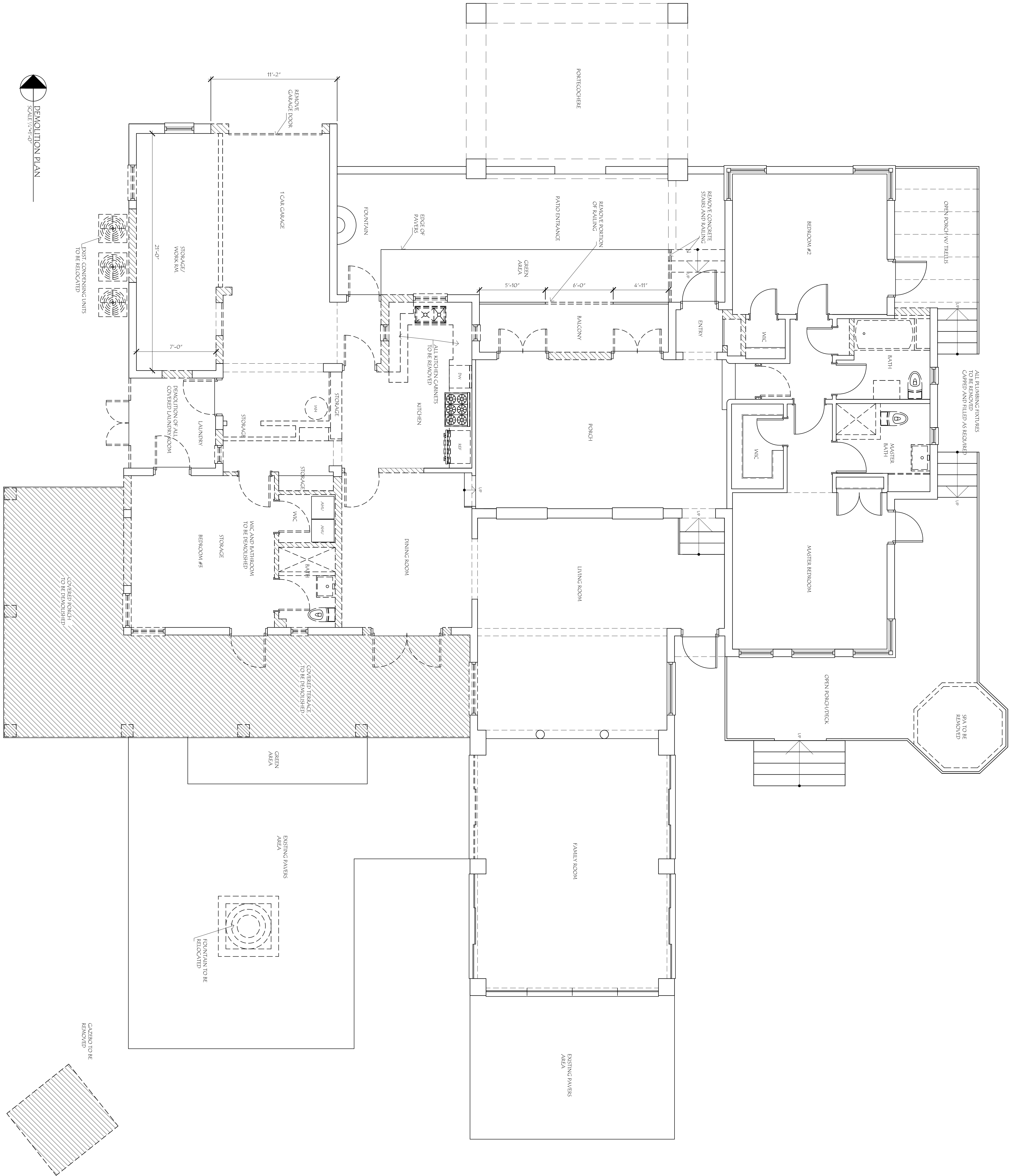
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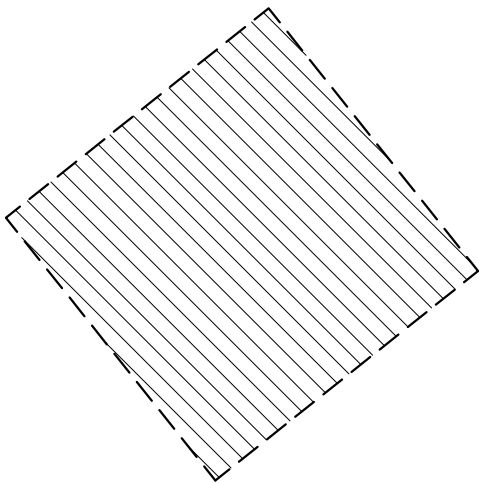
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1/4" = 1'-0"
DATE: 02-21-11

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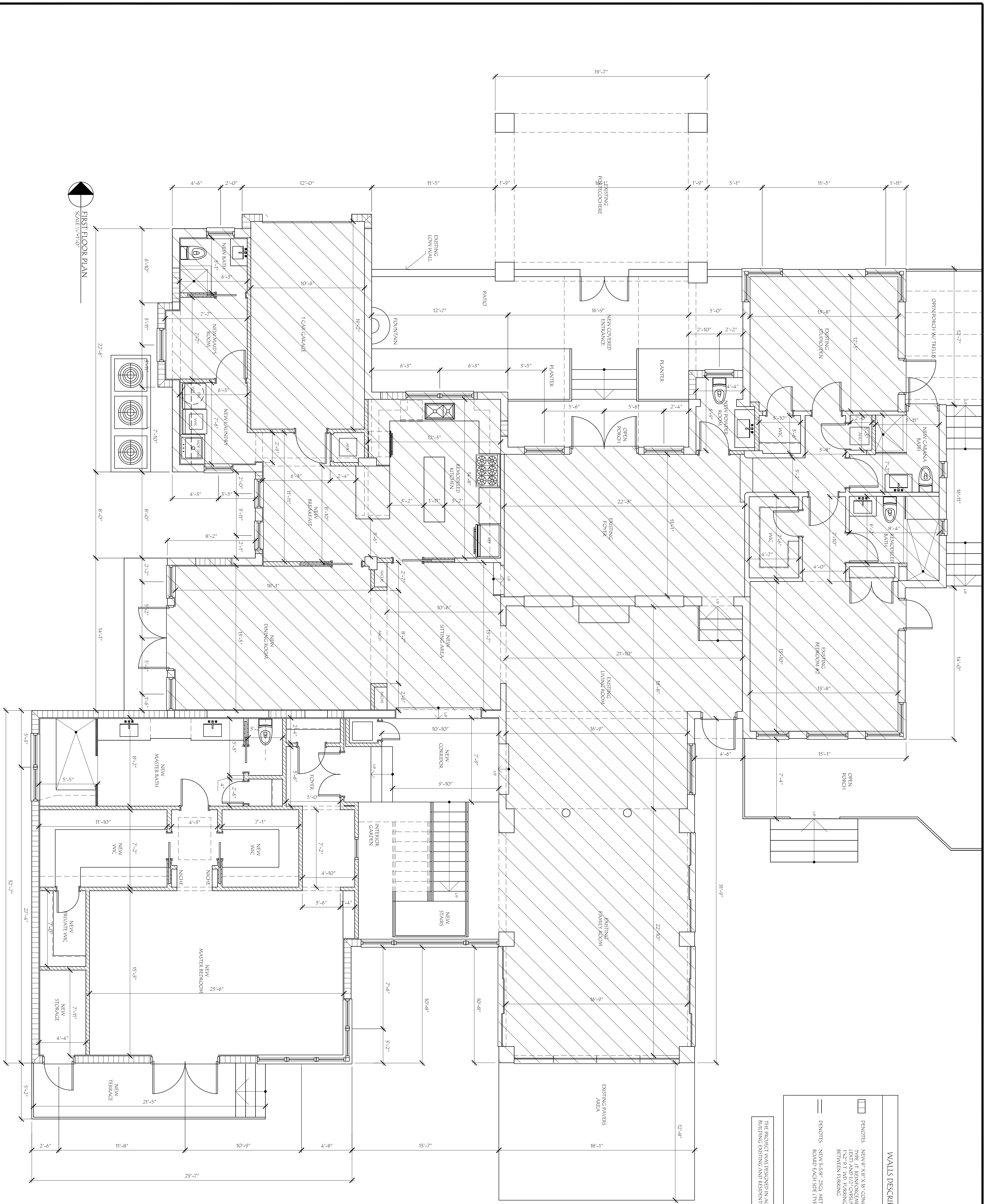


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

GAZEBO TO BE REMOVED



| | | | | | |
|-----|------------------------|---|--------------------|--|------------|
| A-4 | SCALE: 1/4" = 1'-0" | JORGE I. MANTILLA ARCHITECT 1234 SW 16th STREET MIAMI, FLORIDA 33145 STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157 | FL LICENSE N° 3177 | INTERIOR REMODELING AND ADDITION MR. DANIEL BERMAN & GISELA RUAH DE BERMAN 1200 VAN BUREN STREET HOLLYWOOD, FLORIDA 33019 | REVISIONS: |
| | DATE: 02-21-11 | | | | |



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

| WALLS DESCRIPTION | |
|-------------------|---|
| | NEW 8" X 8" CONCRETE MASONRY WALL W/ NO. 9 LADDER |
| | 1/2" O.C. VERTICAL FURRING @ 24" O.C. AND 5/8" INSULATION BETWEEN FURRING |
| | NEW 5/8" STEEL METAL STUD @ 24" O.C. W/ 1/2" Gypsum BOARD EACH SIDE (TYPICAL) |

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING EXISTING AND RESIDENTIAL CODE, 2007 EDITION.

| REVISIONS: |
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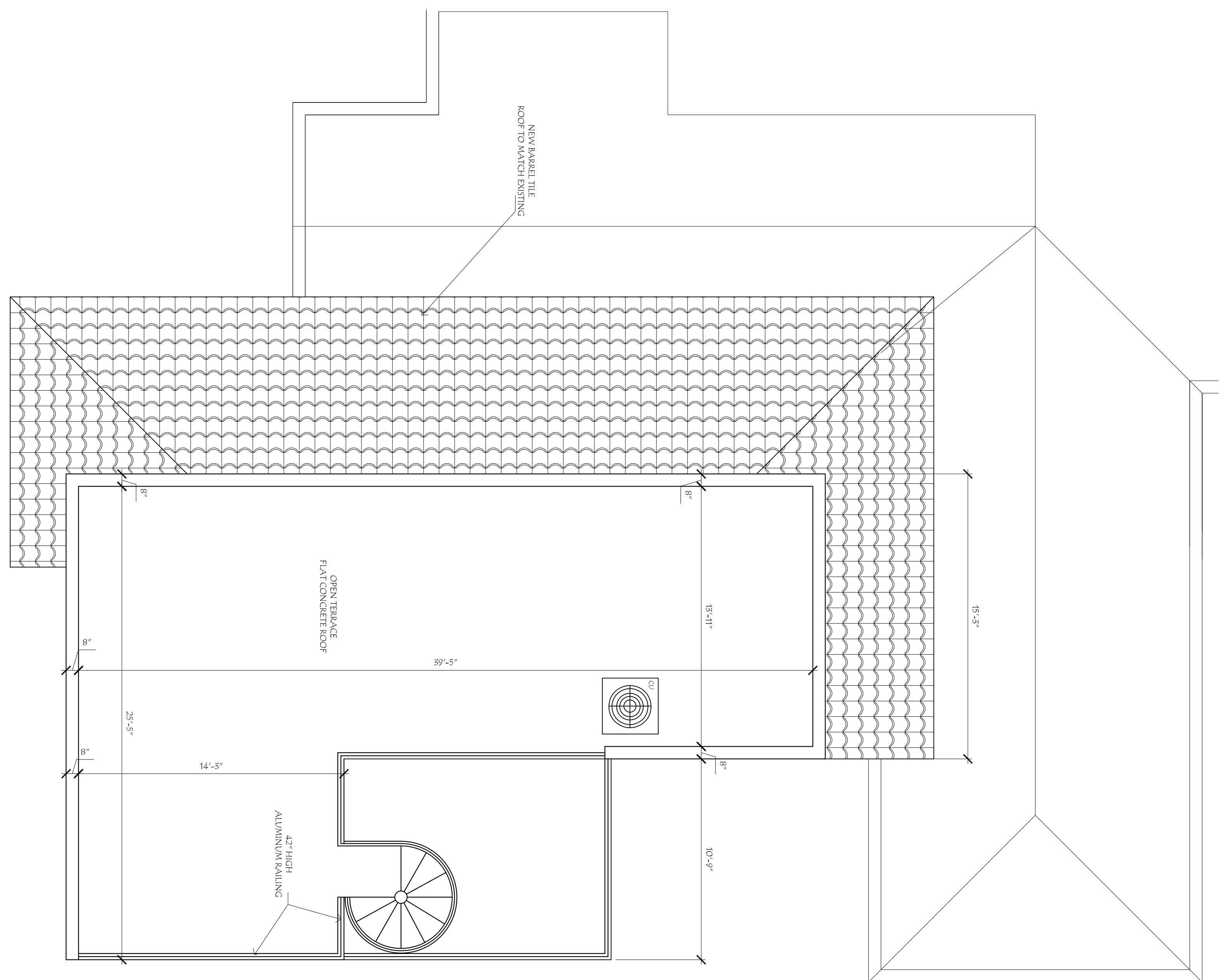
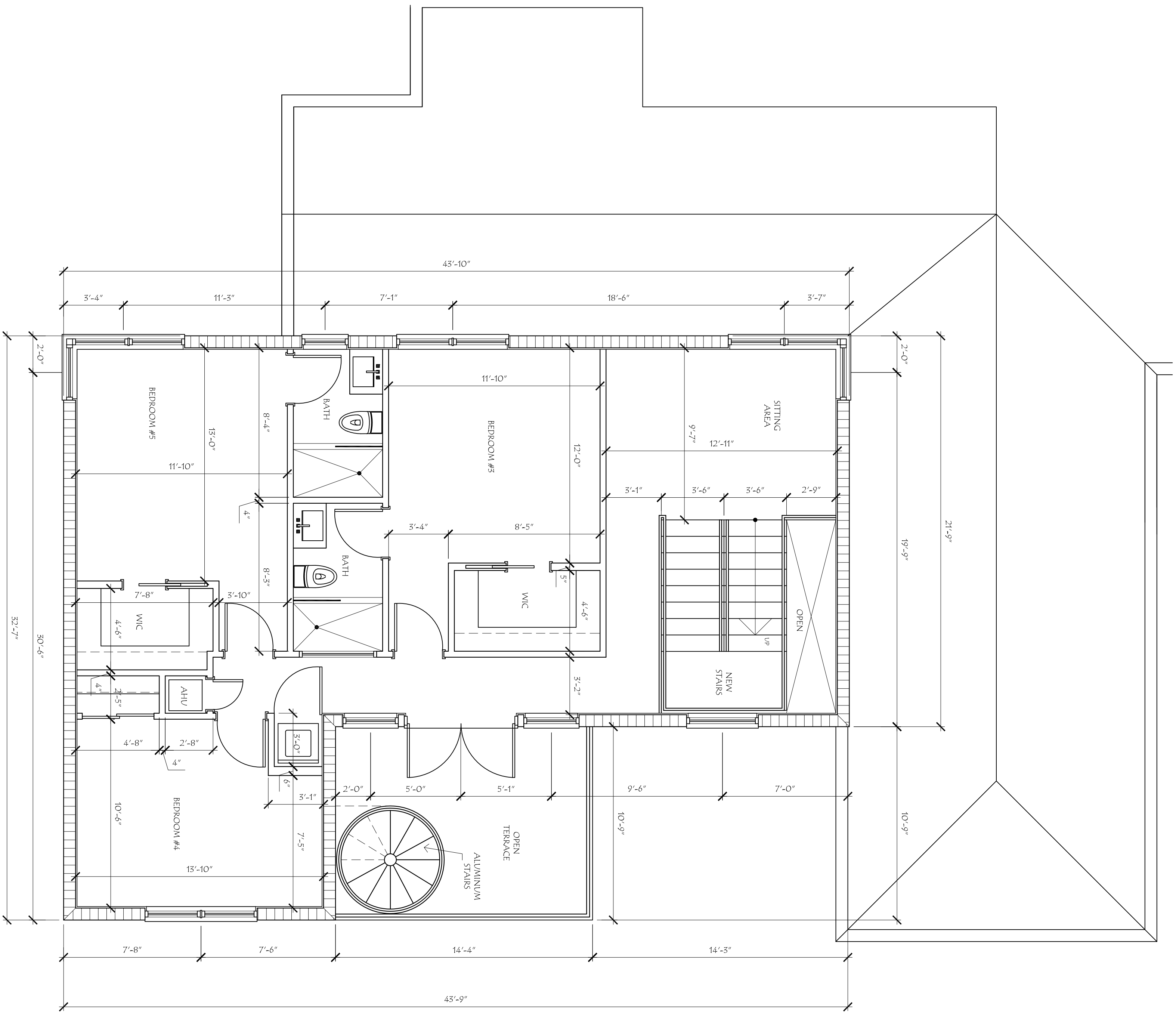
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1200 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33019

