CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING

DATE: February 22, 2011
TO: Historic Preservation Board
VIA: Andria Wingett, Planning Manager
VIA: Julie Walls Krolak, Principal Planner
FROM: Mariluz Maldonado, Planning and Development Services Administrator


REQUEST


RECOMMENDATION

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

Certificate of Appropriateness for Design: Approval, if a Certificate of Appropriateness for Partial Demolition is granted.

PROPOSED PROJECT

Certificate of Appropriateness for Partial Demolition

The proposed faced renovation is for a building located at 2022 Hollywood Boulevard which is located in the Downtown Hollywood Historic District. The building is one story and constructed circa 1935. "The building has the typical look for a Downtown Hollywood retail store which includes the central recess entry and 18" knee wall. The building was built in 1935; however the current storefront and knee wall appear to have been added at a later time", as indicated by the applicant. Façade renovations are being proposed to the building which includes demolishing the existing store front (window and entrance area) and pushing it back about 20' while allowing for an approximate 419 sq ft open seating area. The applicant also indicated the parapet above the eyebrow area will remain at its current location. Moreover, the existing knee wall will be replaced with a new wall while maintaining the characteristics and the feel of Downtown Hollywood.

Since the building is located within the Historic Hollywood Business District, the Zoning and Land Development Regulations requires the applicant obtain a Certificate of Appropriateness for Partial
Demolition. In order to maintain a historical record of the building, the Board may request 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 to place a marker on the property which provides the historic background of the structure.

Certificate of Appropriateness for Design

The building was originally constructed circa 1935 and includes architectural details of the One-Part Commercial Block style. One-Part and Two-Part Commercial blocks were popular features of many main street commercial districts in small towns across the United States in the early 1900s. The one-part commercial block consists of single story buildings, usually simple boxes with decorative facades, which house either a single store or many units. Facades, which face the street, have large windows and recessed entryways. These modest buildings have Mission Style details such as simple stucco molding, flat roof surfaces and raised parapets.

The Florida Master Site File identifies this building as one-part commercial block with Art Deco features on the facade. It also indicates the main entrance fronts Hollywood Boulevard and the façade was not as recessed as earlier buildings. The roof system consisted of flat roof. Its design included materials such as stucco, brick and a detailed parapet. The architect’s name is unknown and the surveyor’s evaluation of the site deemed the building as potentially eligible for local designation.

The proposed facade renovation intends to maintain a similar design while pushing the front façade which contains the main entrance and storefront windows more internal to the property (approx. 20’). This will allow the applicant to incorporate a covered seating area of approximately 419 sq ft with retractable store front system. The parapet above the eyebrow area will remain at its current location. The knee wall will be replaced with a new one while maintaining the characteristics and elements compatible to the abutting buildings. According to the applicant, “All existing materials that make up the structure, molding and other design elements will be maintained and preserved. Any repairs needed to the original structure will be done using like materials”. The restoration of the building will be such to achieve an authentic look and feel of the existing Historic Elements and characteristics. As indicated by the applicant, “The new store front will be divided into sections of window panes similar to what already exists and will be installed to meet all current Building Codes”.

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 historic districts. The restoration is consistent with the character of the Historic Hollywood Business District and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicants/Owners: Hollywood State Building, LLC
Address/Location: 2020 Hollywood Boulevard
Size of Property: 3,025 sq ft (.07 acres)
Present Zoning: Historic Hollywood Business District (HPOD-1)
Present Land Use: Central City Commercial/Mixed Use Low Intensity (CCC-1)
Year Built: 1935
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 the applicant, the original structure, constructed in 1935, is being maintained and will not be affected by the partial demolition. Also as stated by the applicant, "In my Professional opinion, this storefront can safely be removed from the original building structure without affecting the adjacent concrete and masonry structural elements".

