

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

DATE: November 15, 2011 **FILE NO:** P&DS 11-20
TO: Historic Preservation Board
VIA: Andria Wingett, Planning Manager *AW*
FROM: Elizabeth Chang, Planning & Development Services Administrator *EC*
SUBJECT: **Changes to Application Package for Schmeiske Residence, 1333 Madison Street, File 11-C-79**

EXPLANATION:

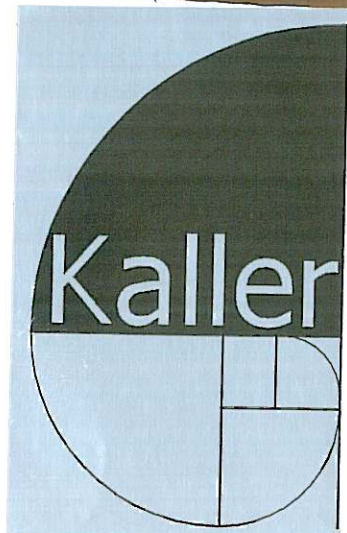
On October 25, 2011, the Board considered a request for Design for a new single-family home. This item was continued to allow the applicant to provide updated plans addressing the Board's concerns (i.e. alternative design which reduces scale and massing of the proposed single-family home).

The applicant has provided plans of revised elevations based on the Board's recommendations. For your reference, staff's report from October 25, 2011 is also included along with the previous plans.

ATTACHMENTS:

ATTACHMENT I: Revised Elevations
ATTACHMENT II: Staff Report and Attachments, October 25, 2011

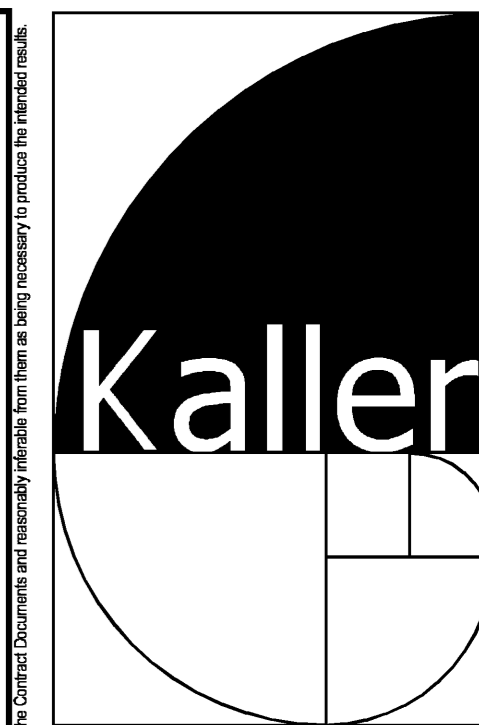
ATTACHMENT I
Revised Elevations



SCHMEISKE RESIDENCE
1333 MADISON ST.
HOLLYWOOD FLORIDA.

HISTORIC PRESERVATION BOARD SUBMISSION

NEW SINGLE FAMILY RESIDENCE FOR
 FOR MR. AND MRS. SCHMEISKE
 1333 MADISON STREET
 HOLLYWOOD, FL 33019



JOSEPH B. KALLER
 +
 ASSOCIATES PA
 A# 26001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 (954) 920-5746 phone • (954) 926-2841 fax
 joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TEAM

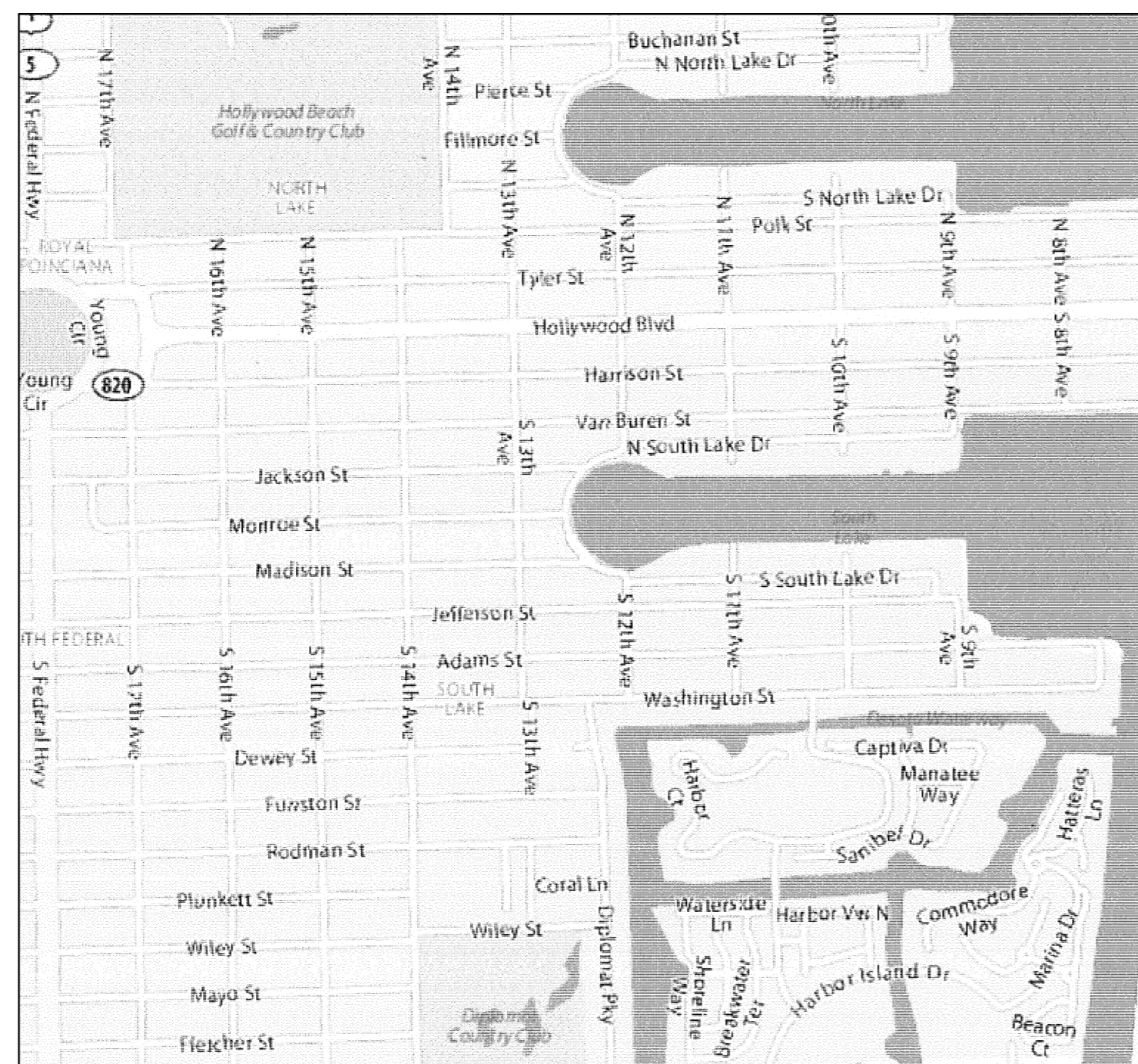
ARCHITECT
 JOSEPH B. KALLER AND ASSOCIATES, P.A.
 CONTACT: MR. JOSEPH B. KALLER
 ADDRESS: 2417 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020
 PHONE: (954) 920-5746
 FAX: (954) 926-2841
 EMAIL: joseph@kallerarchitects.com

CONTACT
 MR. AND MRS. SCHMEISKE
 ADDRESS: 1333 COLLINS AVE #404
 SUNNY ISLES BEACH, FL 33160
 EMAIL: garygk0324@gmail.com

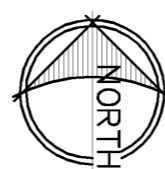
DRAWING INDEX

ARCHITECTURAL

- T-1 COVER SHEET
- SP-1 SITE PLAN AND DATA
- SURVEY
- L-1 LANDSCAPE PLAN AND DATA
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 CONTEXTUAL STREET ELEVATION