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SCALE:
1/4" = 1'-0"
DATE: 02-21-11

A-5



A-6

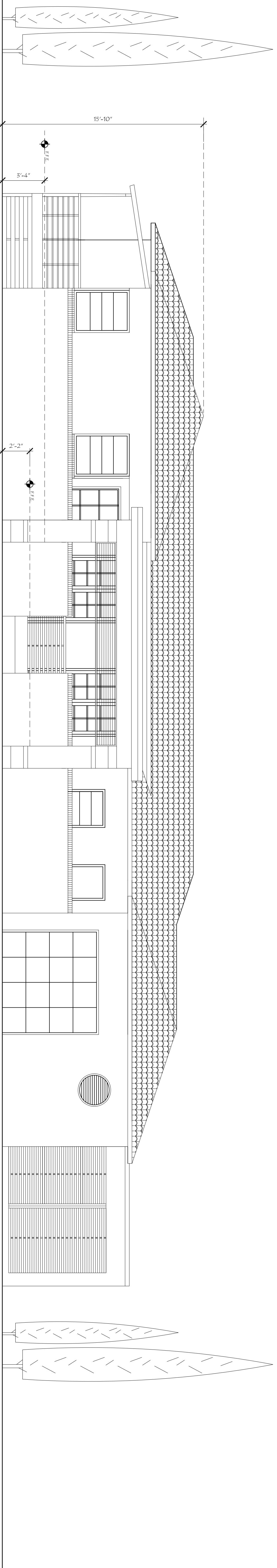
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1/4" = 1'-0"
DATE: 02-21-11

JORGE I. MANTILLA
ARCHITECT
1234 SW 16th STREET MIAMI, FLORIDA 33145
STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157

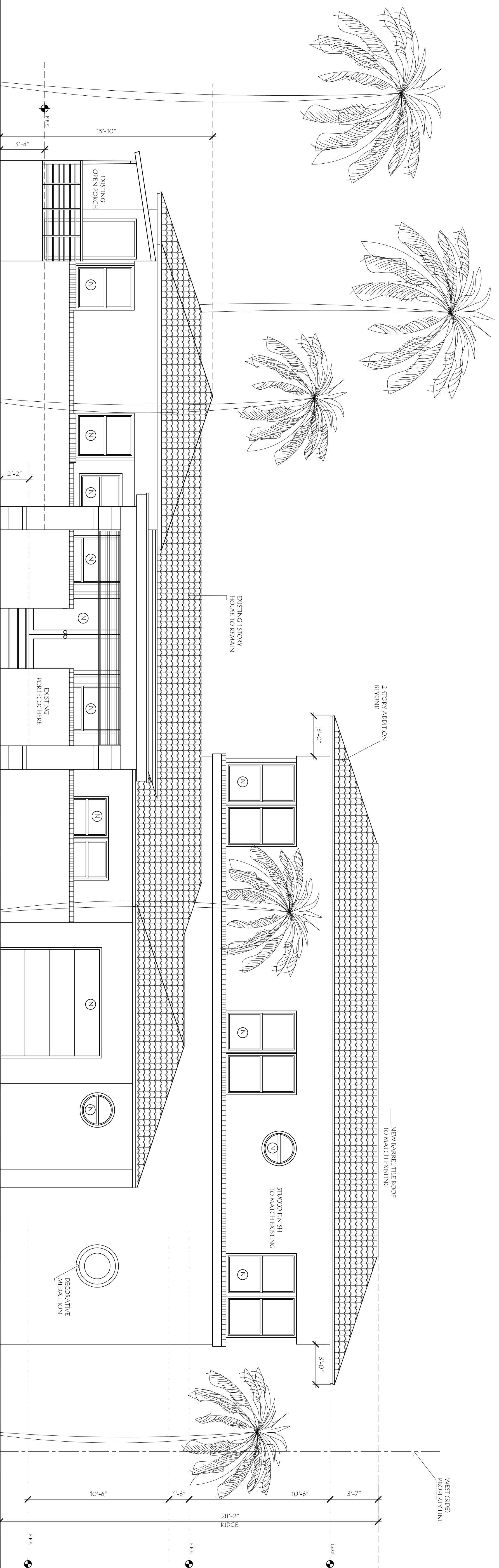
FL LICENSE N° 3177

INTERIOR REMODELING AND ADDITION
MR. DANIEL BERMAN & GISELA RUAH DE BERMAN
1200 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33019

| | |
|------------|--|
| REVISIONS: | |
| | |
| | |



EXISTING FRONT (NORTH) ELEVATION
SCALE 1/4" = 1'-0"



NEW FRONT (NORTH) ELEVATION
SCALE 1/4" = 1'-0"

| WINDOWS/DOOR SCHEDULE: | |
|------------------------|---|
| (N) | INDICATES NEW WINDOW/DOOR TO BE INSTALLED |
| (E) | INDICATES EXISTING WINDOW/DOOR TO REMAIN |

8'-0" SITE SET BACK

SCALE: 1/4" = 1'-0"
DATE: 02-21-11

JORGE I. MANTILLA
ARCHITECT

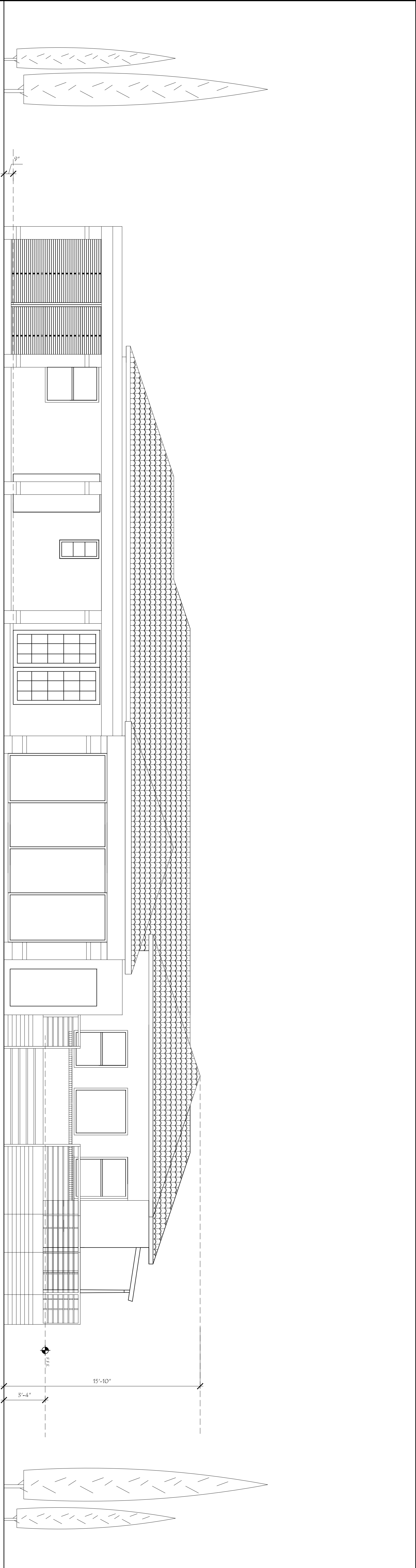
1234 SW 16th STREET MIAMI, FLORIDA 33145
STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157

FL LICENSE N° 3177

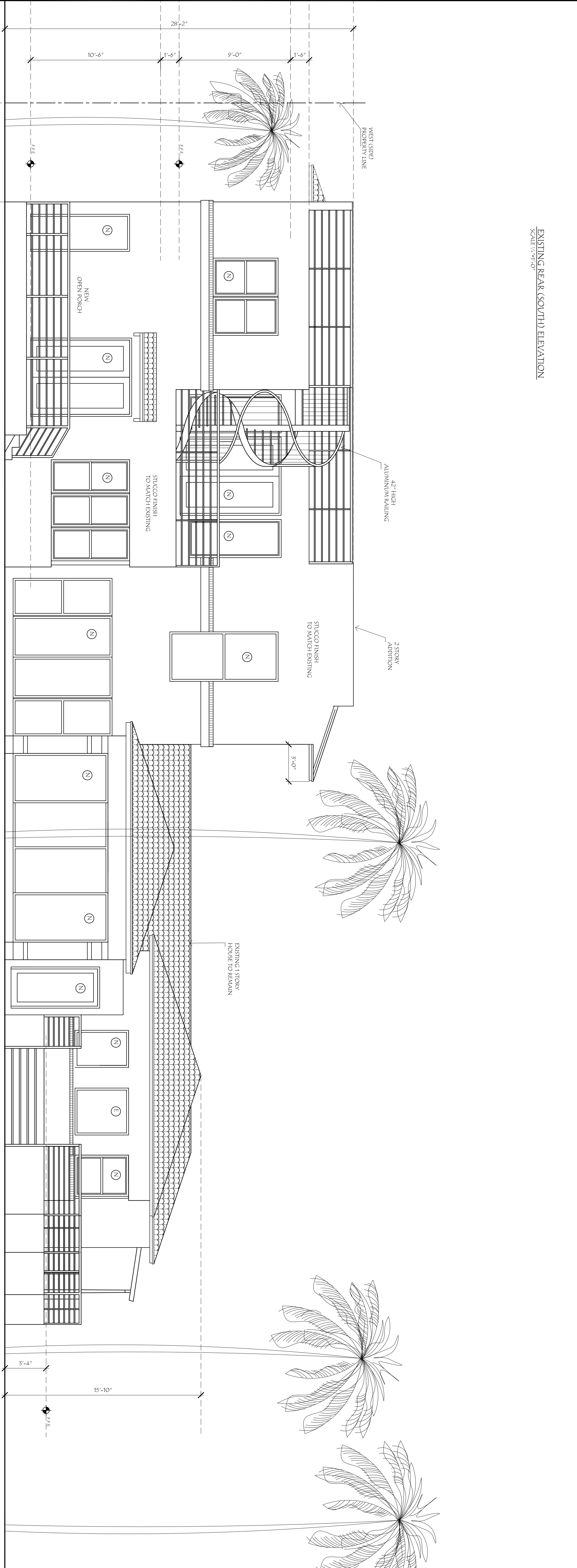
INTERIOR REMODELING AND ADDITION
MR. DANIEL BERMAN & GISELA RUAH DE BERMAN
1200 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33019

REVISIONS:

A-7



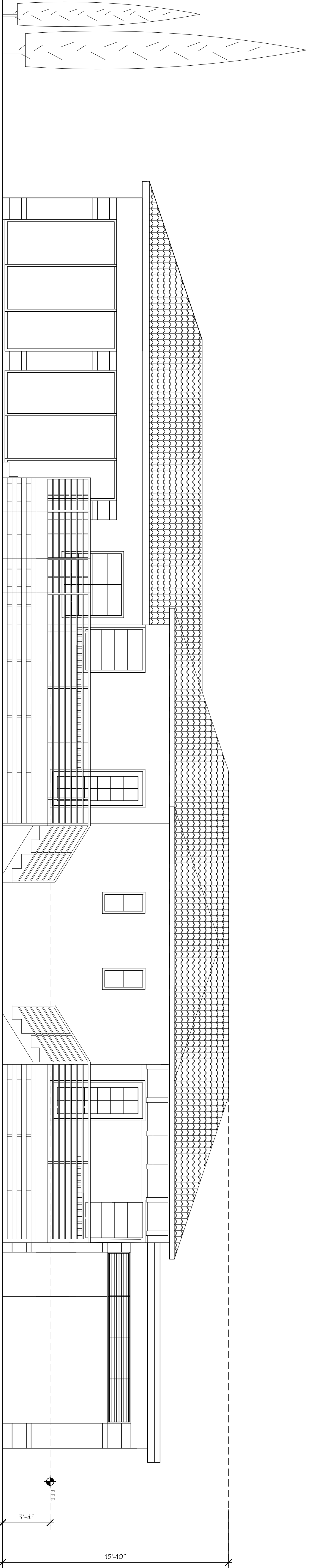
EXISTING REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



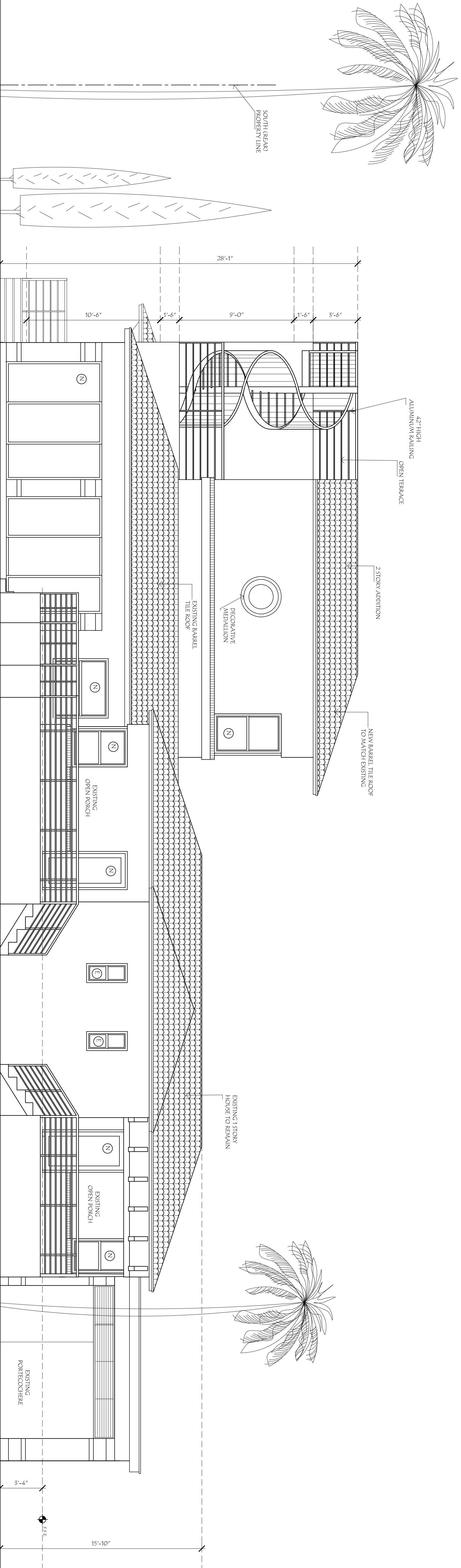
NEW REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

| WINDOWS/DOOR SCHEDULE: | |
|------------------------|---|
| N | RENOTES NEW WINDOW/DOOR TO BE INSTALLED |
| E | RENOTES EXISTING WINDOW/DOOR TO REMAIN |

| | | | | | | |
|------------|--|---|--|---|--|--|
| A-8 | SCALE: 1/4" = 1'-0" DATE: 02-21-11 | JORGE I. MANTILLA ARCHITECT 1234 SW 16th STREET MIAMI, FLORIDA 33145 STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157 | FL LICENSE N° 3177 INTERIOR REMODELING AND ADDITION MR. DANIEL BERMAN & GISELA RUAH DE BERMAN 1200 VAN BUREN STREET HOLLYWOOD, FLORIDA 33019 | REVISIONS: <table border="1" style="width: 100%; height: 40px;"> <tr> <td style="width: 20px;"> </td> <td style="width: 80px;"> </td> </tr> </table> | | |
| | | | | | | |



EXISTING STREET (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



NEW SIDE STREET (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

| WINDOWS/DOOR SCHEDULE: | |
|------------------------|---|
| Ⓝ | INDICATES NEW WINDOW/DOOR TO BE INSTALLED |
| Ⓟ | INDICATES EXISTING WINDOW/DOOR TO REMAIN |

REVISIONS:

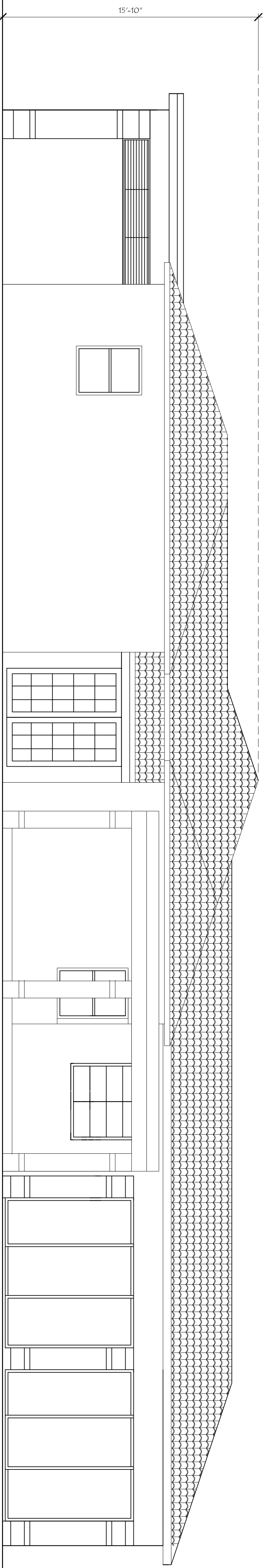
INTERIOR REMODELING AND ADDITION
MR. DANIEL BERMAN & GISELA RUAH DE BERMAN
1200 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33019