The proposed facade renovation intends to maintain a similar design while pushing the entryway more internal to the property. This will allow the applicant to incorporate a covered seating area on the front. The knee wall will be replaced with a new one while maintaining the characteristics and elements that are compatible to the abutting buildings.

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 remove only non-significant buildings, additions, or site feature which detract from the historic character of a site or the surrounding district or neighborhood. As stated by the applicant, "The property will be used as a restaurant, while preserving the very architectural elements that allows it to contribute to the Historic Character of the Downtown Hollywood District." The applicant has submitted a request of Certificate of Appropriateness for Design for redesign of the front facade.

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.

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 is not in character with its surroundings can be removed with no negative impact. Although the building style represents and earlier era, the building itself has not been deemed historic nor is the last of its kind in this District. The site file however indicates the building could potentially be locally designated.
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: The proposed faced renovation is for a building located at 2022 Hollywood Boulevard which is located in the Downtown Hollywood Historic District. The building was originally constructed circa 1935 and includes architectural details of the One-Part Commercial Block style. One-Part and Two-Part Commercial blocks were popular features of many main street commercial districts in small towns across the United States in the early 1900s. The one-part commercial block consists of single story buildings, usually simple boxes with decorative facades, which house either a single store or many units. Facades, which face the street, have large windows and recessed entryways. These modest buildings have Mission Style details such as simple stucco molding, flat roof surfaces and raised parapets.

The Florida Master Site File identifies this building as one-part commercial block with Art Deco features on the facade. The main entrance fronts Hollywood Boulevard and the façade was not as recessed as earlier buildings. The roof system consisted of flat roof. Its design included materials such as stucco, brick and a detailed parapet. The architect's name is unknown and the surveyor's evaluation of the site deemed the building as potentially eligible for local designation.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: "The design of the subject building is very similar to those abutting structures. Similar elements include the 18" knee wall below the store front, full width concrete eyebrow and the recessed center entry contribute to an overall pattern and rhythm unique to Hollywood", as indicated by the applicant. The proposed facade renovation intends to maintain a similar design while pushing the front façade more internal to the property. This will allow the applicant to incorporate a covered seating area on the front. The knee wall will be replaced with a new one while maintaining the characteristics and elements that are compatible to the abutting buildings.

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. In order to help maintain a balance in this relationship when doing rehabilitation, they recommend retaining distinctive features such as size, mass, color, and materials.

When making alterations or additions it is also recommended distinctive features such as size, mass, color, and materials of buildings are retained. The proposed improvements will maintain the same building footprint, thus respecting existing size and mass. Additionally, the proposed renovations will not significantly differ from the original architecture and design.

FINDING: Consistent.

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.

The Florida Master Site File identifies this building as one-part commercial block with Art Deco features on the facade. The main entrance fronts Hollywood Boulevard and the façade was not as recessed as earlier buildings. The roof system consisted of flat roof. Its design included materials such as stucco, brick and a detailed parapet. The architect's name is unknown and the surveyor's evaluation of the site deemed the building as potentially eligible for local designation.

Using the same materials, textures and colors, the proposed renovations will be consistent with the original structure. According to the applicant, "All existing materials that make up the structure, molding and other design elements will be maintained and preserved. Materials used will be compatible with the overall appearance of the surrounding District.

Proposed colors such as white, blue, amber, gray and yellow are consistent with the City's color chart. Colors such as amber and blue will be utilized to provide contrast and enhance the appearance of the building. The proposed retractable doors on either side of the main entrance provide the appearance of standard glass panes used on storefronts and will not deviate significantly from the main building's design of the adjacent structures.

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.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture. Although the applicant is proposing a store front façade renovation, he has taken into consideration the elements of the existing structure as well as those from the surroundings and is proposing to maintain them through.

Design Guidelines for Historic Properties and Districts further state it is important to avoid removing or radically changing [the front of buildings] and their features that are important in defining the overall historic character of the building. The proposed renovation includes removal of the store front wall to push it back approximately 20' to incorporate an open seating area of approx. 419 sq ft. Renovations will reintroduce design elements which match the original design. As a result, the renovated façade will enhance the look of this building which is consistent with and encouraged by the surrounding Downtown community.