LOCATION MAP



AERIAL



PROJECT TITLE

NEW RESIDENCE FOR
 MR. AND MRS. SCHMEISKE
 1333 MADISON STREET
 HOLLYWOOD, FL 33019

SHEET TITLE

TITLE PAGE

REVISIONS

No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.
2	10-25-11	HPB

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

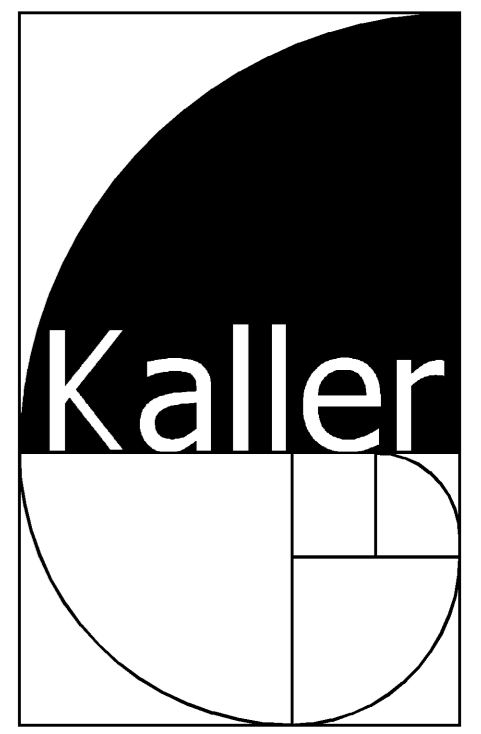
PROJECT No.: 11149
 DATE: 9-19-11
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET

T-1

1 OF 1

JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004



JOSEPH B. KALLER
 +
 ASSOCIATES PA
 AIA # 26007332
 2417 Hollywood Blvd. Hollywood, Florida 33020
 (954) 920 5746 phone - (954) 926 2841 fax
 kaller@bellsouth.net

SEAL
 JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 NEW RESIDENCE FOR
 MR. NOEL SHAPIRO
 1220 S. SOUTHLAKE DR.
 HOLLYWOOD, FL 33019

SHEET TITLE
 LANDSCAPE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.
2	10-25-11	HPB

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 11087
 DATE: 6-9-11
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET
L-1
 1 OF 1

PLANTING SCHEDULE

TREES AND LARGE PALMS				
NATIVE	NO.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
YES	2	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	12'-14' O.A. X 8' 3" CAL. B&B - STANDARDS
YES	4	ROYSTONIA ELATA	ROYAL PALM	8'-10' CLEAR TRUNK
NO	1	DELONIX REGIA	ROYAL PONCIANA	12'-14' O.A. X 8' 3" CAL. B&B - STANDARDS
NO	4	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	12'-14' O.A. X 8' 3" CAL. B&B - STANDARDS
YES	2	QUERCUS VIRGINIANA	LIVE OAK	12'-14' O.A. X 8' 3" CAL. B&B - STANDARDS
SHRUBS AND GROUND COVERS				
YES	40	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL - 24" X 18"
YES	80	CHRYSOBALANUS ICAGO	RED TIP COCOPLUM	3 GAL - 24" X 18"
	800	ST. AUGUSTINE SOD	CONTRACTOR TO FIELD MEASURE ALL AREAS FOR SOD AND SUBMIT IN BID	

**** NOTE: ABOVE LIST IS PROVIDED AS A COURTESY ITEM ONLY. CONTRACTOR TO VERIFY QUANTITIES AS SHOWN ON PLAN PRIOR TO BIDDING.
 **** NOTE: CHECK QUANTITIES AND LEGEND ITEMS. PLAN NUMBERS WILL TAKE PRECEDENCE OVER LIST.

CONTRACTOR TO PROVIDE A SCALED PLAN FOR APPROVAL SHOWING AN AUTOMATIC IRRIGATION SYSTEM WITH 100% OVERLAP DESIGNED AND CONSTRUCTED ACCORDING TO THE CITY OF HOLLYWOOD CODES, AND REGULATIONS OF THE GRUND.

HOLLYWOOD LANDSCAPE CODE CALCULATIONS

1 TREE PER 50 FEET OF STREET FRONTAGE
 100 FEET / 50 = 2 TREES REQUIRED
 2 TREES PROVIDED

20% OF FRONT YARD TO BE PERVIOUS = 3,750 X 20% = 747.6 SF.
 PERVIOUS AREA PROVIDED = 3,593 SF.

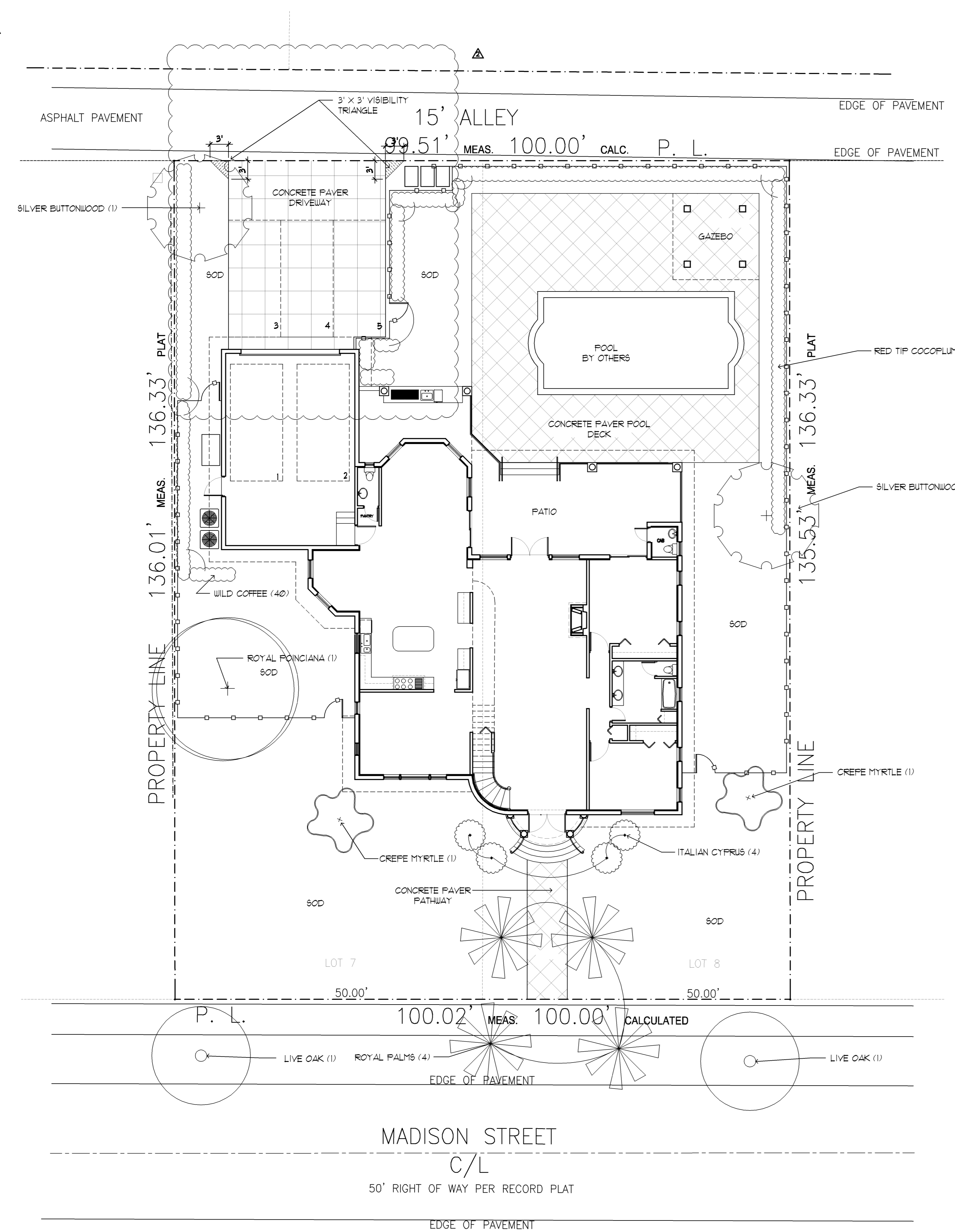
1 TREE PER 1250 SF. FRONT YARD OPEN SPACE
 2500 SF. / 1250 = 2 TREES REQUIRED
 6 TREES PROVIDED