FL LICENSE N° 3177

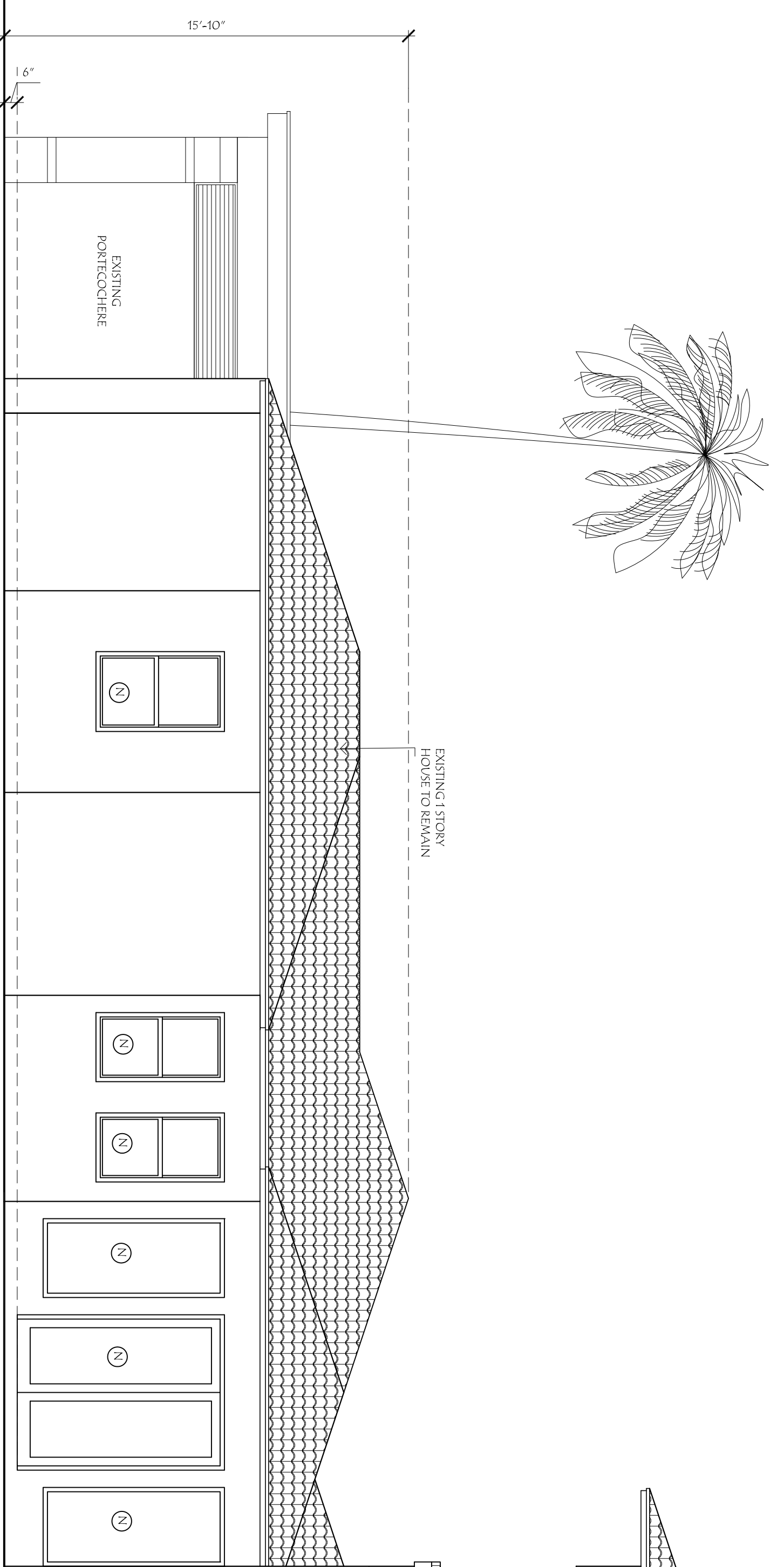
JORGE I. MANTILLA
ARCHITECT
1234 SW 16th STREET MIAMI, FLORIDA 33145
STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157

SCALE:
1/4" = 1'-0"
DATE: 02-21-11

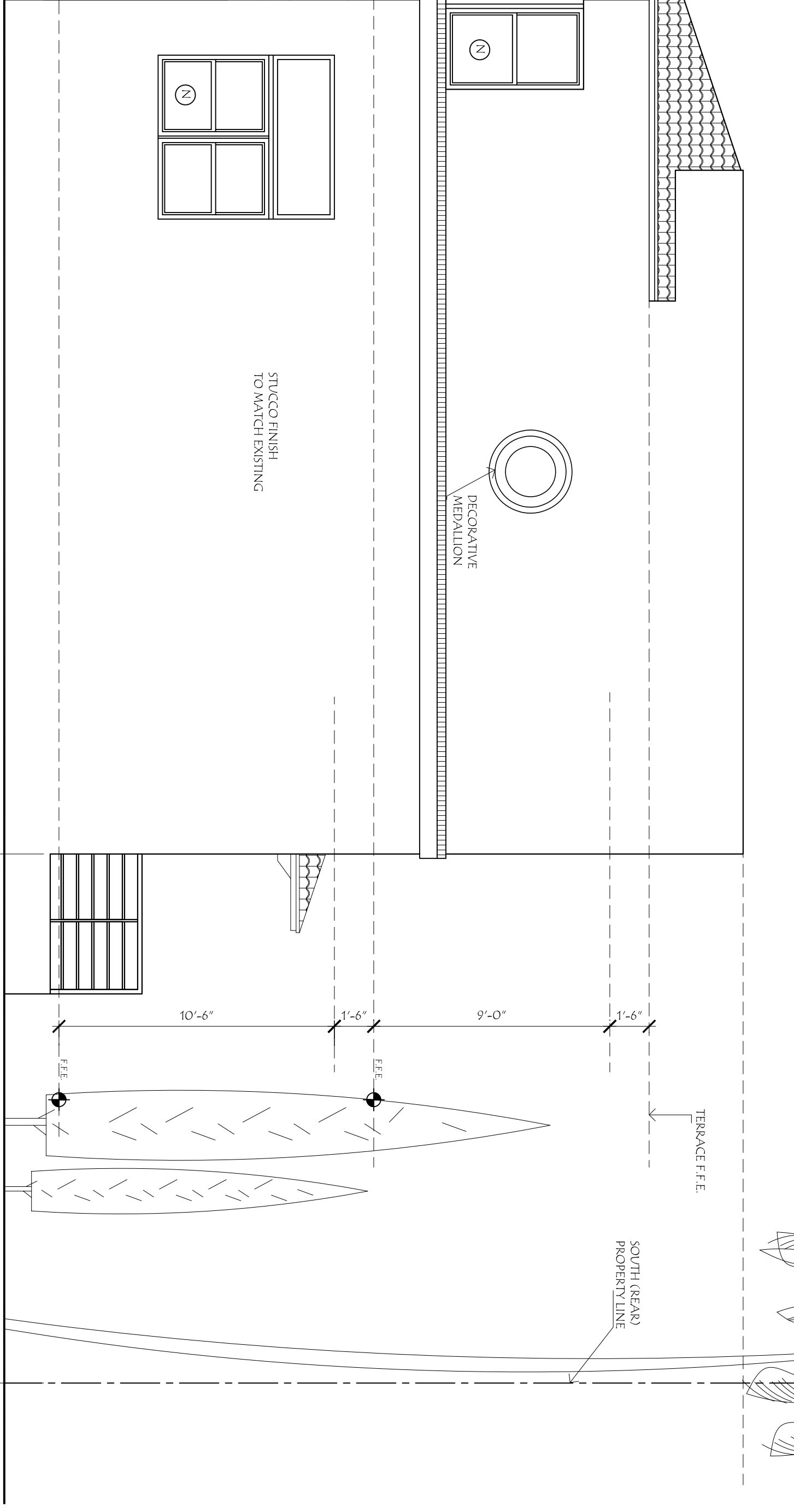
A-9



EXISTING SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

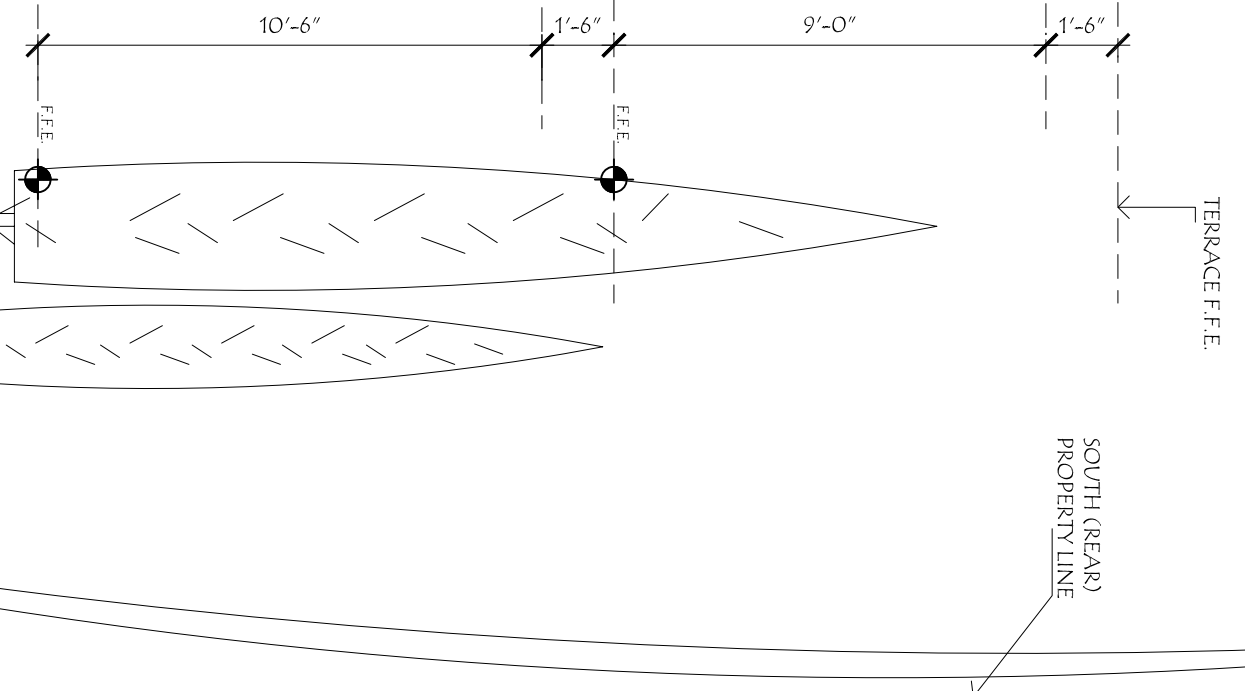


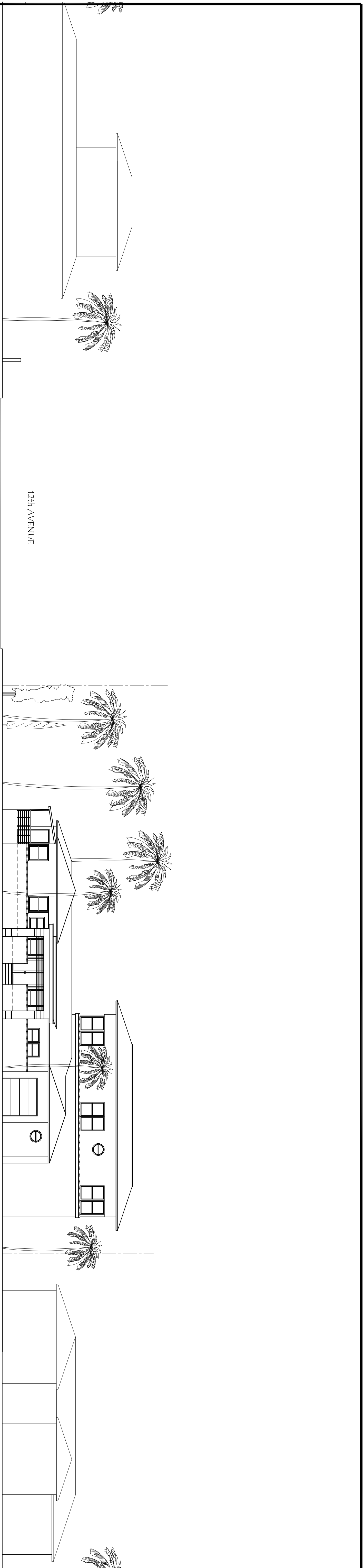
NEW SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



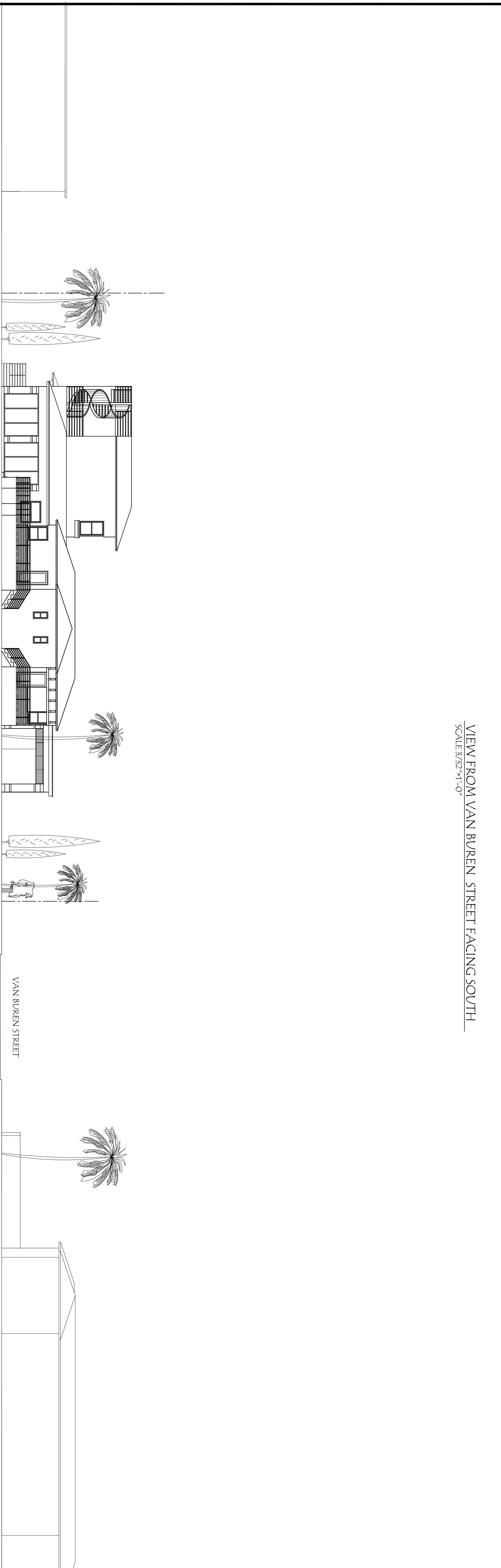
| WINDOWS/DOOR SCHEDULE: | |
|------------------------|---|
| N | Denotes New Window/Door to be Installed |
| E | Denotes Existing Window/Door to Remain |

BEAR SET BACK
20'-2"





VIEW FROM VAN BUREN STREET FACING SOUTH
SCALE 3/32"=1'-0"



VIEW FROM 12th AVENUE FACING WEST
SCALE 3/32"=1'-0"

REVISIONS:

INTERIOR REMODELING AND ADDITION
MR. DANIEL BERMAN & GISELA RUAH DE BERMAN
1200 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33019