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 petition is consistent with all specified criteria and therefore recommends approval if Certificate of Appropriateness for Partial Demolition is obtained.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT A
Application Package
GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 1/31/11

Location: 2800 Hollywood Boulevard
Lot(s): 34
Block(s): 8
Subdivision: Hollywood 1-21 B

Folio Number(s): 5142 1501 1440
Zoning Classification: PD-1
Use Classification: RAC
Existing Property Use: Commercial

Sq Ft/Number of Units: 51,925

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: Review by Historic Preservation Board of Storefront Renovation

Number of units/rooms: N/A

Value of Improvement: $30,000.00

Estimated Date of Completion: 5/30/11

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

Name of Current Property Owner: Tamsun Invest LLC - George Schroeder
Address of Property Owner: 1500 E. Atlantic Blvd Pompano Beach FL 33060
Telephone: 954-324-0897 Fax: 954-324-0897
Email Address: GS.TamsunInvest@gmail.com

Name of Consultant/Representative/Tenant (circle one): Joseph Kaier
Address: 2817 Hollywood Blvd
Telephone: 954-490-6740 Fax: 954-490-0844
Email Address: JosephZKaierarch@juno.com

Date of Purchase: 1/1/10

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:

Address: __________________________

Email Address: _______________________

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.

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/plan/appprops.htm

Print Form:
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.

(1)(We) certify that (1) (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. (1)(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. (1)(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: George E. Schroeder
Date: 1-25-11

PRINT NAME: George Schroeder

Signature of Consultant/Representative: Joseph B. Rallier
Date: 1-25-11

PRINT NAME: Joseph B. Rallier

Signature of Tenant:
Date:

PRINT NAME:

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 of the request for (project description). I hereby name (name of the representative) Joseph B. Rallier to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Rallier to be my legal representative before the Board/Committee relative to all matters concerning this application.

Sworn to and subscribed before me this 25th day of January 2011

Signature of Current Owner: George E. Schroeder

Notary Public State of Florida

Notary Public State of Florida
Laurie Yoder
My Commission DD765536
Expires 05/10/2012

My Commission Expires: (Check One) Personally known to me; OR
January 21, 2011

City of Hollywood
Planning & Development Services Department
2600 Hollywood Boulevard
Hollywood, Florida 33020

Reference: Structural Report
2022 Hollywood Boulevard
Hollywood, Florida 33019
Architect’s Project #10166

To Whom It May Concern:

The area of the North Façade proposed to be demolished is only the alum. & glass storefront. An existing 18” high knee wall (at about 40% to 50% of the storefront’s width) will be retained or (if found to be damaged upon exposing the finishes) reconstructed to match existing. No structural portions of the Building will be affected. The Building was built in 1935, however the current storefront and the knee wall appear to have been added at a later time.

In my Professional Opinion, this storefront can safely be removed from the original Building structure without affecting the adjacent concrete and masonry structural elements. Should any repairs be needed (other than the knee-wall described above), we expect them to be only cosmetic in nature.

Should you have any questions, please feel free to contact my office.

Sincerely,
G.D. Klieger, Inc.

1/21/2011
Gershon D. Klieger, PE
President
FL. PE #36109 (Structural)
CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION CRITERIA FOR THE HISTORIC PRESERVATION BOARD

2022 HOLLYWOOD BOULEVARD

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 Certificate of Appropriateness for Demolition.

CRITERION 1: The building, structure, improvement, or site is designated on either a National, State or Local level as a Historic Preservation District or an Architectural Landmark or Site.