NATIVE TREE REQUIREMENT: 60% TREES TO BE NATIVE - 60% TREES PROVIDED ARE NATIVE
 NATIVE SHRUB REQUIREMENT: 50% SHRUBS TO BE NATIVE - 100% SHRUBS PROV. ARE NATIVE

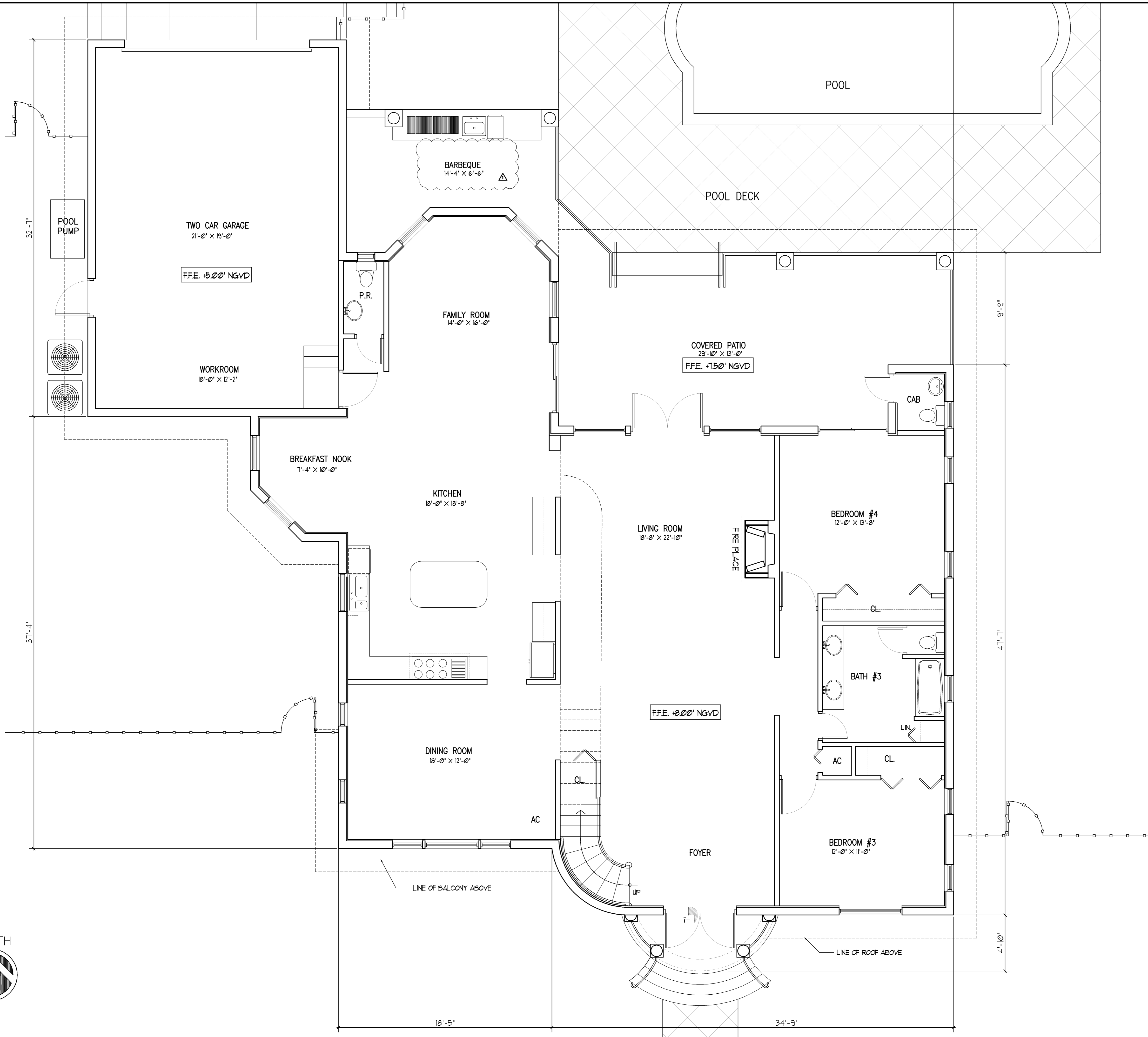
TREES TO BE MINIMUM OF 12' O.A. AT TIME OF PLANTING
 ALL TREES TO BE FLORIDA NO. 1 OR BETTER
 ANY CHANGES TO PLAN SHALL BE SUBMITTED TO CITY LANDSCAPE PLAN REVIEWER
 NO GROUND COVER OR SHRUBS SHALL BE PLANTED INTO ANY ROOT BALLS OF TREES OR PALMS

CONTRACTOR TO PROVIDE 100% AUTOMATIC IRRIGATION SYSTEM USING SCHEDULE 40 PIPE WITH 100% OVERLAP AND RAIN SENSOR.

LANDSCAPE NOTE:
 ALL EXISTING TREES WILL BE REMOVED BY A PROFESSIONAL LANDSCAPER AND DONATED TO THE CITY OF HOLLYWOOD UNDER THE GUIDELINES OF SECTION 4B OF THE CITY OF HOLLYWOOD LANDSCAPE MANUAL.
 THE CITY OF HOLLYWOOD IS TO BE NOTIFIED PRIOR TO THE REMOVAL OR RELOCATION OF ANY EXISTING TREES THAT MEETS OR EXCEEDS THE SIZE STATED IN SECTION 4B REGARDING OWNER OCCUPIED SINGLE FAMILY DETACHED HOUSES.



This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.



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



JOSEPH B. KALLER
+
ASSOCIATES PA
AIA# 2600123
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
**NEW RESIDENCE FOR
MR. AND MRS. SCHMEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019**

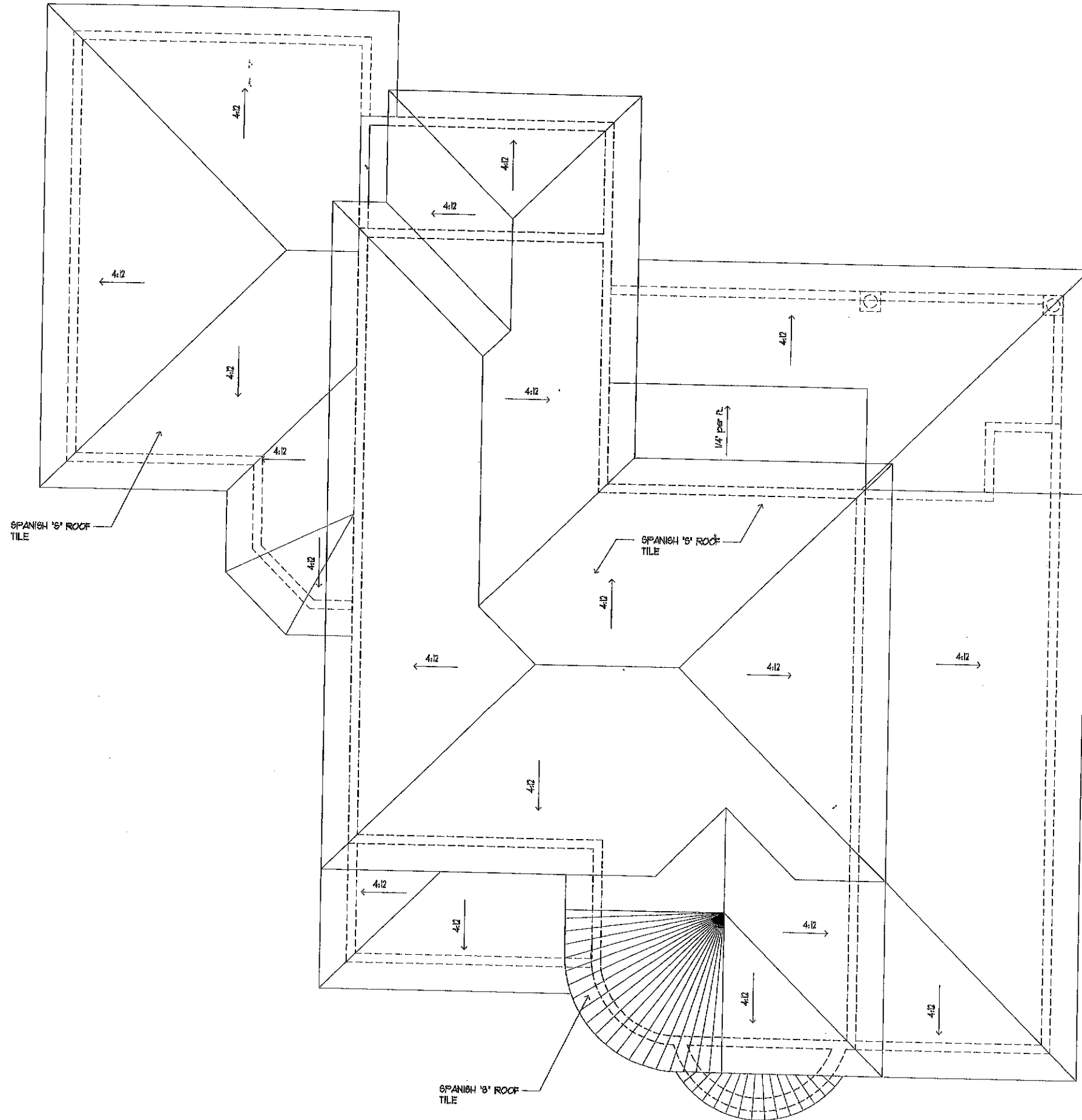
SHEET TITLE
FIRST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.
2	10-25-11	HPB