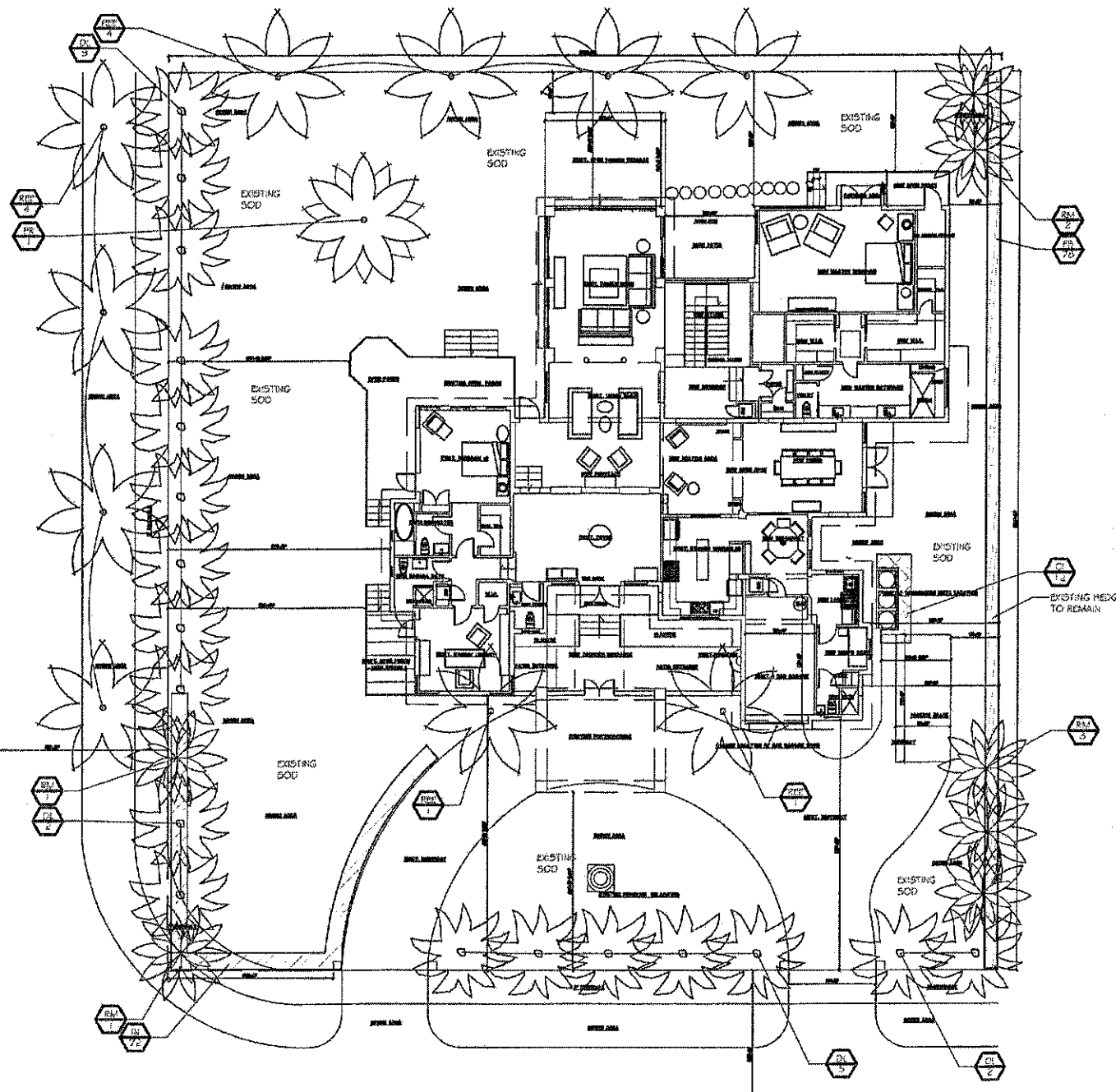
FL LICENSE N° 3177

JORGE I. MANTILLA
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1234 SW 16th STREET MIAMI, FLORIDA 33145
STATE OF FLORIDA LICENSE No 3177 PH. (305) 856 9157

SCALE:
1/4" = 1'-0"
DATE: 02-21-11





A-11




12TH AVENUE
70' R/W 138' FEET ASPHALT



VAN BUREN STREET
50' FEET R/W 124.0' ASPHALT

PLANT SCHEDULE BERMAN RESIDENCE

| PALM TREES | CODE | QTY | BOTANICAL/COMMON | CONT | SIZE |
|---|------|-----|--|---------------|--------|
|  | DL | 16 | Dyppis blaxiana / Avoca Palm | Clasbing | |
|  | PR | 1 | Phoenix roebelia / Orange Date Palm | To Be Removed | |
|  | RZE | 10 | Roystonea elata / Florida Royal Palm | Existing | Broken |
|  | RAI | 7 | Ravennia madagascariensis / Traveller's Tree | Existing | |

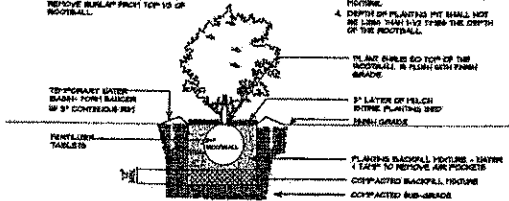
| SHRUBS AREAS | CODE | QTY | BOTANICAL/COMMON | CONT |
|---|------|-----|---|--------------------------|
|  | C | 12 | Cheytanatus spaco 'Robin' / Red Tip Cocoyam | 24" H x 24" WPR @ 24" oc |
|  | FD | 78 | Ficus bengalensis / Weeping Fig | Existing Hedge @ 24" oc |
|  | IN | 72 | Inea coccoea 'New Green' / Red Iron | Existing Hedge @ 24" oc |

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT

NOTES

1. CONTAINER GROWN SHRUBS - LIGNOEN PROTECT AT EDGE OF ROOTBALL.
2. BALL IN SHRUB AREAS - CUT & REMOVE MULCH FROM TOP 1/2 OF ROOTBALL.

3. SHRUB BARKS & GROUND COVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
4. HEIGHT OF PLANTING PIT SHALL NOT BE LESS THAN 1/2 FROM THE CENTER OF THE ROOTBALL.

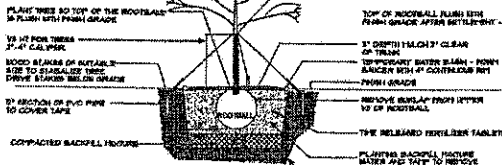


SHRUB PLANTING DETAIL

NOTES

1. SET TREE PLANTS 4 TWICE TO GRADE.
2. PLANT TREES SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE.
3. ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT.

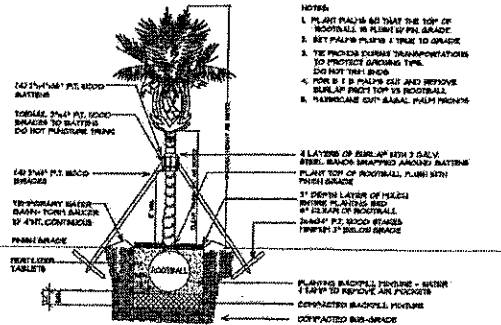
4. PROVIDE 3 GUYS OF ANCHOR TAPES TO ANCHOR TRUNK AT 180 DEGREE ATTACH AND TIGHTEN AT 180 DEGREE STAKE SPACE TO BE MAJOR FROM GRADE.
5. TOP OF ROOTBALL SHALL BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT.
6. 3" DEPTH TRENCH 3" CLEAR OF TRUNK.
7. TEMPORARY WATER BARRIER - POLY BARRIER WITH 3" CONTROLS NET.
8. FINISH GRADE.
9. REMOVE GUY FROM LETTER 1/2 OF ROOTBALL.
10. THE RELEASED FERTILIZER TABLETS.
11. PLANTING BACKFILL MIXTURE WATER AND TAP TO REMOVE AIR POCKETS.
12. COMPACTED SUBGRADE.



TREE STAKING DETAIL

NOTES

1. PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE.
2. SET PALM PLANTS 4 TWICE TO GRADE.
3. THE PROVIDE DURABLE TRANSPORTATION TO PROTECT GROUNDING TAP. DO NOT TIE BARK.
4. FOR 1 1/2" PALMS CUT AND REMOVE MULCH FROM TOP 1/2 OF ROOTBALL.
5. HURRICANE CUT - ANNUAL PALM PRUNING.



PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

PREPARED BY:
JAMES BRIAN ELLI, RLA
222 SE 10TH COURT
DEERFIELD BEACH, FL 33441
954-996-0883

PREPARED FOR:

HISTORIC BOARD

BERMAN RESIDENCE
1200 VAN BUREN STREET
HOLLYWOOD, FL


Planting Plan

DATE: 08/21/2011
PROJECT #: 1003
DRAWN BY: JRE
CHECKED BY: JRE
SCALE: 1/4"=1'-0"


| BY | DATE | REVISION |
|----|------|----------|
| | | |
| | | |
| | | |
| | | |

SHEET NUMBER
LA-1


Call 48 hours before you dig in Florida.
It's the Law
1-800-432-4770
FPLB (808) 347-3600
Sunshine State One Call of Florida, Inc.



Scale: 1" = 10'-00"