ANALYSIS: The Site is located in the Downtown Hollywood Historic District. It is a single story building constructed circa in 1935. The 25'-0" wide building has the typical look for a Downtown Hollywood Retail Store with its central recessed entry and 18" high knee wall. This look is found throughout the Hollywood Commercial Districts. It is the intent of this proposed renovation to preserve all of these characteristics that contribute to the Downtown Hollywood look and feel.

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

ANALYSIS: The Building structure, design and craftsmanship is not being compromised, removed or renovated in any way. The store front is the only part of the façade being removed; therefore the look and feel of the Historic Structure will remain as is.
**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 Building, although similar in scale and overall design possesses features unique to it such as the half octagonal columns at each side of the store front and the dentil molding along the parapet wall. These features, along with the overall similarity to other buildings allow the Building to contribute to the pattern of Downtown while maintaining its own special qualities.

**CRITERION 4:** The building, structure, improvement or site contributes significantly to the Historic Character of a Historically Designated District.

**ANALYSIS:** The Building does contribute to the Historic Character of the Downtown Hollywood District. It has a feel and scale that plays a part in the overall rhythm of the Downtown area. This feel and scale is being maintained.

**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:** The retention of the Building’s Design and Aesthetic quality contributes to the study of local history and architecture. Its similarity to other Buildings contributes to a cohesive quality to the City and its unique details, allows it to stand uniquely on its own.

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

**ANALYSIS:** The property will be used as a restaurant, while preserving the very architectural elements that allows it to contribute to the Historic Character of the Downtown Hollywood District. Demolition will be limited to the store front only, allowing the Building to still contribute the Historical feel of its surroundings.
**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 Main Building, Structural, Architectural elements and Historic Details will remain. The demolition proposed will not affect any of the important contributing characteristics of the Building.

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

**ANALYSIS:** The information listed in the Historic Properties Database was considered in the proposed demolition request.
CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR THE HISTORIC PRESERVATION BOARD

2022 HOLLYWOOD BOULEVARD

1. INTEGRITY OF LOCATION:

The Property is located in the heart of the Downtown Hollywood Historic District. It sits alongside other historically significant sites built as early as 1925. Built in 1935, it is similar in character to other single story retail establishments in the area and definitely contributes to the Historic nature of Downtown Hollywood.

2. DESIGN:

The Design of the Property is very similar to other adjacent properties. These similar architectural design elements like the 18” knee wall below the storefront, full width concrete eyebrow and the recessed center entry contribute to an overall pattern and rhythm unique to Hollywood. While similar in many ways to other Downtown sites, it also possesses special details like the half octagonal columns at the edges and the dentil moldings along the parapet wall, which are unique to it.

3. SETTING:

The Site is located east of 21st Avenue, along the south side of the Street. It sits adjacent to a single story building to the east and a two story building to the west. There is a scale, height, rhythm and pattern that these buildings in a row possess. This contributes to the language of the City and the pedestrian friendly atmosphere it promotes. There is a rhythm to the street that encourages slower movement of traffic while you gaze into the openness of the façade. This is repeated throughout this unique setting.
4. **MATERIALS:**

All existing materials that make up the structure, molding and other design elements will be maintained and preserved. New Building materials such as the storefront will be recessed 13'-6" into the Building. Any repairs needed to the original structure will be done using like materials that already exist such as stucco.

5. **WORKMANSHIP:**

Workmanship on the renovation will be such that will achieve an authentic look and feel to match the existing Historic Characteristics and Elements. The new storefront will be divided into sections of window panes similar to what already exists and will be installed to meet all current Building Codes and Standards.

6. **ASSOCIATION:**

The Building is apart of a pattern and rhythm along the Hollywood Boulevard Corridor. Like many buildings in this area it is 25'-0" in width with a transparent façade that encourages pedestrian interaction and movement between inside and outside. It is part of a larger environment unique to the Historic Downtown Hollywood.
February 9, 2011

City of Hollywood
Planning & Zoning Department
2600 Hollywood Boulevard
Hollywood, Florida 33020

Reference: Façade Renovation
2022 Hollywood Boulevard
Hollywood, Florida
Architect’s Project #10166

DESCRIPTION OF STRUCTURE & COST ESTIMATE STATEMENT

Dear Board Members:

This letter serves to clarify the feasibility of trying to renovate the section of the storefront that is being requested to be removed, demolished and relocated.