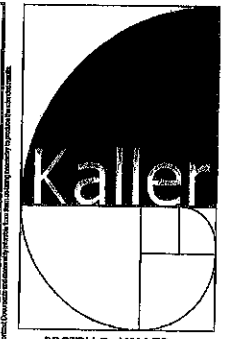
PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-1
1 OF 6

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.
 The Architect assumes no responsibility for errors or omissions resulting from the use of information or preliminary plans of building documents. The user of the building documents is to make all items necessary for the proper execution and completion of the work by the Contractor. The Contractor documents are complementary, and when in conflict, shall be interpreted as required by the Contractor and shall be interpreted as required by the Contractor and shall be interpreted as required by the Contractor.



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



**JOSEPH B. KALLER
+
ASSOCIATES PA**
JAP 2002232
2617 Hollywood Blvd., Hollywood, Florida 33023
(954) 550-5746 (fax) (954) 550-2241 (tel)
jbx@kallercpa.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
**NEW RESIDENCE FOR
MR. AND MRS. SCHWEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019**

SHEET TITLE
ROOF PLAN

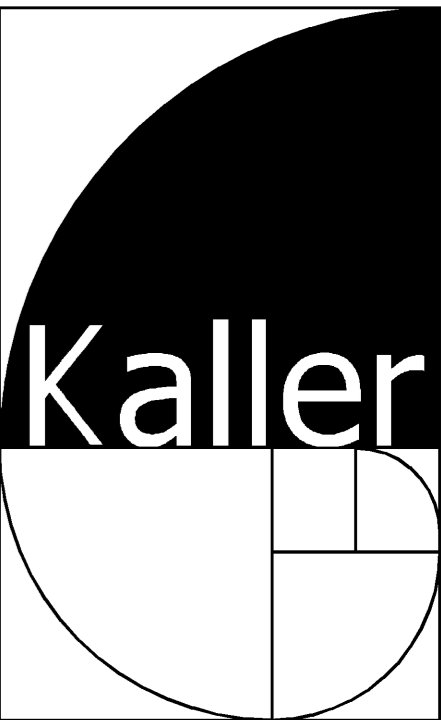
REVISIONS

No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.
2	10-25-11	HPB

PROJECT No.: 111-9
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JBX

SHEET

A-3



JOSEPH B. KALLER
+
ASSOCIATES PA
Attn: 76087132
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
NEW RESIDENCE FOR
MR. AND MRS. SCHMEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.
2	10-25-11	HPB

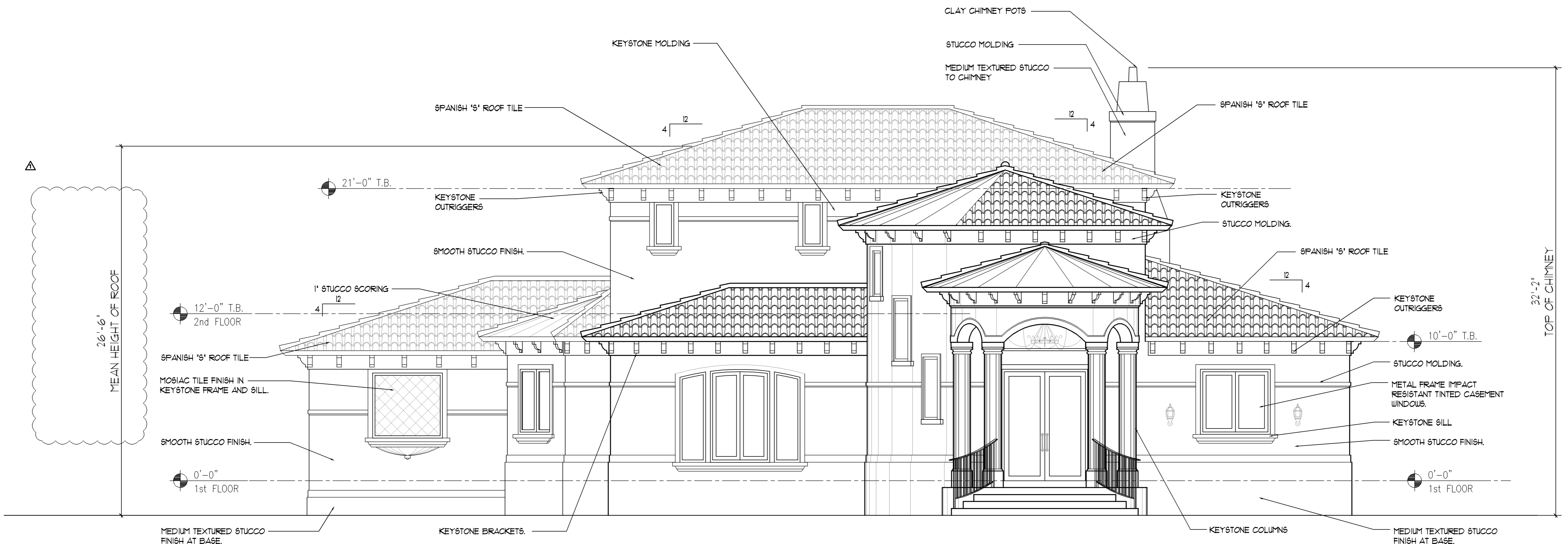
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JBK