North

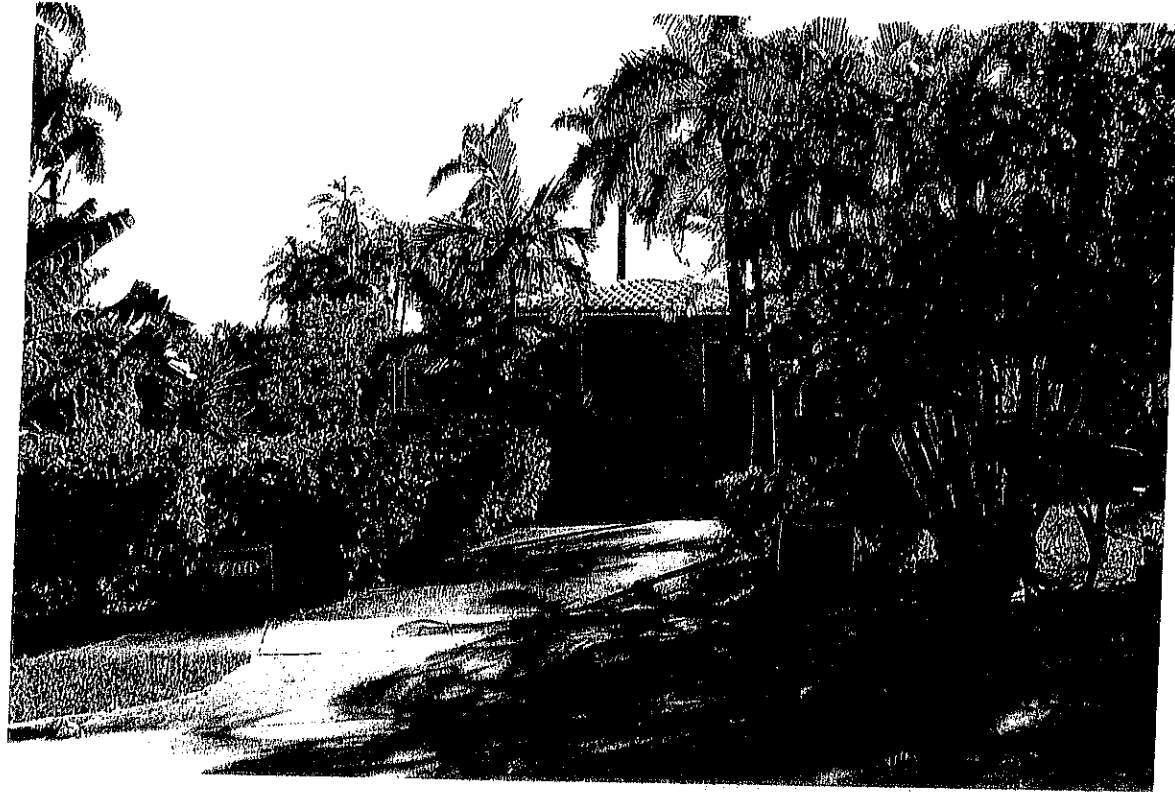


PALEMS: DING

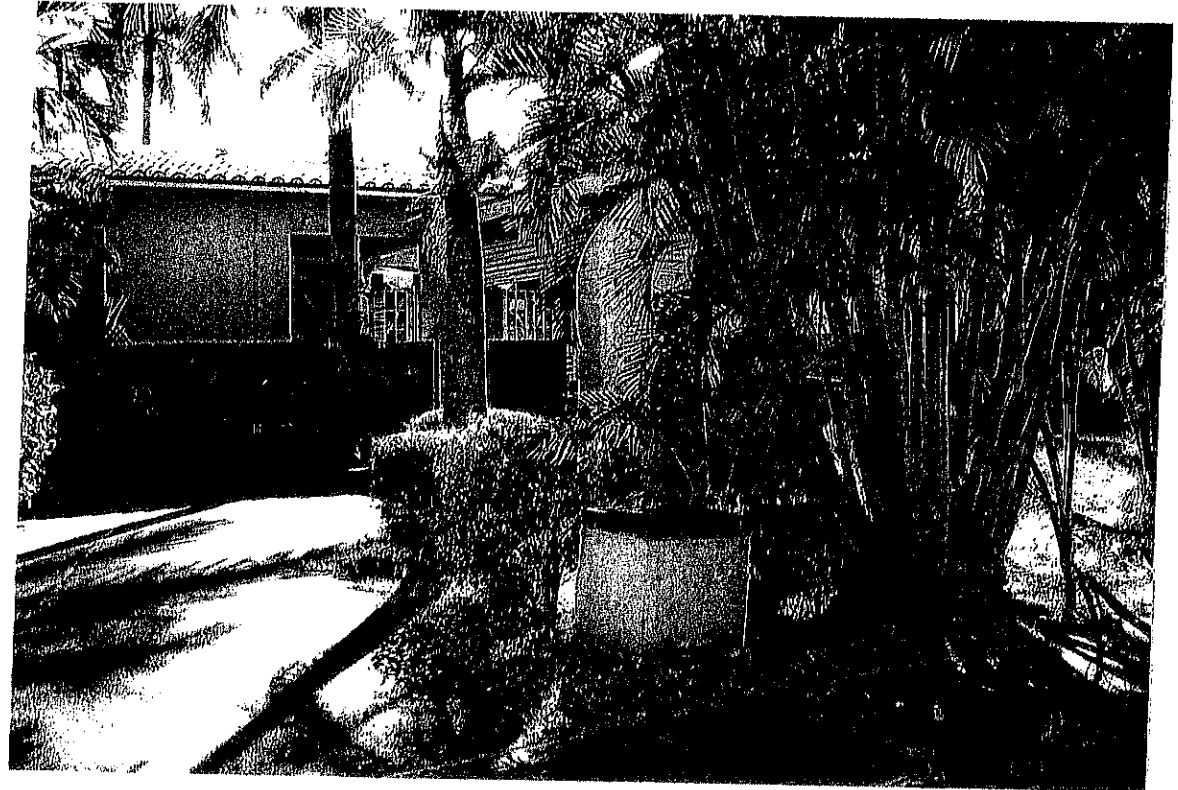




1200 VAN BUREN ST. EXISTING HOUSE PICTURES



EXISTING NORTH EAST CORNER DRIVEWAY ENTRANCE



EXISTING NORTH ELEVATION



2011 1 28

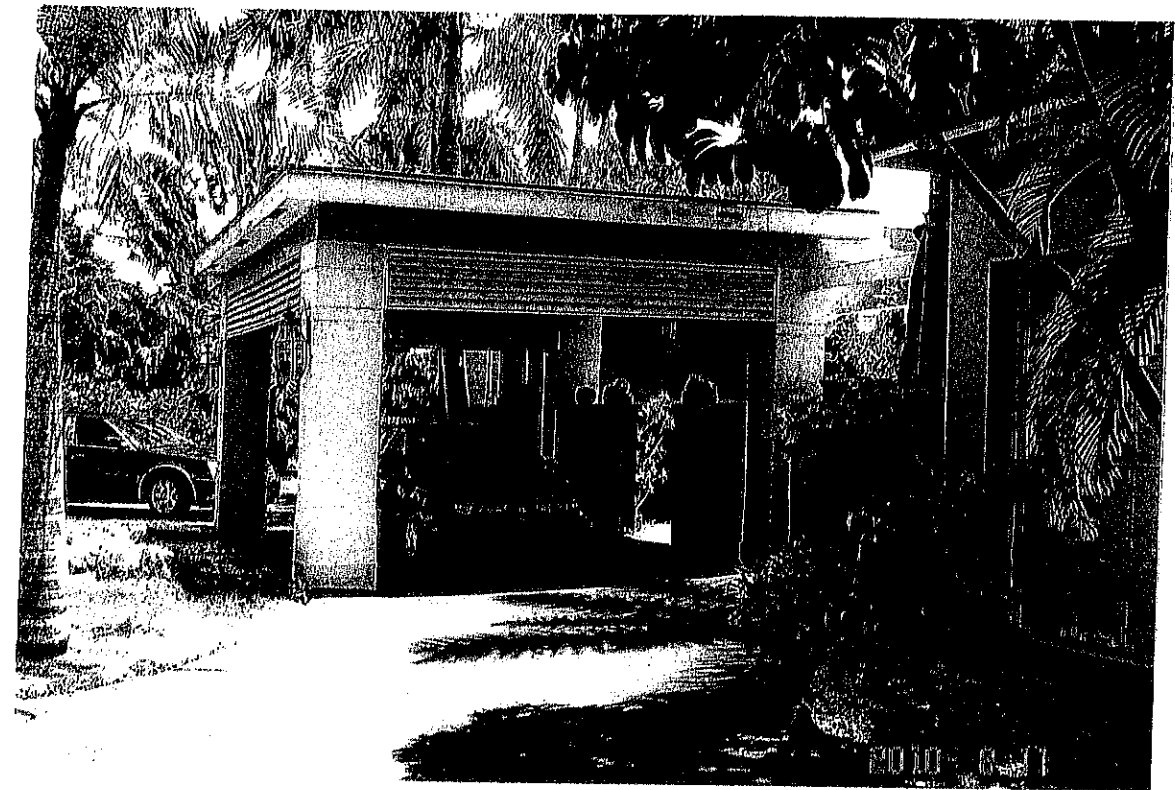
EXISTING NORTH ELEVATION



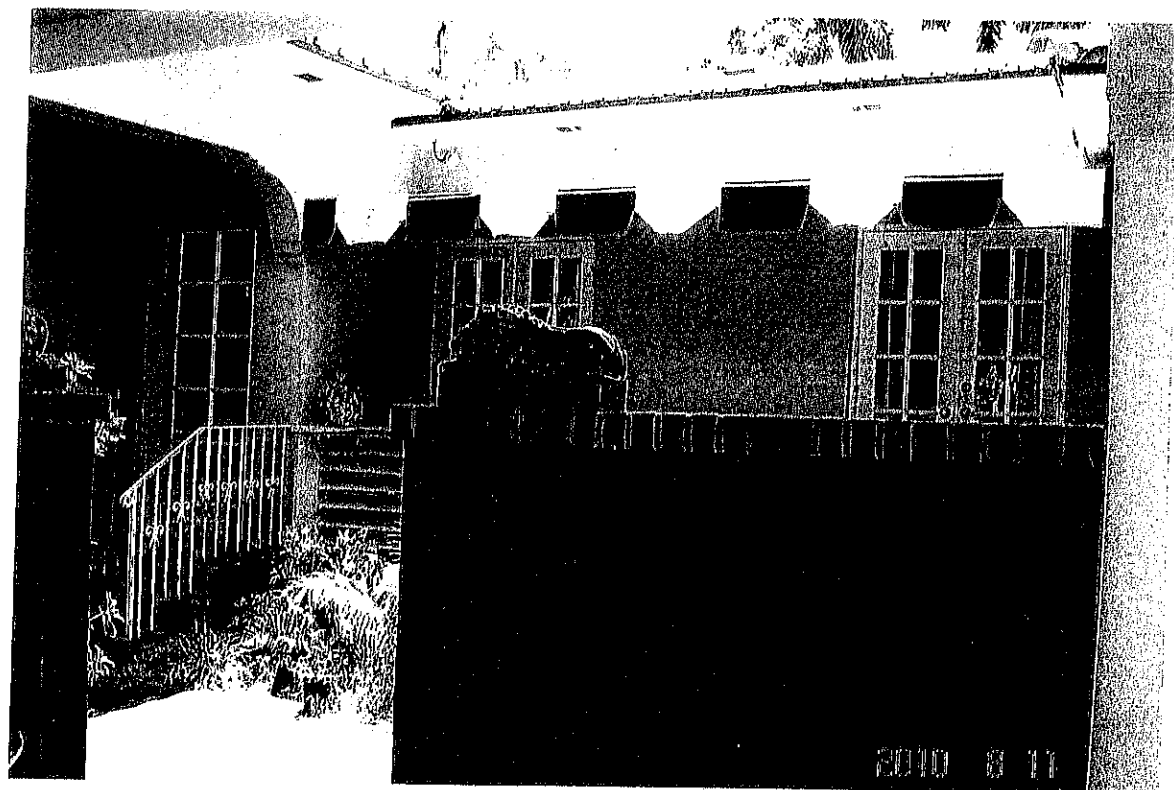
EXISTING NORTH WEST DRIVEWAY ENTRANCE



EXISTING FRONT NORTH ELEVATION SHOWING PORTOCOCHERE



EXISTING ELEVATION SHOWING PORTOCOCHERE



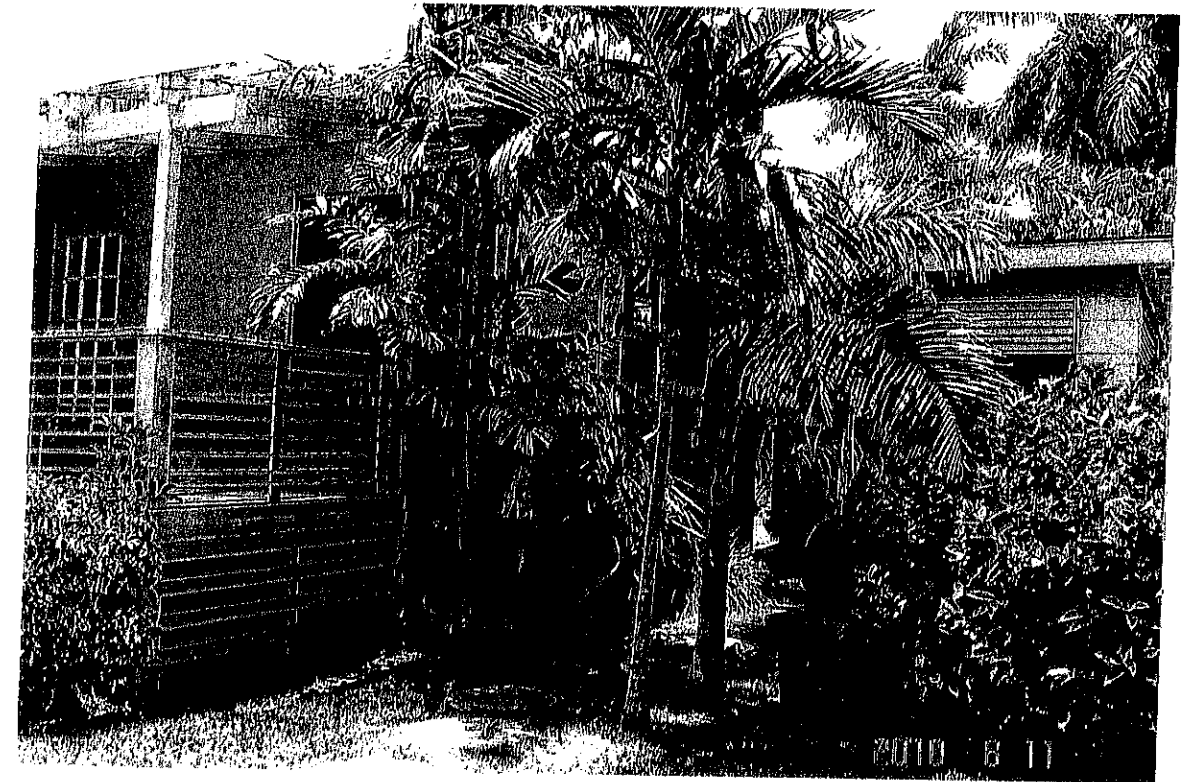
EXISTING NORTH PATIO ENTRANCE TO THE HOUSE



EXISTING DETAIL OF THE NORTH PATIO ENTRANCE



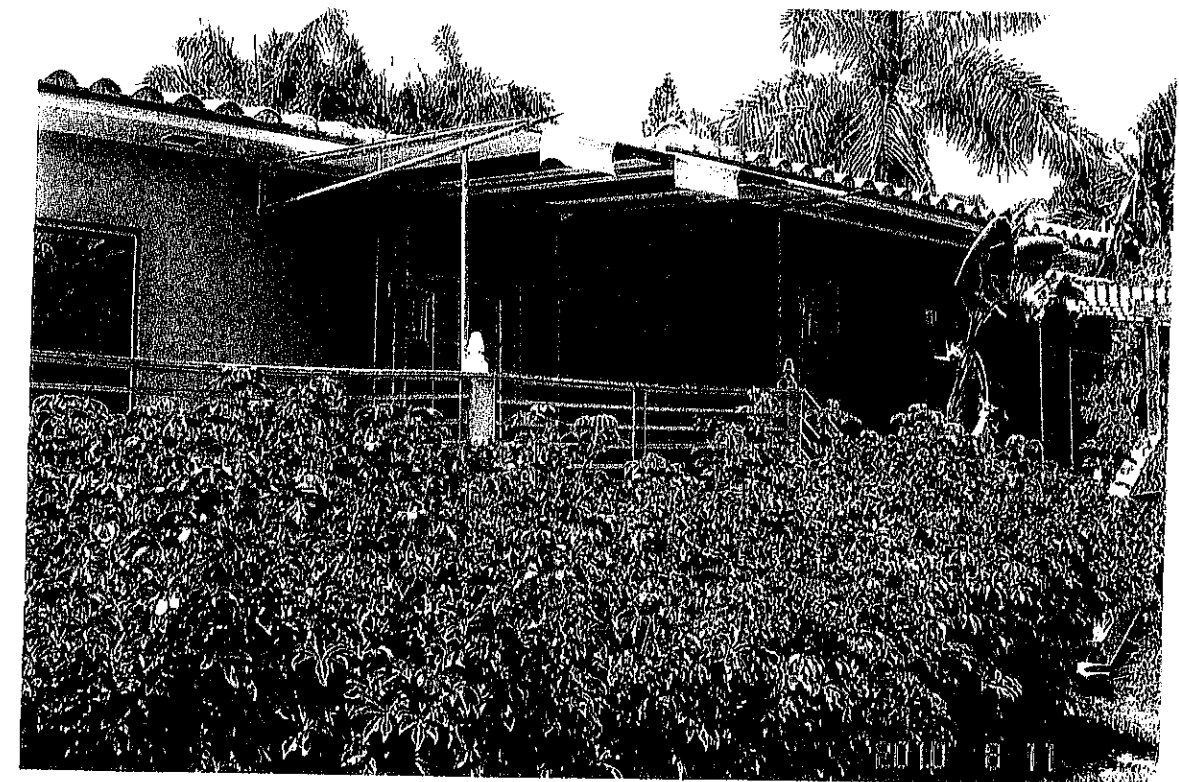
EXISTING NORTH ELEVATION - ENTRANCE OF THE HOUSE



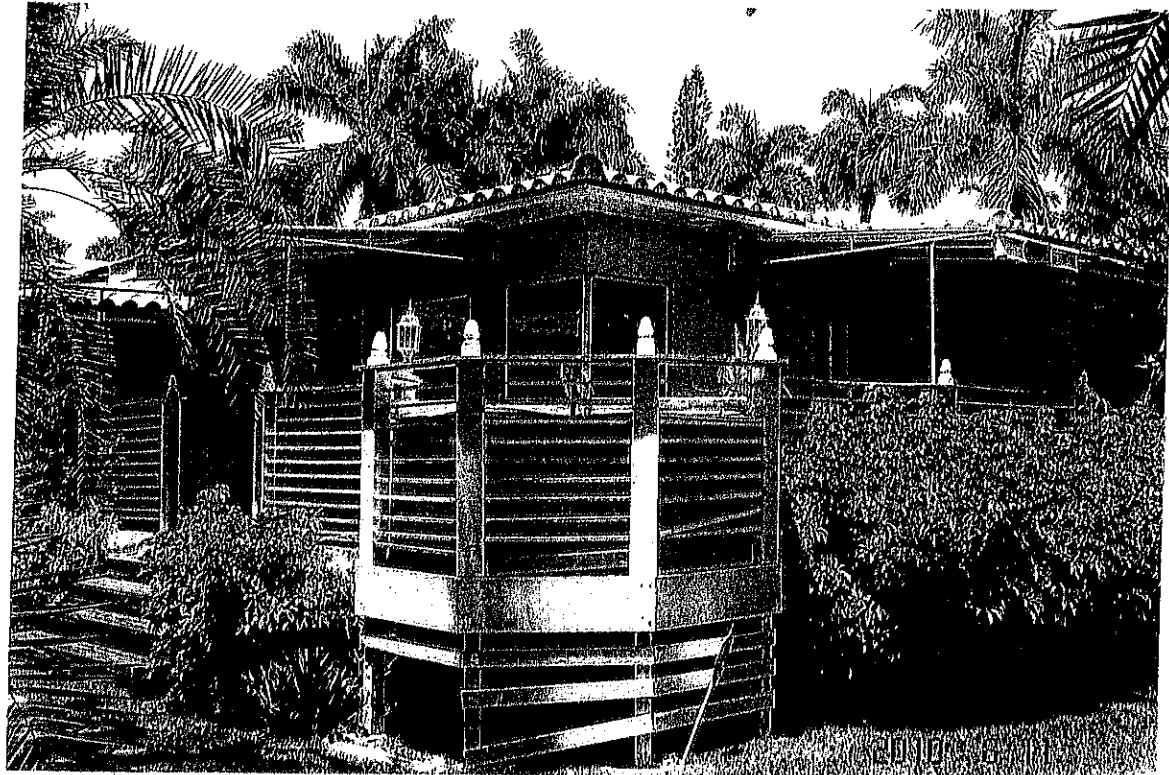
EXISTING NORTH-EAST SIDE CORNER



EXISTING NORTH-EAST SIDE CORNER



EXISTING EAST ELEVATION



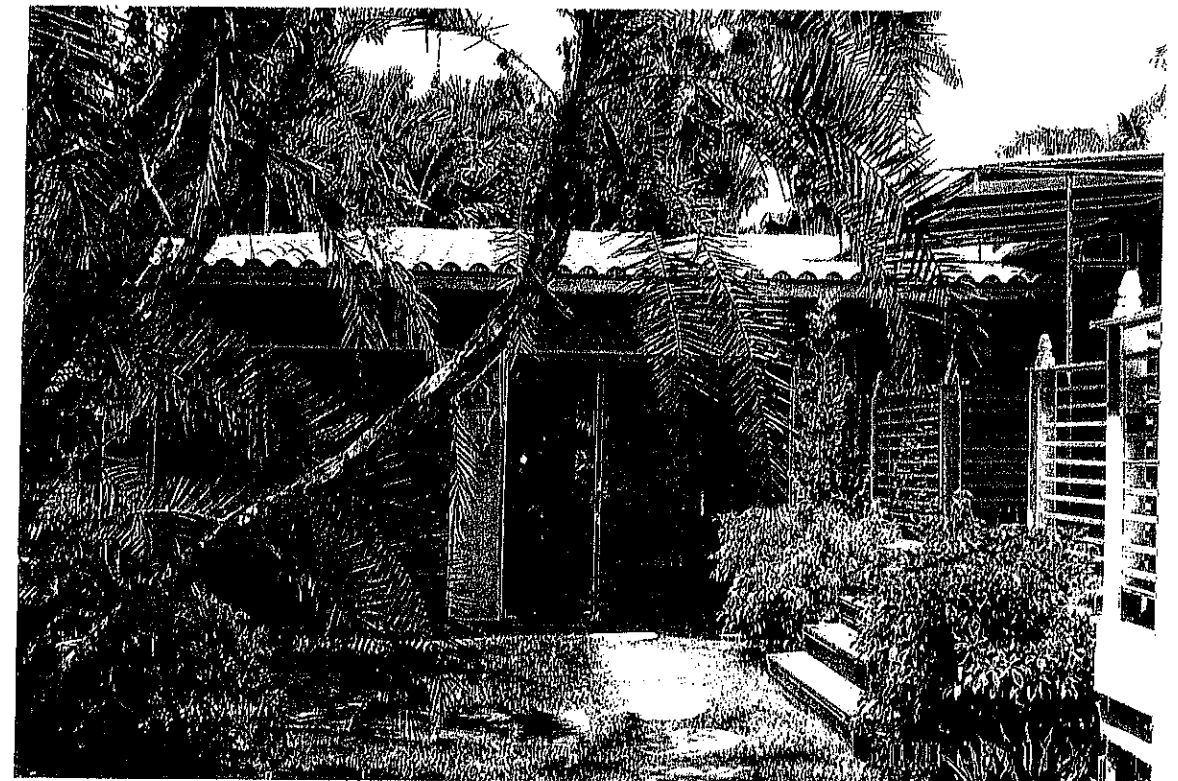
EXISTING SOUTH-EAST CORNER OPEN WOOD PORCH