The area in question is the storefront of the existing façade. There are no permits on record for this storefront implying its conformance to current Building Codes or that this storefront occurred on the Historic Building. The storefront, aluminum framed glass has no identification for impact resistance and the framing joint connections seem to be in non-conformance with the current code.

The new proposed storefront, which will be allocated further inside the store, will create a new covered terrace within the existing roof/ceiling structure. This open covered terrace was conceived with the intention to create a more welcoming atmosphere for the customer entering the establishment. The new storefront will be constructed with impact resistant glass and aluminum framing side lites and double doors up to code to match existing storefront profile.

Based on estimates in order to rehabilitate this area and bring it up to code would be approximately $35,000.

Should you have any questions, please feel free to contact this office.

Sincerely,

Joseph B. Kaller & Associates, P.A.

Joseph B. Kaller, LEED AP
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605   (954) 920-5746 phone   (954) 926-2841 fax  kaller@bellsouth.net
www.kallerarchitects.com
**Site Address**: 2022 HOLLYWOOD BOULEVARD, HOLLYWOOD  
**Property Owner**: FAMSUN INVEST LLC  
**Mailing Address**: 1500 E ATLANTIC BLVD STE B POMANO BEACH FL 33060  
**ID #**: 5142 1501 1440  
**Millage**: 0513  
**Use**: 11  

**Legal Description**: HOLLYWOOD 1-21 B LOT 34 BLK 8  

**Property Assessment Values**  
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.  

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**2011 Exemptions and Taxable Values by Taxing Authority**  

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**Sales History**  

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**Adj. Bldg. S.F. (See Sketch)**: 2035  

**Special Assessments**  

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http://www.bcpa.net/RecInfo.asp?URL_Folio=514215011440  
1/25/2011
Year Built:
1935
HISTORICAL STRUCTURE FORM

FLORIDA SITE FILE

Site # 8BD02976
Recorder # 0
Field Date 1/1/96
Form Date 2/13/96
Multistate #:
Survey #:

LOCATION AND IDENTIFICATION

Address (Include N,S,E,W; st. ave, etc) 2022 HOLLYWOOD BLVD
Cross Streets (nearest/between) 20 AND 21 AVE
Nearest City/Town HOLLYWOOD
Within City Limits Yes
County BROWARD
Subdivision Name HWD 1-21B
Ownership COMMERCIAL
Name of Public Tract (e.g., park) S SIDE OF HWD BLVD
Route To S SIDE OF HWD BLVD

Mapping

USGS Map Name FT LAUD SOUTH 1982 PR 1989
Township 51
Range 42
Sect. 15
1/4 SW
1/4 - 1/4: NW
Irreg. Sect.? No
UTM ZONE (16 OR 17): 17
Eastin 0
Northing 0
Landgrants:
Plat or Other Map (Map's name, Location) HWD 1-21B

DESCRIPTION

Style COMMERCIAL
Exterior Plan RECTANGULAR
No. Stories 1

Structural Systems UNKNOWN
Foundation Types UNKNOWN
Exterior Fabrics STUCCO, BRICK
Roof Types FLAT
Secondary Struc. (dormers etc.) NONE
Chimney: No.
Materials
Locations NONE
Windows: Types FIXED
Materials ALUMINUM
Main Entrance (stylistic details) RECESSED ENTRY W/STUCCO HOOD
Open Porches 0
Closed 0
Incised 0
Locations NONE
Porch Roof Types
Exterior Ornament STUCCO, BRICK
Interior Plan UNKNOWN
Condition GOOD
Surroundings A-COMM
Ancillary Features NONE

Archaeological Remains at Site: NONE-NA

NARRATIVE: (eg description of interior, landscape, architecture, etc. 250 character limit.)