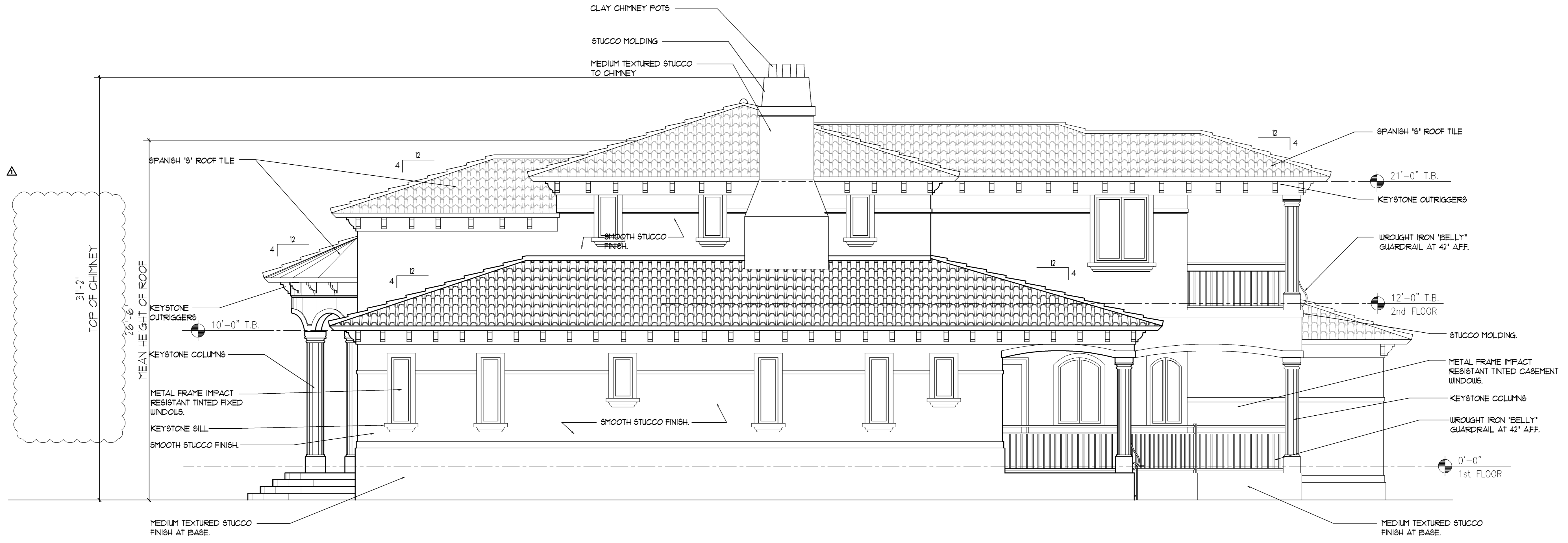
SHEET

A-4

4 OF 6



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004

System that also complies with all applicable codes and regulations. The Architect assumes no responsibility for errors or omissions resulting from the use of information or materials not provided by the Client. The Architect's documents are prepared for the use of materials and construction methods specified in the drawings. The Architect's documents are prepared for the use of materials and construction methods specified in the drawings. The Architect's documents are prepared for the use of materials and construction methods specified in the drawings. The Architect's documents are prepared for the use of materials and construction methods specified in the drawings.



JOSEPH B. KALLER
+
ASSOCIATES PA
Attn: 7600312
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
NEW RESIDENCE FOR
MR. AND MRS. SCHMIESE
1333 MADISON STREET
HOLLYWOOD, FL 33019