EXISTING EAST SIDE OPEN WOOD PORCH



EXISTING SOUTH EAST CORNER PART OF THE HOUSE



EXISTING EAST SIDE TOWARDS FAMILY ROOM



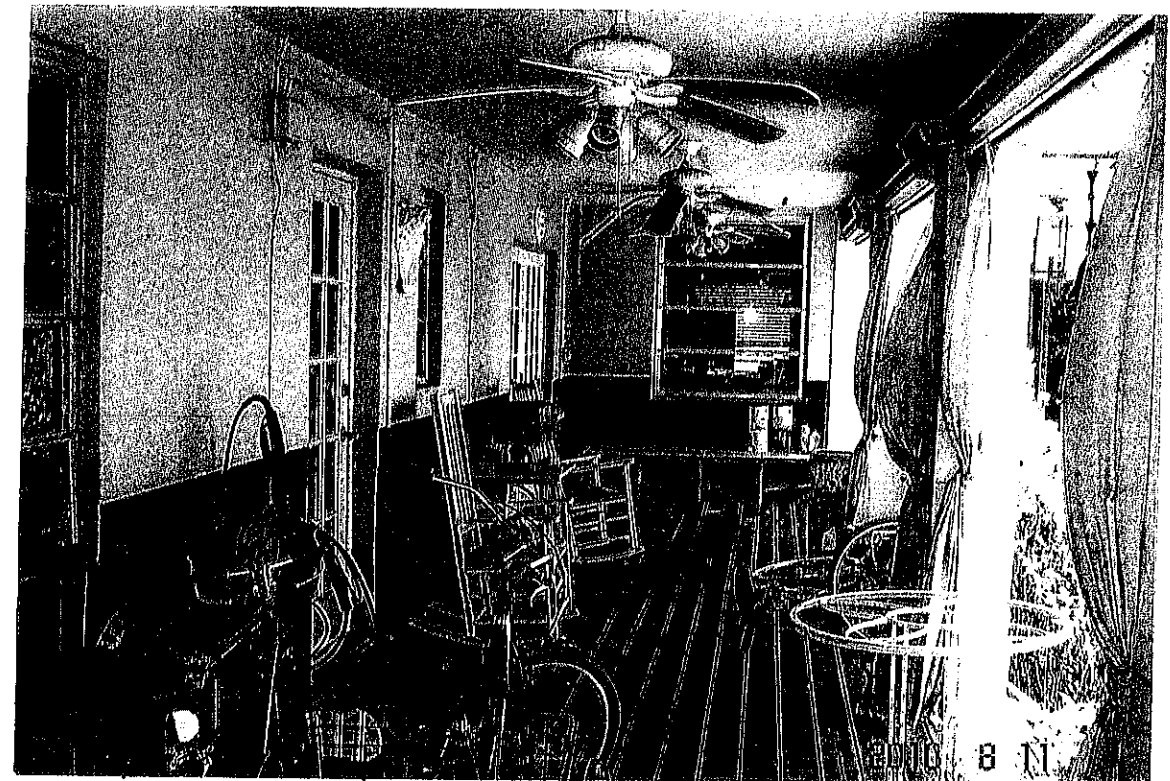
EXISTING SOUTH EAST ELEVATION TOWARDS FAMILY ROOM



EXISTING SOUTH WEST SIDE ELEVATION SHOWING COURTYARD



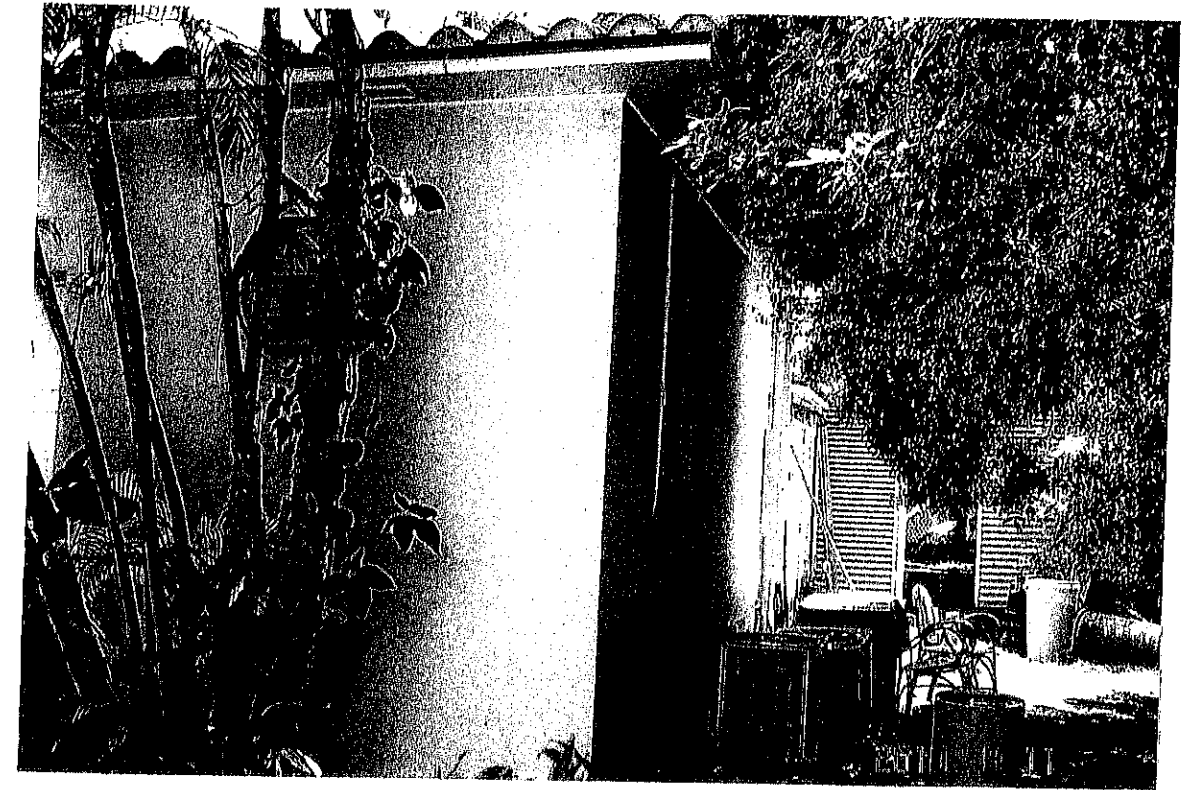
EXISTING COURTYARD TOWARDS EAST FAMILY ROOM



EXISTING COVERED CORRIDOR THAT FACES SOUTH



EXISTING WEST SIDE ELEVATION



EXISTING WEST SIDE ELEVATION



WEST SIDE ELEVATION TOWARDS NORTH ENTRANCE DRIVEWAY

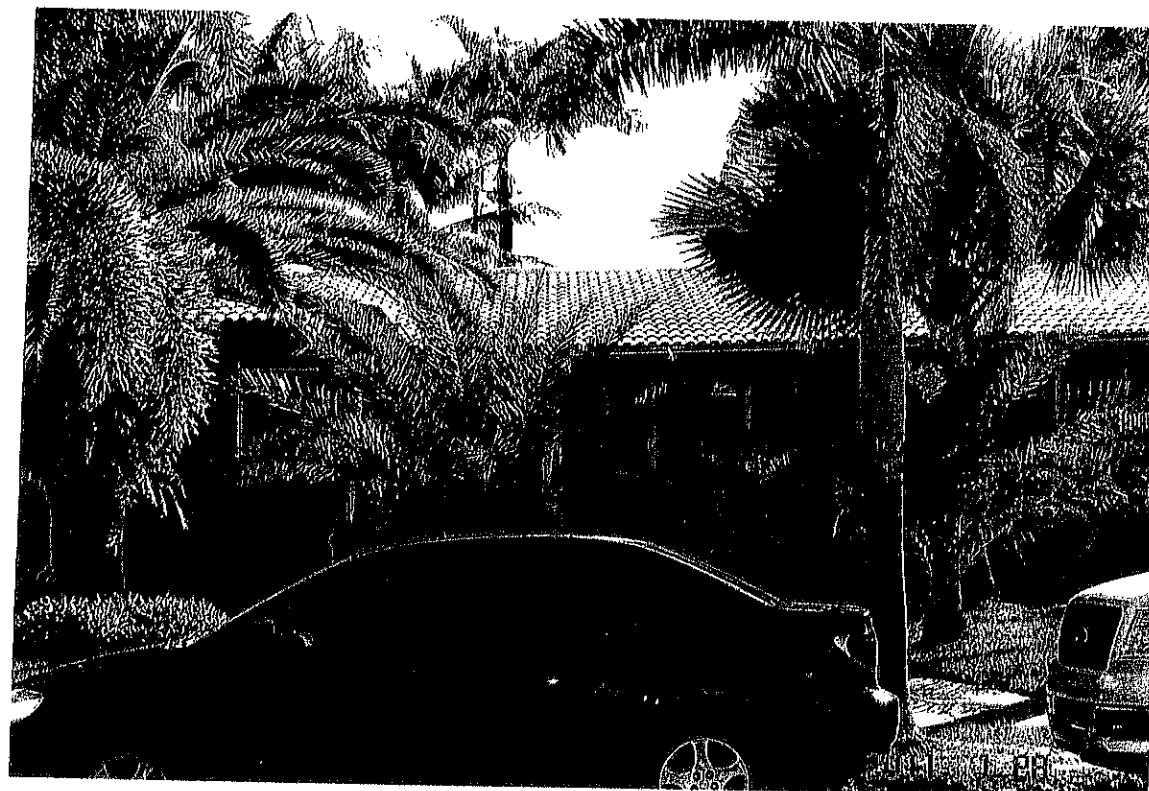


EXISTING NORTH ELEVATION SHOWING GARAGE

STREET PROFILE NEIGHBORHOOD PICTURES



1210 VAN BUREN ST.



1220 VAN BUREN ST.



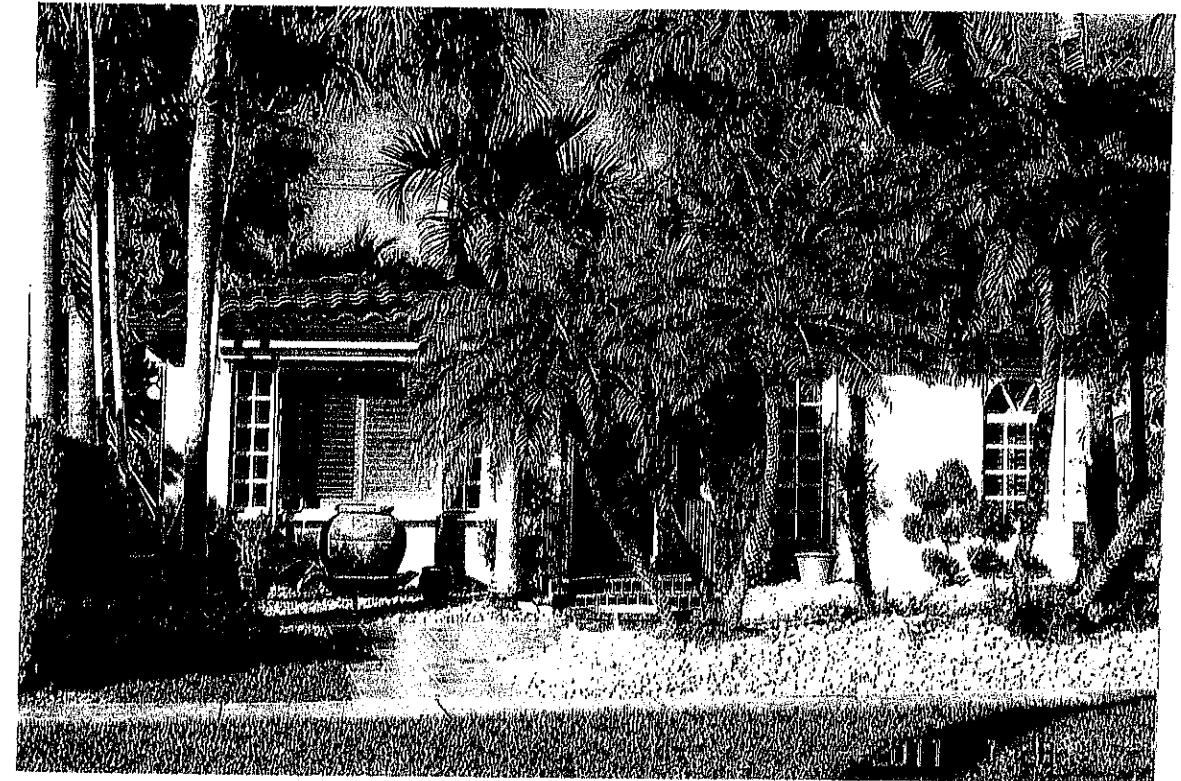
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1240 VAN BUREN ST.



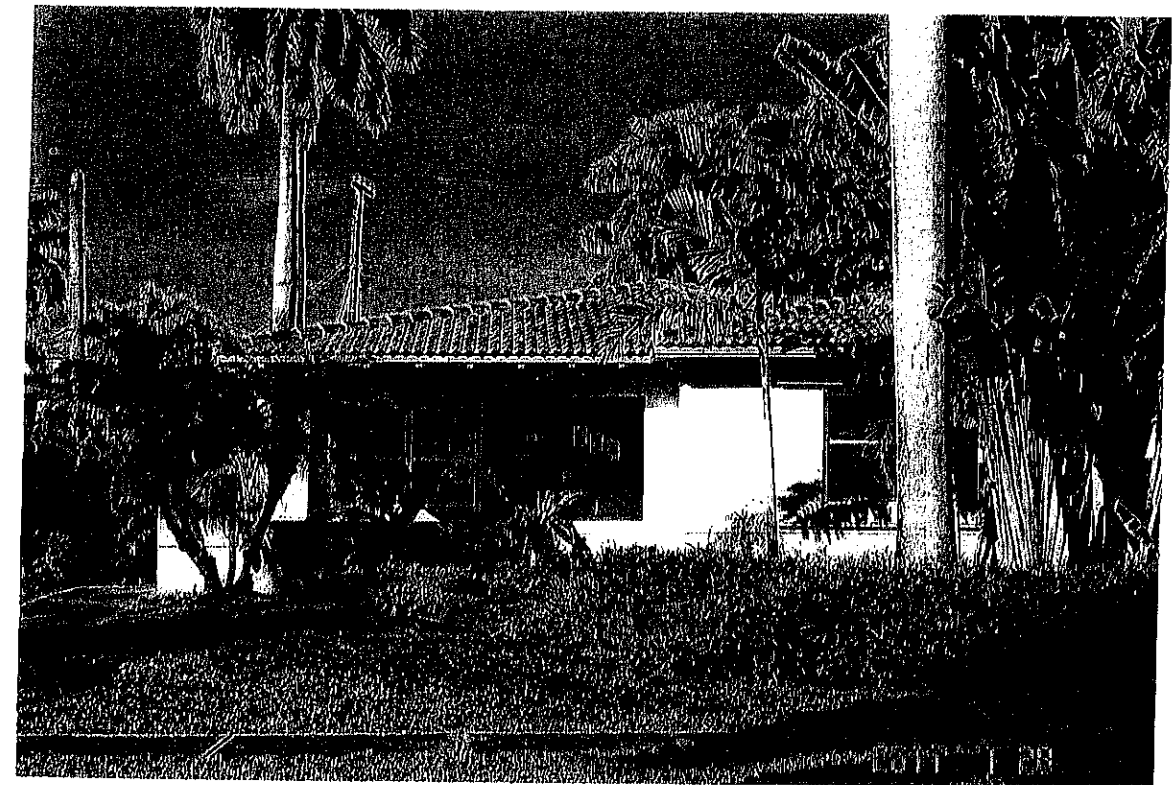
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1215 VAN BUREN ST.



1223 VAN BUREN ST.



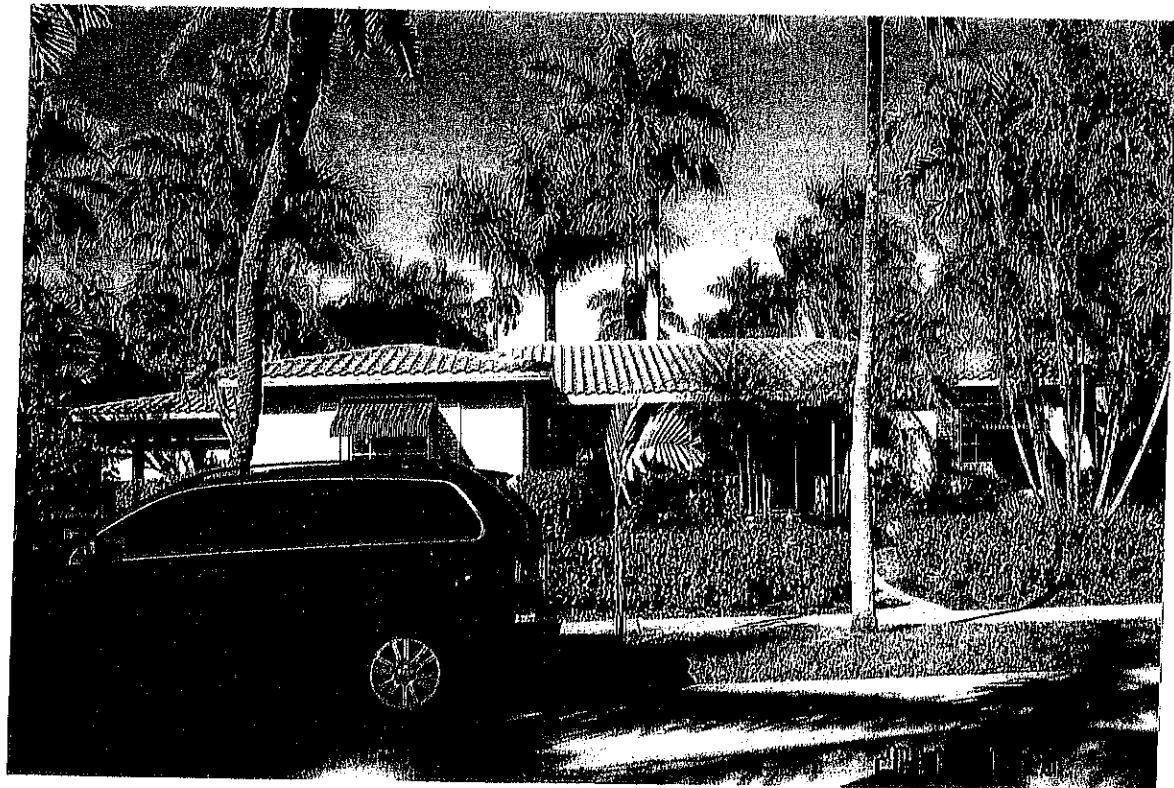
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1245 VAN BUREN ST.