THE BLDG FEATURES ART DECO DETAILS ON THE FACADE W/ A DETAILED PARAPET. THE ENTRY IS ONLY SLIGHTLY RECESSED.
HISTORICAL STRUCTURE FORM

SITE #: 8BD02976

HISTORY

Construction Date: PRE 1940
ARCHITECT (last name first): UNKNOWN
CIRCA: No

BUILDING (last name first): UNKNOWN

Moves
Orig.addr.

Alterations
Nature
WINDOWS, DOORS

Additions
Nature
FABRIC AWNING

From
To

Original Use (give dates):

Intermediate Uses (give dates):

Present Uses (give dates):
RETAIL

From
To

From
To

OWNERSHIP HISTORY:
UNKNOWN

RESEARCH METHODS (Check all choices that apply. If not needed, write others at bottom)

No Archaeological survey/testing:
Yes Tax records only:
Yes Library research-local:
Yes Subdivision maps:

No Exposures inspected, informal:
No Interior inspection:
Yes Library special collection:
Yes Sanborn maps:

No Controlled archaeological surf collection:
Yes FMSF Survey search:
Yes Building Permits:
Yes Plat maps:

No Archaeological form completed:
Yes FMSF site search:
Yes Demolition permits:
No Newspapers:

No Public Lands Survey:
No FL Archives (Gray Bldg):
No Commercial permits:
No Occupant interview:

No Tax records/property deeds:
No FL Phono Archives
No Occupation permits:
Yes neighbor interview:

No other: (Specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? Yes
Individually eligible for National Register? No Category HPD-1
Potential contributor to National Register district? Yes

Historical Associations
ARCHITECTURE

Explanation of Evaluation
ONE-PART AND TWO-PART COMMERCIAL BLOCKS WERE POPULAR FEATURES OF MAIN STREETS ACROSS THE U.S. IN THE EARLY 1900'S. THE ONE-PART COMMERCIAL BLOCK CONSISTS OF SINGLE STORY BLDGS W/ ONE OR MORE UNITS W/ ELEMENTS OF MISSION STYLE.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use continuation sheet, give FSF Manuscript # if relevant)
RESEARCH ATLANTICA, HISTORIC DESIGNATION REPORT, 1995; HOLLYWOOD BUILDING CARDS.

Location of negatives + negative numbers 96NO12ARS (FRAME 21)

NOTE: For computer entry on "Smartform" please refer to the REPOSITORY section to input information on photographs.

RECORD

Recorder Name
NIPE, FRANCES.

Recorder Address
2600 HWY BLVD, HW, FL 33020-9045

Recorder Phone
954-921-3471

Affiliation
COM PN DIV, CITY OF HW.
2022 Hollywood Boulevard pre 1940

This is a one-part commercial block with Art Deco features on the facade. Note that the entryway is not as recessed as earlier buildings.
<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Work Description</th>
<th>Film Number</th>
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<td>12345</td>
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<th>Contractor</th>
<th>Type/Model</th>
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</table>

**Fire Protection Systems**

- **Walls**
- **Flooring**
- **Ceilings**
- **Doors**
- **Windows**
- **Stairs**
- **Escalators**
- **Ramps**
- **Fire Pumps**
- **Sprinkler Systems**
- **Detectors**
- **Smoke Alarms**

**General**

- **Ventilation**
- **Heat**

**Architect**

- **Engineer**
- **Builder**

**Contractor**

- **Supervisor**
- **Supervisor**

**Supervisor**

- **Supervisor**
- **Supervisor**
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<tr>
<th>TYPE</th>
<th>PERMIT</th>
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<th>DATE</th>
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<td>King Roofing</td>
<td>R-17</td>
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NOTES:

- county surcharge $1.73

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**Schedule:**

- **Start Date:** 01/01/2020
- **End Date:** 01/31/2020

**Responsibilities:***

- **Primary Contact:** John Doe
- **Secondary Contact:** Jane Smith

**Contact Information:**

- **Phone:** 123-456-7890
- **Email:** jdoe@example.com
TYPE OF SURVEY: BOUNDARY

LEGAL DESCRIPTION:
LOT 24, BLOCK 8 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 2022 HOLLYWOOD BOULEVARD HOLLYWOOD, FL 33020

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 125113-0317-G
EFFECTIVE: REVISED: 10/2/1997

LOWEST FLOOR ELEVATION: N/A
GARAGE FLOOR ELEVATION: N/A
LOWEST ADJACENT GRADE: N/A
HIGHEST ADJACENT GRADE: N/A

REFERENCE BENCH MARK: N/A

CERTIFY TO:
1. FAMSUN INVESTMENTS LLC
2. OATES & OATES, P.A.
3. 
4. 
5. 
6. 

EASEMENTS ACCORDING TO THE AFORESAID PLAT:
NONE

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:
NONE

NOTE:
THIS SURVEY REFLECTS ALL MATTERS OF SURVEY PER COMMITMENT NUMBER 1-8334 ROSS.

LEGEND OF ABBREVIATIONS:
- A.R.C. - ANNUAL ROADWAY CENTERLINE
- B.D. - BUILDING PROPERTY LIMIT
- C.P. - CENTERLINE OF CURB PLAN
- D.M. - RIGHT OF WAY ENGINEER
- E.R. - ROAD ENCLOSED RIGHT OF WAY
- F.C. - PUBLIC ROADWAY CENTERLINE OR CENTERLINE OF CURB PLAN
- G. - G - GROUND LEVEL
- H. - HIGH WATER
- I.S. - APPROXIMATE HORIZONTAL CENTERLINE
- L.R. - LOW WATER
- M.P. - MILE POINT
- N.S. - APPROXIMATE HORIZONTAL CENTERLINE
- O.S. - ORIG. SURVEY
- P.C. - CENTERLINE OF PROPERTY LIMIT
- R. - ROADWAY
- S.P. - SURVEY POINT
- T.P. - TERMINAL POINT
- V.H. - VERTICAL CENTERLINE
- W.P. - WATER POINT

NOTICE:
THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES:
1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCES AND WALLS, IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

SIGNATURE:

ACCURATE LAND SURVEYORS, INC.
1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

L.B. #3635
SHEET 1 OF 2

T. (954) 782-1441
F. (954) 782-1442
This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.

NOTES:
1. EXCEPT WHERE NOTED, ALL MEASUREMENTS ARE IN FEET AND INCHES.
2. INFLUENCE FROM MEASUREMENTS ARE BASED ON A BEARING OF N/A.
3. SURVEY AND SURVEY INFORMATION ARE NOT ADJUSTED FORoblholg, ROOM, OR INCREASES OF MEASUREMENTS.
4. OWNERSHIP OF TOOLS AND MATERIALS ARE NOT ADJUSTED.
5. THIS SURVEY IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC., AND SHALL NOT BE USED FOR REPRODUCTION OR MAPPING OR IN PARTS WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE EXECUTION PARTY, TO BE USED ONLY FROM THE DATE OF SURVEY AS SHOWN.
7. THIS SURVEY WAS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

CERTIFICATION:

I, the undersigned, do hereby certify that I have heretofore surveyed the property described in the foregoing schedule and have carefully measured, plotted, and described the same with care and attention to the best of my knowledge and belief. I certify that this survey was made in accordance with the standards prescribed by the Florida Board of Land Surveyors, December 15, 2000.

[Signature]
RICHARD L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER NO.3659 - STATE OF FLORIDA

SCALE 1" = 20'
ATTACHMENT B
Aerial Photograph