PROJECT TITLE

SHEET TITLE

ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.
2	10-25-11	HPB

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JBK

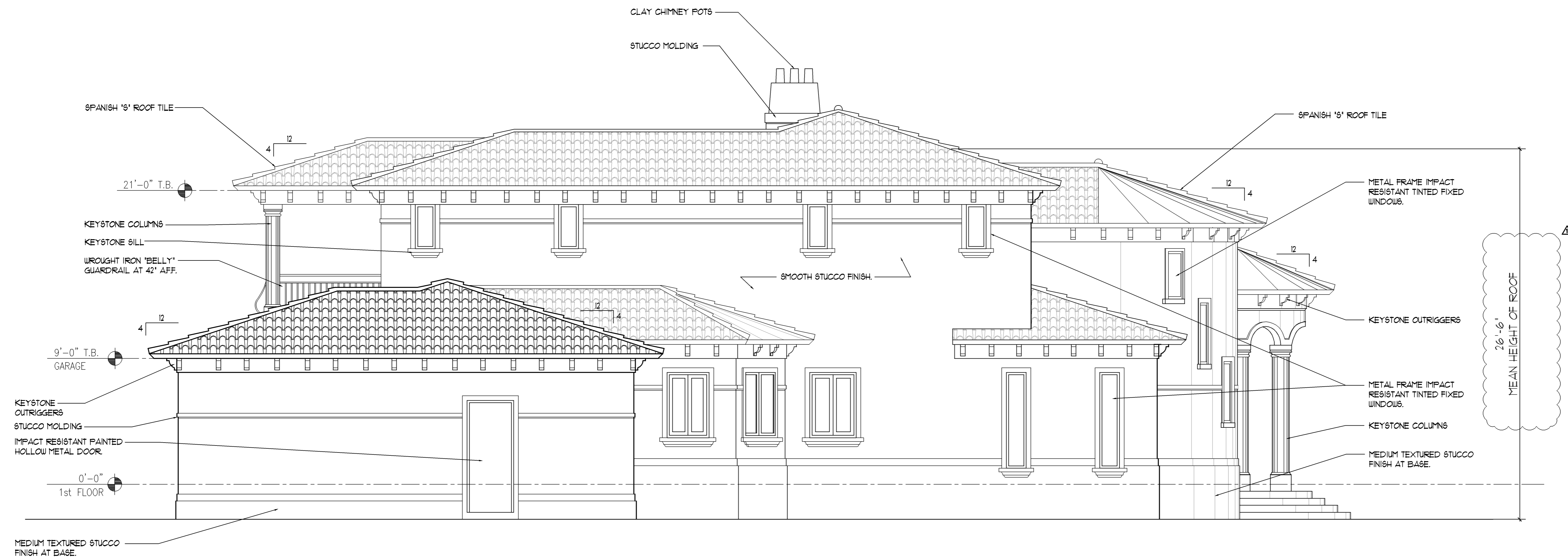
SHEET

A-5

5 OF 6

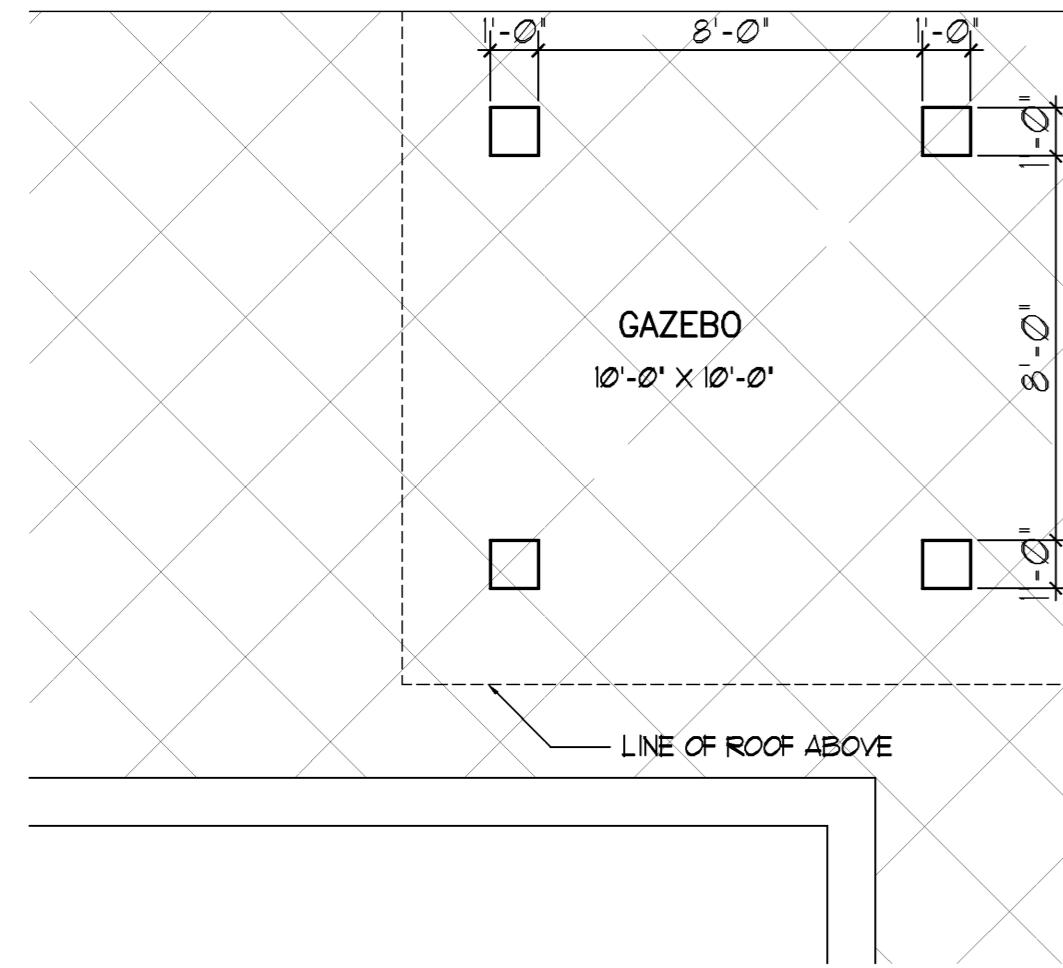


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

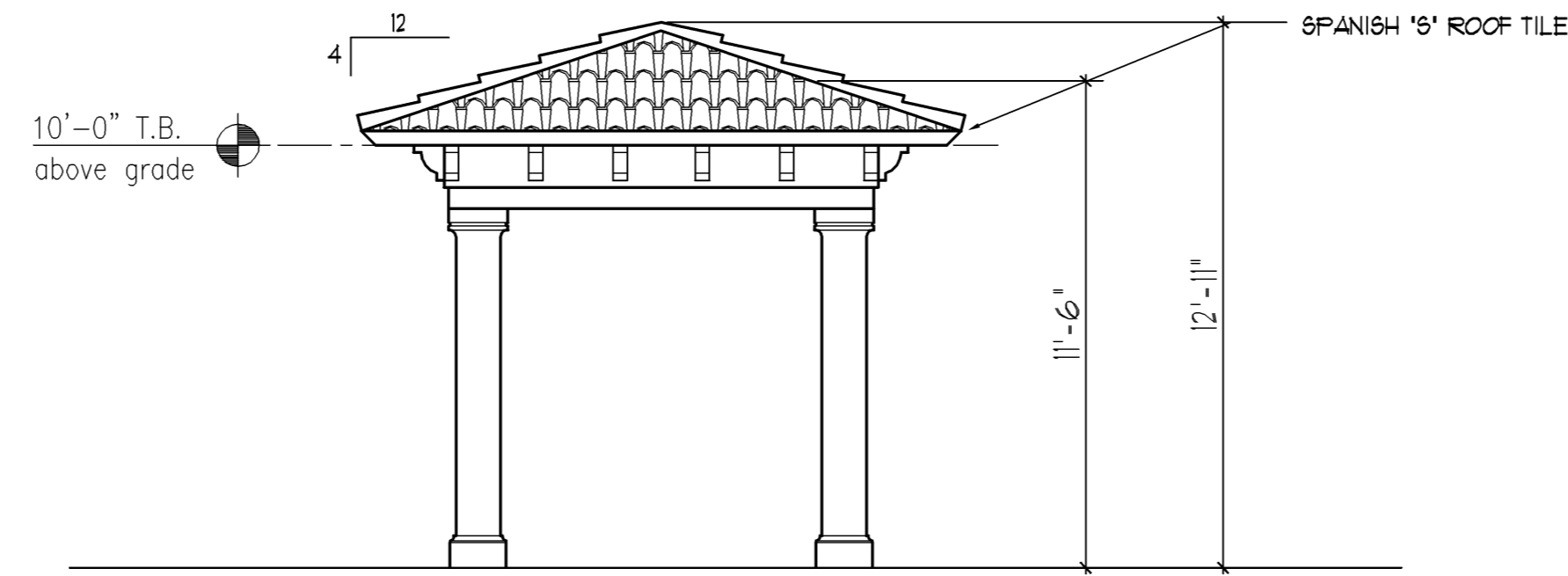


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

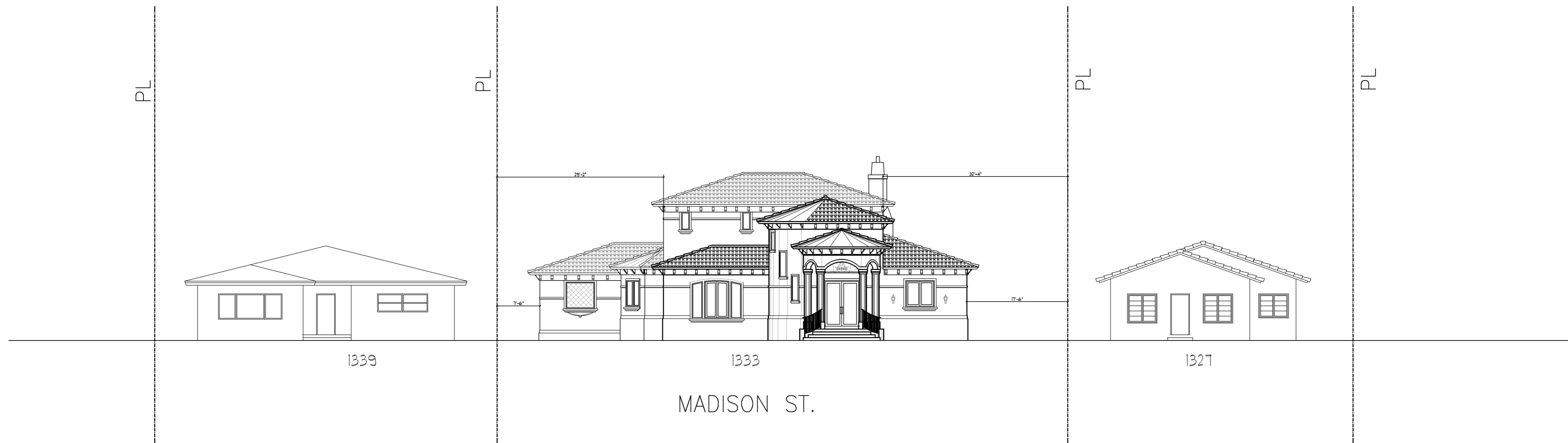
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004



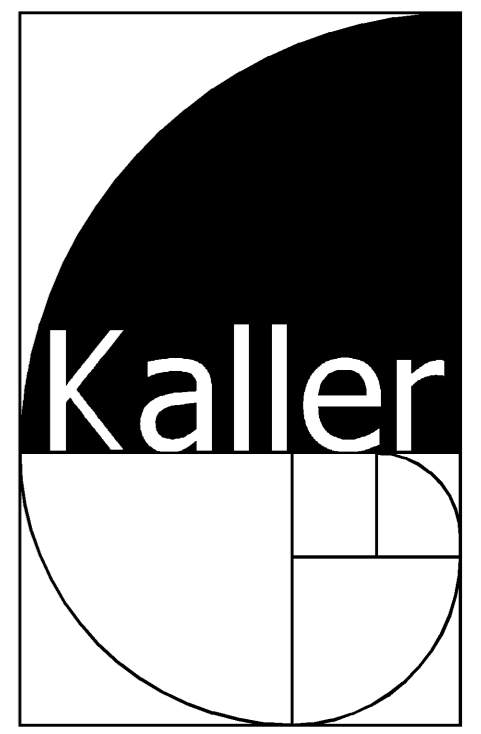
1 PLAN OF GAZEBO
SCALE: 1/4" = 1'-0"



2 GAZEBO ELEVATION (TYPICAL)
SCALE: 1/4" = 1'-0"



3 CONTEXTUAL ELEVATION MADISON STREET
SCALE: 1" = 10'-0"



JOSEPH B. KALLER
+
ASSOCIATES PA
A/E/C 256001312
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

NEW RESIDENCE FOR
MR. AND MRS. SCHMEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE

CONTEXTUAL ELEVATION
GAZEBO PLAN AND

REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.
2	10-25-11	HPB

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-6

6 OF 6

JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004

ATTACHMENT B
Staff Report and Attachments,
October 25, 2011

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

DATE: October 25, 2011 **FILE:** 11-C-79

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager

VIA: Julie Walls Krolak, Principal Planner 

FROM: Elizabeth Chang, Planning and Development Services Administrator 

SUBJECT: Mr. Gary Schmeiske and Ms. Helen Meletic request a Certificate of Appropriateness for Design for a new single-family home located at 1333 Madison Street within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

Certificate of Appropriateness for Design for a new single-family home.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design. Continuance to the November 22, 2011 meeting to allow the applicant and architect to work with staff on an alternative design which reduces scale and massing of the proposed single-family home.

PROPOSED PROJECT

Certificate of Appropriateness for Design

The applicant is proposing construction of a new single-family home located on multiple lots at 1333 Madison Street in the Lakes Area Historic Multiple Resource Listing District. The lots are currently vacant and the entire property is approximately 100' wide by 136' long. While adjacent properties include Post War Modern Ranch style homes, mostly one story, on smaller lots, approximately 50' wide by 136' long, the applicant is proposing a two-story structure, approximately 4,000 sq ft which is appropriate due to the size of the property.