1241 VAN BUREN ST.



1239 VAN BUREN ST.



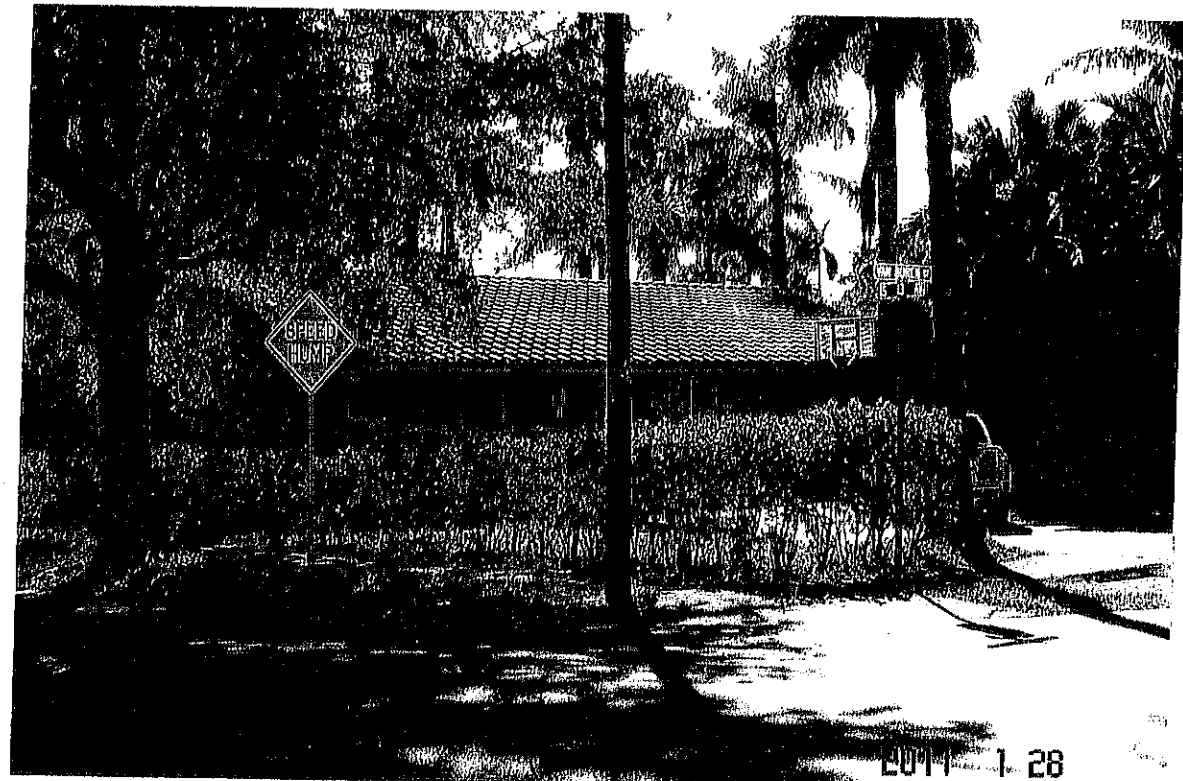
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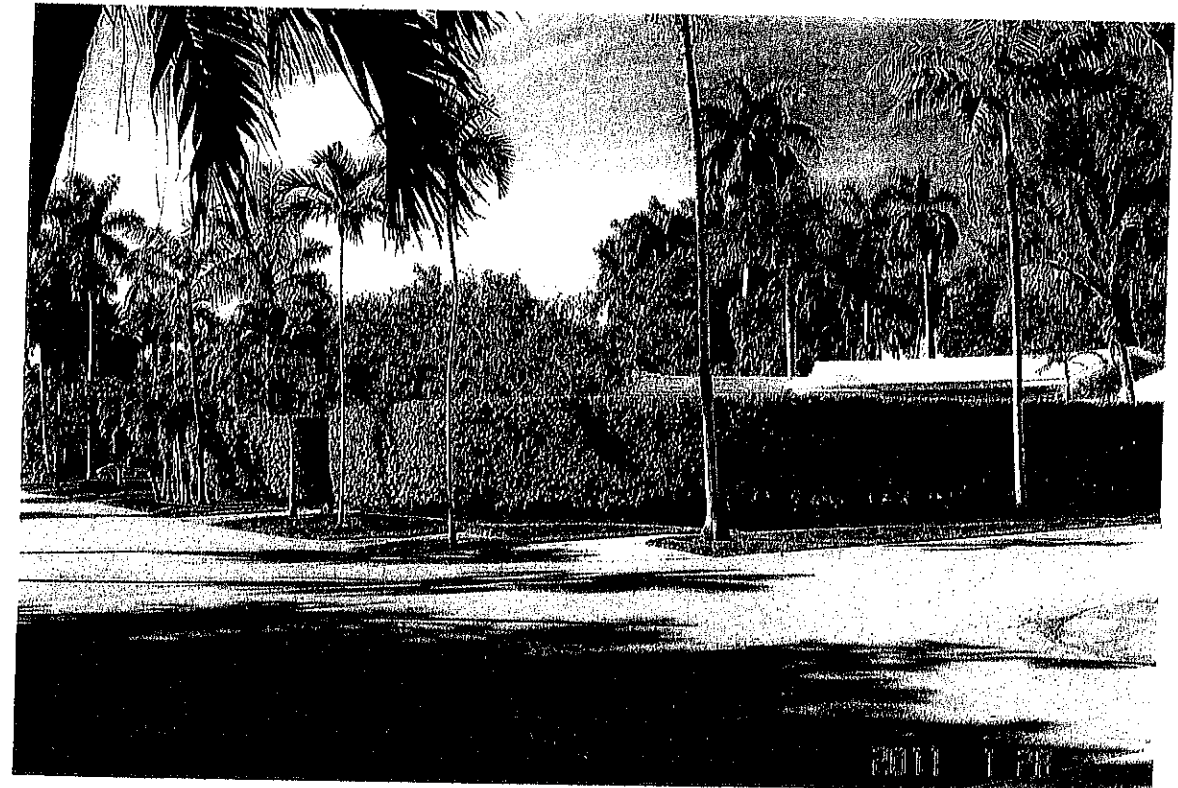
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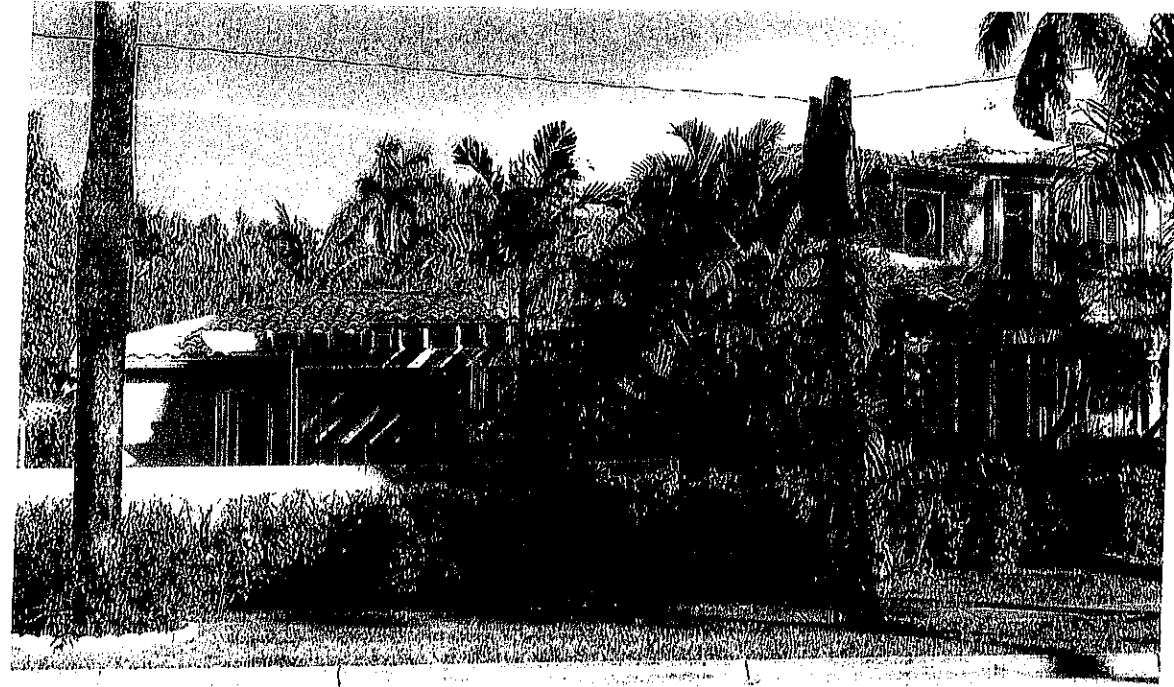
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1300 VAN BUREN ST.

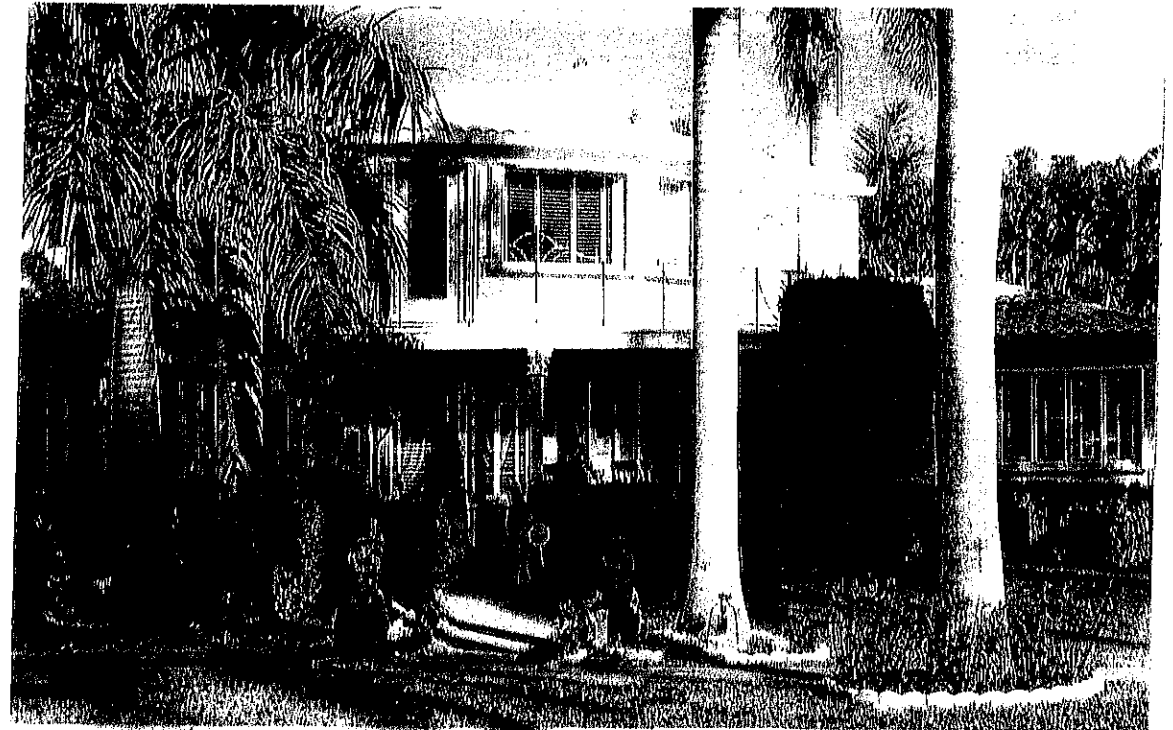


1301 VAN BUREN ST.



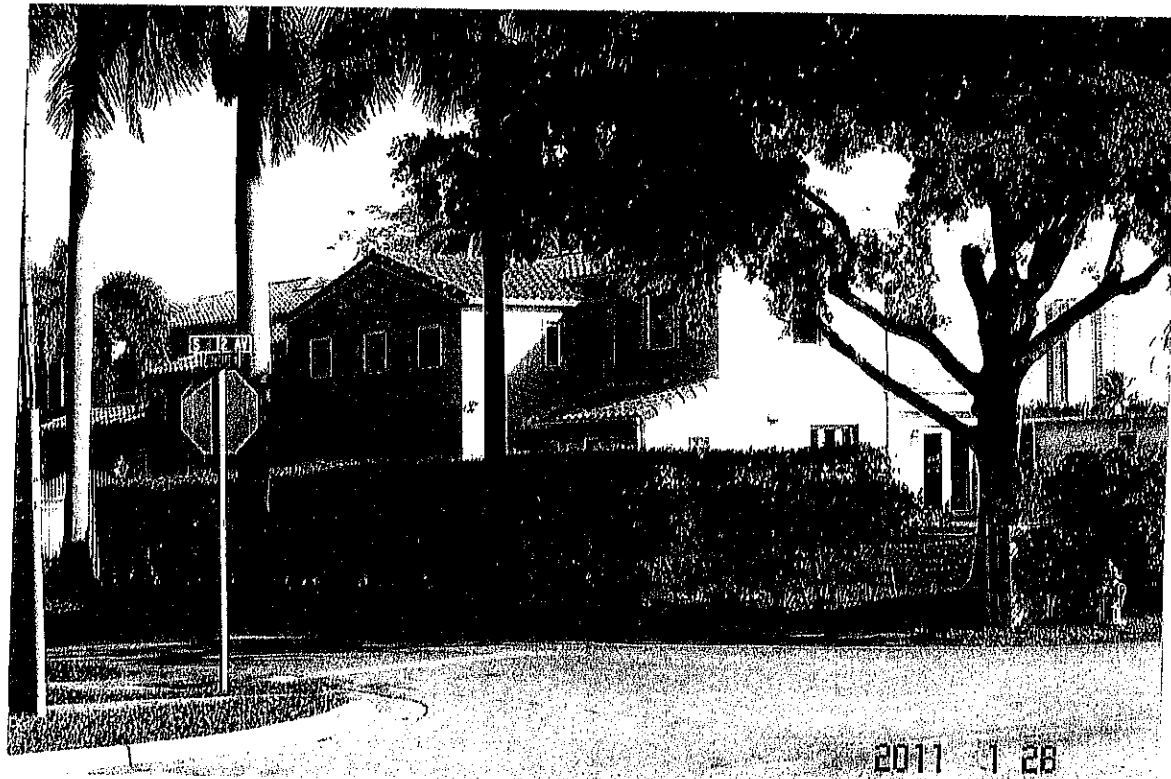
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303 S. 12TH AVENUE