The proposed design, as indicated by the architect is done in a "Contemporary Mediterranean Style." The architect further states, "The main features are a round entry porch with columns, a rounded staircase feature with stair stepping windows, wrought iron railings and Keystone sills and moldings. The volume stairs steps from one story to two on the east and west sides, where the adjacent homes are single story and the north and south also have this feature as well. This gives the building the 'wedding cake' effect that the Lakes area is known for in its Historical Homes." While new construction is discourage in copying historic styles, the use of Contemporary Mediterranean could offer a blend of historical styles while not creating a false sense of historical development.

As stated in the Design Guidelines, "Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district." Although the architect has stated the home will have a "wedding cake" effect which helps to control the scale of the structure, scale and massing is only affected on the sides, visible from the front and rear elevations. The east and west sides of the home are lower to blend in with single-story structures while the second story is centered. However, there is no movement along the front which is evident in the side elevations. The front appears bulky and a uniform block. As a result, massing is disproportionate with the street and surrounding properties and lacks a proper height to width ratio. Massing and scale of this nature is typically found in homes directly adjacent to Northlake or Southlake. While there may be other two-story homes along the same street, massing is appropriate with the second story component pushed further back from the street allowing for a proportionate balance of width to height and depth.

Upon completion, the home will contain three bedrooms, two full and two half baths, loft, kitchen, dining room, family room, living room, covered patio with built-in BBQ area at the rear, and a pool and deck. Parking will take place at the rear of the property, adjacent to the alley in a two-car garage. All required parking is provided with the maximum of 5 spaces for single-family homes. All required setbacks have been met or exceeded by the proposed layout and orientation is consistent with Design Guidelines recommendations. Landscaping will be incorporated and upon completion, the site will contain approximately 50% pervious surfaces.

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. While this new construction is consistent with the character of the Lakes Area Historic Multiple Resource Listing District, the design does not maintain the spatial relationship with surrounding properties in its scale and massing. As such, staff believes it may be beneficial to allow the applicant and architect additional time to revisit the design by continuing this item to the November 22, 2011 meeting. Further details can be found in staff's analysis of the required criteria outlined later in this report.

SITE BACKGROUND

Applicant/Owner: Mr. Gary Schmeiske and Ms. Helen Meletic
Address/Location: 1333 Madison Street
Size of Property: 0.31 acres
Present Zoning: Single Family Residential (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Land Use: Vacant

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." The proposed new construction of a single-family home improves the residential neighborhood and adds to the existing housing stock through the elimination of vacant land. By allowing the applicant to make these improvements, the City is accomplishing the desired reinvestment 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 (CWMP) 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 project 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. Limit non-single-family residential building intrusions into areas that are predominately single-family."

The CWMP also states "the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements." This project has minimal impact on the current streetscape without interference with the existing landscaping. Furthermore, the applicant's significant investment furthers the revitalization efforts of the Lakes Area and contributes to the stable nature of this neighborhood. The applicant will be improving the site by eliminating vacant land and constructing a new single-family home, thereby, increasing the housing stock while remaining sensitive to the surrounding neighborhood.

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.

New construction of a single-family home helps to ensure the stability and character of the neighborhood and will not adversely affect the integrity of the Historic District. While the proposed design may be similar to that of the surrounding neighborhood, it does not maintain the spatial relationship with surrounding properties in its scale and massing. Massing is disproportionate with the street and surrounding properties and lacks a proportionate height to width ratio.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

A decision on an application for a Certificate of Appropriateness for Design for a 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 an 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 Historic District Design Guidelines state *buildings in historic districts often share a common front and side setback. In locating new buildings, the side and rear setbacks should be maintained and aligned with the façade of surrounding historic buildings.* Additionally, the Guidelines further recommend having the *main entrance oriented to the street and site coverage similar to adjacent lots.* All required setbacks have been met or exceeded by the proposed layout of the home and orientation of the building is consistent with Design Guidelines recommendations. The property contains multiple lots and the proportions of building to lot are consistent with other properties in the neighborhood.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: As stated by the architect, "The proposed Residence is a 2-Story, 4,000 Square Foot Building done in a Contemporary Mediterranean Style. The main features are a round entry porch with columns; a rounded staircase feature with stair stepping windows, wrought iron railings and Keystone sills and moldings. The volume stairs steps from one story to two on the east and west sides, where the adjacent homes are single story and the north and south also have this feature as well. This gives the building the 'wedding cake' effect that the Lakes area is known for in its Historical Homes."

The Historic District Design Guidelines state *the height of buildings in most districts...is similar. The height of new construction should be compatible with surrounding buildings.* 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 new two-story single-family home which will contain architectural features in which the architect states is "Contemporary Mediterranean."

Although the architect has stated the home will have a "wedding cake" effect which helps to control the scale of the structure, scale and massing is only affected on the sides, visible from the front and rear elevations.

The east and west sides of the home are lower to blend in with single-story structures while the second story is centered. However, there is no movement along the front which is evident in the side elevations. Furthermore, the structure appears bulky at the front with a double height/monumental entrance that is not compatible with other homes along the street. As a result, massing is disproportionate with the street and surrounding properties and lacks a proper height to width ratio. Massing and scale of this nature is typically found in homes directly adjacent to Northlake or Southlake. The height will be approximately 28' with a chimney extending to approximately 34'. While there may be other two-story homes along the same street, massing is appropriate with the second story component pushed further back from the street allowing for a proportionate balance of width to height and depth. **As such, staff believes it may be beneficial to allow the applicant and architect additional time to revisit the design by continuing this item to the November 22, 2011 meeting.**

Design Guidelines recommend using existing alleyways to provide access to buildings. The applicant is proposing to maintain parking at the rear of the property, adjacent to the alley in a two-car garage. All required parking is provided with the maximum of 5 spaces for single-family homes.

FINDING: Inconsistent

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...landscape features around a building are often important aspects of its character and the district in which it is located.* The property contains multiple lots which are currently vacant and are approximately 100' wide by 136' long. The applicant is proposing a two-story structure, approximately 4,000 sq ft. Proposed layout of the home will meet all required setbacks and will be consistent with the surrounding neighborhood. Allowing the applicant to construct a new single-family home will eliminate a vacant property and improve the housing stock of the Lakes Area. The existing property does not contain front yard curb cuts which will be maintained as proposed parking will take place at the rear, off of the alley.

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 design may be similar to that of the surrounding neighborhood, it does not maintain the spatial relationship with surrounding properties in its scale and massing. Massing is disproportionate with the street and surrounding properties and lacks a proportionate height to width ratio. As such, staff

believes it may be beneficial to allow the applicant and architect additional time to revisit the design by continuing this item to the November 22, 2011 meeting.

FINDING: Inconsistent

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.* New construction should incorporate traditional building materials and features, particularly for elevations visible from the street. According to the architect, "All materials used will match the adjacent Historic Districts vernacular will be compatible with the neighborhood. Some of the used elements are barrel concrete roof tiles, light textured wall finishes, wrought iron "Belly" Balustrades, Keystone eave outriggers, which are all compliant and match the details used in a Contemporary Mediterranean Revival Home."

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. As stated by the architect, "The Mediterranean Revival Architecture with its Concrete Barrel Tile Roof, Front Entry Porch Colonnade, its Rounded Entry Stair Feature and Balconies which allows the Interior of the home to share with the lush landscaped surroundings makes this home's attention to details an asset to the Historic District."* The proposed home is immediately adjacent to one-story Ranch style homes; however, there are other similar styles in the surrounding neighborhood. While the proposed design may be similar to that of the surrounding neighborhood, additions and new construction are discouraged in copying historic styles. According to the architect, the home is designed in a Contemporary Mediterranean style. This style could offer a blend of historical styles while not creating a false sense of historical development. However, it appears the only element which indicates Contemporary style is that of the rectangular stair stepping windows along the front façade.

FINDING: Inconsistent

CRITERION: ASSOCIATION

ANALYSIS: The Historic District Design Guidelines state *repeated elements on neighboring buildings are characteristic of buildings in Hollywood.*

Divisions between upper and lower floors, uniform porch heights and alignment of window and windowsills are examples of such rhythms. New construction in historic districts should maintain or extend these strong-shared streetscape elements in blocks where they appear.