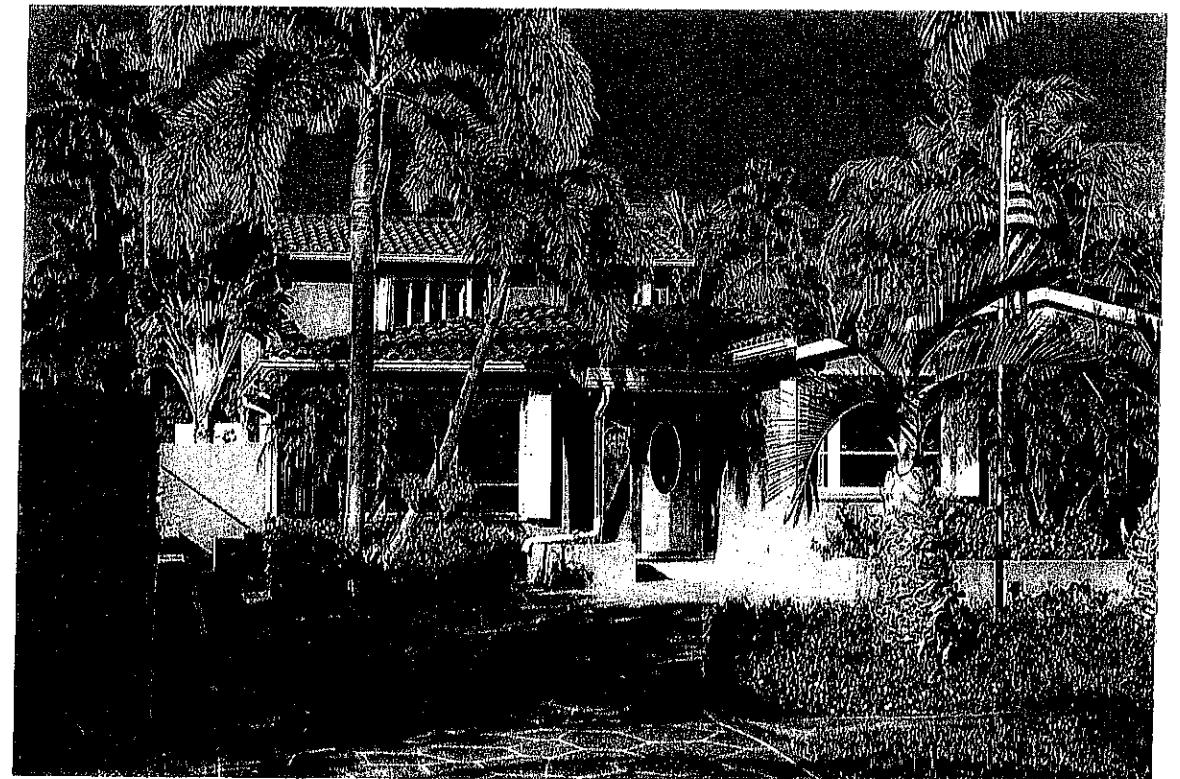
2011 1 28

303 S. 12TH AVENUE



2011 1 28

1150 N. SOUTHLAKE DRIVE



1147 VAN BUREN ST.

ATTACHMENT B
Aerial Photograph



1200 Van Buren Street

ATTACHMENT C
Zoning and Land Development Regulations
Section 5.6.E & F, Certificate of Appropriateness

Administrative Regulations

| <i>Site</i> | <i>Name</i> | <i>Address</i> |
|-------------|-----------------------------------|--|
| HPOS-11 | Garfield Street Paddleball Courts | Bounded by Surf Rd. to the western fence of the Paddleball Courts and from Connecticut Street to Garfield Street |
| HPOS-12 | Bryan House (4210 N. 58th Avenue) | 4220 N. 58th Avenue |
| HPOS-13 | Dunham's Grocery | 2410 Taylor Street |
| HPOS-14 | Coral Rock House | 310 New York Street |
| HPOS-15 | Southwinds Apartments | 347,349,351 Madison Street |
| HPOS-16 | Hollywood Beach Apartments | 322 Monroe Street |
| HPOS-17 | | 2461 Taylor Street |
| HPOS-18 | United States Customs House | 1700 Spangler Blvd. |
| HPOS-19 | Weitzman House | 1519 Harrison Street |

c. Historic Multiple Property Resource Listing District (HMPROLD).

| <i>Site</i> | <i>Name</i> | <i>Location</i> |
|-------------|--|--|
| HMPROLD - 1 | Lakes Area Historic Multiple Resource Listing District | Properties south of Johnson St. west of the Intracoastal Waterway, north of Washington St. and east of S. 17th Avenue to Polk St. and then east of N. 14th Avenue to Johnson St. |

8. Issuance of a Certificate of Appropriateness for projects in the Historic Districts and Sites shall be based on the Design Guidelines for Historic Properties and Districts adopted by the City Commission as amended from time to time.
 9. Historic Properties Database. Historic and Non-Historic Buildings in a locally designated historic district or site should all be listed in the city's database which may be revised from time to time. The database shall be maintained by the Department of Planning and Development Services.
- E. Certificate of Appropriateness for demolition, repair or new construction. A Certificate of Appropriateness issued under the authority of the Historic Preservation Board shall be required prior to the issuance of any permit for new construction, demolition, alteration, repair, signage or other physical modification or development affecting any property designated under the provisions of this section unless the permit applied for is exempted pursuant to § 5.6. B. 2. A Certificate to Dig shall be required prior to the initiation of any development involving the excavation or fill on a site or in a district designated as archaeologically significant pursuant to the provisions of this section. The procedure to obtain a Certificate to Dig, or to designate a site as archaeologically significant, shall be the same as indicated below for a Certificate of Appropriateness.

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1. Application.
 - a. An application for a Certificate of Appropriateness may be filed with the Board at the same time or in advance of the submission of an application for a building permit. The application must be approved by the Board prior to the issuance of a building permit.
 - b. All applications involving demolition, new building construction, additions to existing buildings, major renovation work or substantial alteration of a designated Historic Structure or Site shall be on a form provided by the Office of Planning and shall include such information as the Board may determine is needed to allow for complete evaluation of the proposed demolition, construction and other physical improvements, alterations or modifications including, but not limited to, the following:
 - (1) Written description of proposed action;
 - (2) Survey;
 - (3) Complete plot plan;
 - (4) Materials containing detailed data as to architectural elevations and plans showing proposed changes and existing conditions to be preserved;
 - (5) Preliminary plans showing new construction in cases of demolition;
 - (6) A financial feasibility study of the new project in cases of demolition and a feasibility study for an existing structure which addresses the possibility of substantially renovating or operating the existing Historic Structure. Consideration of parking needs and demands shall be addressed within the feasibility study, as well as alternative methods of providing parking. The study will also determine whether the retention of the building would deny the owner of all economically viable uses of the property.
 - (7) A request for a Certificate of Appropriateness for demolition shall include the following in addition to the above:
 - (a) The exact date and time demolition is to occur;
 - (b) A structural report on the building's condition, prepared by a licensed structural engineer, a survey, and detailed site plans and elevations

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showing the extent of the demolition. Photographs of all exterior elevations and architectural elevations shall also be included. The structural engineer shall also submit documentation demonstrating that liability insurance has been obtained in an amount which is equal to or exceeds the value of that portion of the building which will be retained;

- (c) An application for a partial demolition of the building shall include a determination from a licensed structural engineer that the structural integrity of the building, or portions thereof, will not be compromised by the demolition work. During the time demolition work is occurring, the owner shall have a licensed structural engineer on the property who shall insure that the work is proceeding in accordance with the approved building permit plans. It shall be the responsibility of the licensed structural engineer and property owner to ensure, during the time demolition work is occurring, that the structural integrity of that portion of the building which is to remain shall not be compromised;
- (d) The plans shall establish a "safe zone" so that no demolition work is permitted within a preset distance of that portion of the building to be preserved; and
- (e) In the event that the Building Official determines that the work is not proceeding according to the approved plans, or if he/she determines the demolition work will compromise that portion of the building which shall remain, then a stop work order shall be immediately issued.

2. Review procedure.

- a. All applications involving demolition, new building construction, additions to existing buildings, major renovation work or substantial alteration of a designated structure or site shall be placed on the agenda of the Historic Preservation Board for its review and consideration within 60 days after the date of receipt of a completed application accompanied by the required documentation.
- b. The Board shall approve, deny, approve with conditions or continue action on all applications for a Certificate of Appropriateness, except for a Certificate of Appropriateness for Demolition of Historic Structures, in which case the Board shall consider such requests pursuant to Section 5.6.F.4 herein. In any case, the Board shall act on an application within 60 days from the date of the receipt of a completed submission. Provided, however, that if specific revisions are requested by the Board, the Board may have an additional 30 days in which to render a decision. Upon the written approval of the applicant, or the applicant's oral consent stated at a Board hearing, and by motion of the Board, the review period may be extended beyond the maximum 90 days provided for herein.

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- c. A Certificate of Appropriateness for the Demolition of designated Historic Buildings, structures, improvements or Historic Sites, as listed in the Historic Properties Database, shall only be considered by the Board following a public hearing. Historic status shall be determined by the Board finding that the structure meets at least one of the review criteria for Historic Designation as set forth in Section 5.6.D.3.b. At least ten days prior to the public hearing date, a description of the request with the time and place of such hearing shall be posted on the property by the property owner, and notice shall be given by mail to the owners of record of land lying within 300 feet. The addresses for the property owners of record shall be obtained from the Broward County Property Appraiser's records. If the Historic Preservation Board determines the status of the property to be Non-Historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued.
- d. A building permit for the new construction must be issued prior to the issuance of a building permit for demolition.
- e. All applications for Certificates of Appropriateness involving exterior structural repairs and minor physical improvements or alterations (as may be more specifically defined by the Board in its By-Laws and Application Procedures) shall be reviewed by the Office of Planning Director or the Board. The Office of Planning Director shall approve, approve with conditions, or deny a Certificate of Appropriateness within 30 days from the date of receipt of a completed submission; the applicant may agree to an extension of this review time.
- f. In the case of a denial of an application by the Office of Planning Director, the applicant may request consideration of the completed application by the Historic Preservation Board which shall proceed to review the application in accordance with the procedures set forth in this subsection. The Board may concur, modify, or reverse the Office of Planning Director's decision.
- g. The approval of a Certificate of Appropriateness or a Certificate to Dig shall not excuse the applicant of responsibility to comply with all other zoning and building laws and regulations of the city, county and state, including the receipt of necessary zoning variances, site plan approvals, concurrency review and building permits.
- h. All work performed pursuant to the issuance of any Certificate of Appropriateness shall conform to the requirements of that certificate. The Chief Building Official is designated as the individual to assist the Board by making necessary inspections in connection with enforcement of this section and shall be empowered to issue a stop work order if performance is not in accordance with the issued certificate or this section. No work shall proceed as long as a stop work order continues in effect. Copies of inspection reports shall be furnished to the Historic Preservation Board and copies of any stop work orders both to the Historic Preservation Board and the applicant. The Chief Building Official shall be responsible for ensuring that any work not in accordance with an issued Certificate of Appropriateness shall be corrected to comply with the Certificate of Appropriateness prior to withdrawing the stop work order.

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- i. For the purpose of remedying emergency conditions determined to be dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction or other repairs to a building or site pursuant to an order of a government agency or a court of competent jurisdiction. The owner of a building damaged by fire or natural calamity shall be permitted to stabilize the building immediately without City Commission approval, and to rehabilitate at a later date under the procedures as set forth in this section.

F. Decisions on Certificates of Appropriateness.

1. Certificate of Appropriateness of Design. A decision on an application for a Certificate of Appropriateness, by either the Board or the Director of the Department of Planning and Development services, for the design of new building construction, additions to an existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility with the following criteria: integrity of location, design, setting, materials, workmanship and association.
 - a. The Director of the Department of Planning and Development Services is authorized to approve Certificates of Appropriateness for Design for the projects set forth below:
 1. Additions (attached or detached) that contain not more than 25% of the floor area of the primary building but not to exceed 25,000 sq. ft.
 2. Landscape projects, decks and patios that contain less than 10,000 sq. ft. in the aggregate.
 3. Construction, repair, or rehabilitation of new or existing nonstructural walls, fences, at-grade parking lots, signs, including change of copy, canopies, and awnings.
 4. Installation of any mechanical or plumbing equipment that is visible from the public right-of-way. This review is limited to methods of screening the equipment from public view.
 5. Any other construction, which in the discretion of the Director of the Department of Planning and Development Services is similar in size and impact as the work listed above.
 6. The Board is authorized to consider all other projects for Certificates of Appropriateness for Design not delineated in 1.a.1 through 5 above.
2. Where particular site conditions and restraints or unusual circumstances applicable to a particular applicant's structure exist and strict enforcement of the provisions of this section would result in an undue economic hardship to the applicant, the Board has jurisdiction to vary or modify the provisions in this section, including adherence to the adopted Design Guidelines for Historic Properties and Districts.

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3. An approved Certificate of Appropriateness for Design, together with any conditions or limitations imposed by the Board, shall be in written form and attached to the Site Plan and/or the schematics submitted as part of the permit applications. Copies of the Certificate shall be kept on file with the Department of Planning and Development Services and shall be transmitted to the Chief Building Official. The applicant shall receive a copy of the Certificate of Appropriateness. When a Certificate of Appropriateness for Design has been granted by either the Board, the Director of Planning and Development Services, or the City Commission based upon an appeal in accordance with the regulations set forth in this Article, such grant shall become null and void unless the appropriate building or other permit or license is applied for within 24 months of the date of such decision by the Board, the Director of the Department of Planning and Development Services, or, if applicable, the City Commission. However, an extension of up to 24 months may be granted in the same manner as the initial request, provided an application for such extension is filed prior to the expiration of the original approval, upon a showing that there has not been a significant change in the circumstances influencing the original approval. If an extension has been granted or other permit or license, or the extension has been denied, then the applicant's Certificate of Appropriateness for Design shall become null and void then the applicant will be required to re-apply for any and all approvals necessary.
4. Certificate of Appropriateness for Demolition.
 - a. Demolition of a historically designated building, structure, improvement or site may occur pursuant to an order of a government agency or a court of competent jurisdiction or, if granted, pursuant to an application by the owner for a Certificate of Appropriateness for the demolition of a designated historic building, structure, improvement or site.
 - b. Government agencies, having the authority to demolish unsafe structures, shall receive notice of historic designation of individual buildings, structures, improvements or sites, districts or archeological sites pursuant to this section. The Historic Preservation Board shall be deemed an interested party and shall be entitled to receive notice of any public hearings conducted by such government agency regarding demolition of historically designated structures or buildings. The Board may make recommendations and suggestions to the government agency and the owner(s) relative to the feasibility of and the public interest in preserving the historically designated structure or building.
 - c. A Certificate of Appropriateness for Demolition of designated Historic Buildings, structures, improvements or Historic Sites, as listed in the Historic Properties Database, shall only be considered by the Board following a public hearing. At least ten days notice prior to the public hearing date, a description of the petition request, with the time and place of such hearing, shall be posted on the property by the property owner and mail notice shall be given to all the owners of properties lying wholly or partly within 300 feet of the land subject to said petition. If the Board determines the status of the property is Non-Historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued. If the Board determines that the status of the property is Historic, a recommendation by the Board shall be forwarded to the City Commission. The Board's recommendation shall be based upon the evaluation criteria set forth in subsection e. below.

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- d. No permit for voluntary demolition of a historically designated building, structure, improvement or site shall be issued to the owner(s) thereof until an application for a Certificate of Appropriateness for Demolition has been submitted and approved pursuant to the procedures in this section. In determining its recommendation, the Historic Preservation Board shall be guided by the criteria set forth in subsection e. below.

- e. Evaluation criteria. The City Commission and the Board shall consider the following criteria in evaluating applications for a Certificate of Appropriateness for Demolition of buildings, structures, improvements or sites:
 - (1) The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.
 - (2) The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.
 - (3) The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.
 - (4) The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.
 - (5) Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.
 - (6) There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect on the historic character of the Historic District.
 - (7) The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.
 - (8) The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

- f. City Commission decision for Certificates of Appropriateness for Demolition of a Historic Structure. After consideration of the Historic Preservation Board's recommendation, at a duly notice public hearing, the City Commission may grant, grant with conditions, continue, or deny an application for a Certificate of Appropriateness for Demolition of a Historic Structure, as provided in this section. The decision of the City Commission shall be based upon the criteria set forth in e. above. Should the City Commission grant a continuance for Demolition, the length of such continuance shall be determined and prescribed by the Commission based

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upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The effective date of the stay shall be from the date of the Historic Preservation Board's public hearing.

- g. A building permit for the new construction must be issued prior to the issuance of a building permit for demolition.
- h. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall only consider it if the parking garage is designed in a manner that is consistent with the Design Guidelines for Historic Properties and Districts, as amended from time to time, and/or the Design Review Manual for that particular district. If the district in which the property is located lists retail uses as an allowable use then the ground floor shall contain such uses. Historic buildings shall not be permitted to be demolished if the intended use is for an at-grade parking lot.
- i. Withdrawals or denial of applications for a Certificate of Appropriateness for Demolitions. Upon the withdrawal of an application after the initial public hearing by the applicant or the application is denied by the City Commission, a new application cannot be filed within 12 months of the date of the withdrawal or denial unless the decision of the City Commission is made without prejudice. The Historic Preservation Board and/or City Commission may permit withdrawals without prejudice at the time the application for such Certificate of Appropriateness is considered by the Board and/or City Commission.
- j. The Historic Preservation Board may require from the applicant a marker on the property which provides the historic background of the structure to be demolished.
- k. Fees. The amount of the application fee shall be set by resolution of the City Commission as that amount required to reimburse the city for all expenses associated with public notices and other administrative costs in connection with processing applications for a Certificate of Appropriateness for Demolition.

~~G. Historic Preservation Board and Development Review Board Joint Review of Projects. Historic Preservation Board and Development Review Board Joint Review of Projects shall only occur in accordance with Section 5.3I.3 of this Article.~~

~~H. Maintenance of designated properties.~~

- ~~1. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any building or structure which does not involve a change of design, appearance or material, and which does not require a building permit, or Certificate of Appropriateness for Demolition.~~
- ~~2. A building, structure, improvement or site that is the subject of an application for a Certificate of Appropriateness for Demolition shall not have its architectural features removed or destroyed prior to the Commission's decision. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the Certificate of Appropriateness for Demolition is approved.~~