Design Guidelines further recommend avoiding incorporating elements which are incompatible with other buildings in the neighborhood in materials, size, scale, and texture. As stated by the architect, "The design of the home makes an association with the single story homes to the east and west of it by keeping those areas directly adjacent to the site single story as well. The center two story portion gently pops up from lower architectural elements on all sides giving that "wedding cake" effect that the City of Hollywood's Historic residential areas are known for. The double lot also allows for a two story home to easily associate with neighboring properties without being imposing." The structure will continue to maintain compatibility with surrounding buildings and the Historic District as a whole.

FINDING: Consistent

RECOMMENDATION

Certificate of Appropriateness for Design

Staff finds that the request is inconsistent with some specified criteria and therefore recommends continuance to the November 22, 2011 meeting to allow the applicant and architect to work with staff on an alternative design which reduces scale and massing of the proposed single-family home.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

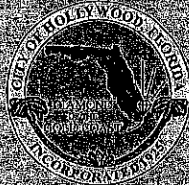
OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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

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: Sept 19, 2011

Location Address: 1333 Madison Street
 Lot(s): 748 Block(s): 4 Subdivision: Hollywood Lakes
 Folio Number(s): 514214010050 514214010051
 Zoning Classification: RS-6 Land Use Classification: Residential O
 Existing Property Use: Vacant Sq Ft/Number of Units: _____
 Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): N/A

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

Explanation of Request: Renewal of a New Single Family Residence by Historic Preservation Board

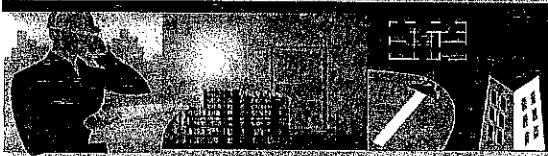
Number of units/rooms: N/A Sq Ft: N/A
 Value of Improvement: \$250,000 Estimated Date of Completion: 3/13
 Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Wells Fargo Bank
 Address of Property Owner: 550 S. Tryon St. 7th Fl. Charlotte NC 28202
 Telephone: 704-410-8189 Fax: _____ Email Address: mihail.lungu@wellsfargo.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller
 Address: 2417 Hollywood Blvd Telephone: 954-950-5746
 Fax: 954-950-2841 Email Address: Joseph@kallerarchitects.com
 Date of Purchase: Pending Is there an option to purchase the Property? Yes (X) No ()

If Yes, Attach Copy of the Contract.
 List Anyone Else Who Should Receive Notice of the Hearing: Mr. & Mrs Gary Schmieske
Sunnahister Ben Address: 19380 Collins Avenue #404
 Email Address: garys@earthlink.net
 Also Notify: David Greenman
18800 Von Karman
Suite 100
Urvine, CA 92603
949-224-0338 (P) 949-224-0339 (F)

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 ^{PURCHASER} Owner: [Signature] Date: 9/19/2017

PRINT NAME: GARY B. SCHMEISKE Date: _____

Signature of Consultant Representative: [Signature] Date: 9-19-11

PRINT NAME: JOSEPH B. KALLER Date: 9-19-11

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current ^{BUYER} owner of the described real property and that I am aware of the nature and effect the request for (project description) HISTORIC PRESERVATION REVIEW to my property, which is hereby made by me or I am hereby authorizing (name of the representative) JOSEPH B. KALLER to be my legal representative before the HISTORIC PRESERVATION Board and/or Committee) relative to all matters concerning this application.

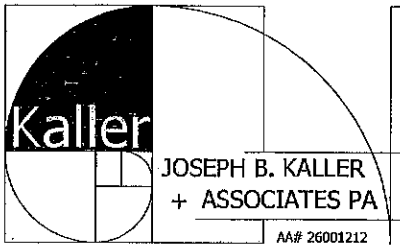
Sworn to and subscribed before me this 19th day of September

[Signature]
SIGNATURE OF CURRENT OWNER
PURCHASER/BUYER

GARY SCHMEISKE
PRINT NAME

[Signature]
Notary Public State of Florida
Notary Public State of Florida
Laurie Yoder
My Commission DD788638
Expires 03/10/2012

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



architecture - interiors - planning

September 22, 2011

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

Reference: Justification Statement
Schmeiske Residence
1333 Madison Street
Hollywood, Florida 33019
Architect's Project #11149

To Whom It May Concern:

The Site located at the above referenced Property address is currently vacant. Up until a few years ago, there used to be a two story multi-family building located there. The Site is made up of two 50'-0" lots which leaves 100'-0" long gap in an otherwise full street of homes on 60'-0" and 50'-0" lots.

The proposed Residence is a 2-Story, 4,000 Square Foot Building done in a Contemporary Mediterranean Style. The main features are a round entry porch with columns, a rounded staircase feature with stair stepping windows, wrought iron railings and Keystone sills and moldings. The volume stairs steps from one story to two on the east and west sides, where the adjacent homes are single story and the north and south also have this feature as well. This gives the building the "wedding cake" effect that the Lakes area is known for in its Historical Homes.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605

(954) 920-5746 phone (954) 926-2841 fax

kaller@bellsouth.net
www.kallerarchitects.com

All and all, the new Residence simultaneously compliments and enhances the Historic Lakes District, and will provide the Owner's with a true quality of life as well as construct a Home that the Community will be proud of for many years to come.

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

Sincerely,

Joseph B. Kaller & Associates, P.A.

A handwritten signature in cursive script, appearing to read "Joseph B. Kaller".

Joseph B. Kaller, LEED AP
President

CRITERIA OF APPROPRIATENESS FOR DESIGN

**Schmeiske Residence
1333 Madison Street
Hollywood, FL**

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Site is located in the City of Hollywood's Historic Lakes District. On the north side of Madison one block east of Southlake itself, it sits among mainly single family ranch style homes between 1950 and 1955. The Site is made up of two 50'-0" lots which essentially is two times the size of all but one property on that immediate block. This is partially because one of the lots was a parking lot for a two story multi-family building that has since been demolished. This larger Site allows a two story building to not appear imposing to adjacent sites.

CRITERION: SETTING

ANALYSIS: The setting of the proposed Residence is typical to the majority of homes in the Lakes Community. It is on the north side of Madison Street in basically the center of the 1300 Block. The Street is tree lined with sidewalks for pedestrian access and an alley for vehicular access to parking garages, which most of the homes adjacent to the Site have done. This allows only pedestrian access to the home from Madison Street.

CRITERION: MATERIALS

ANALYSIS: All materials used will match the adjacent Historical Districts vernacular will be compatible with the neighborhood. Some of the used elements are barrel concrete roof tiles, light textured wall finishes, wrought iron "Belly" Balustrades, Keystone eave outriggers, which are all compliant and match the details used in a Contemporary Mediterranean Revival Home.

CRITERION: WORKMANSHIP

ANALYSIS: The Mediterranean Revival Architecture with its Concrete Barrel Tile Roof, Front Entry Porch Colonnade, its Rounded Entry Stair Feature and Balconies which allows the Interior of the home to share with the lush landscaped surroundings, makes this home's attention to details an asset to the Historic District.

CRITERION: ASSOCIATION

ANALYSIS: The design of the home makes an association with the single story homes to the east and west of it by keeping those areas directly adjacent to the site single story as well. The center two story portion gently pops up from lower architectural elements on all sides giving that "wedding cake" effect that the City of Hollywood's Historic residential areas are known for. The double lot also allows for a two story home to easily associate with neighboring properties without being imposing. The home is also set back more than the required 25'-0" and the entry feature is lower than the main home, making it welcoming and pedestrian friendly.

Select a Service

Select an Agency

Search Results

Search > Properties located at/on/near '...1333 MADISON ST...'
 4 permits were found for
1333 MADISON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	76234	B0404914	FENCE-CHAIN LINK &/OR WOOD	8/26/2004	8/31/2004
Details		B9105906	CITY SIDEWALK (IN R.O.W)		9/4/1991
Details	70630	E0401251	TEMP POWER(FOR CONSTRUCTION)	5/21/2004	5/25/2004
Details		E9203221	ELECTRICAL WORK		11/18/1992

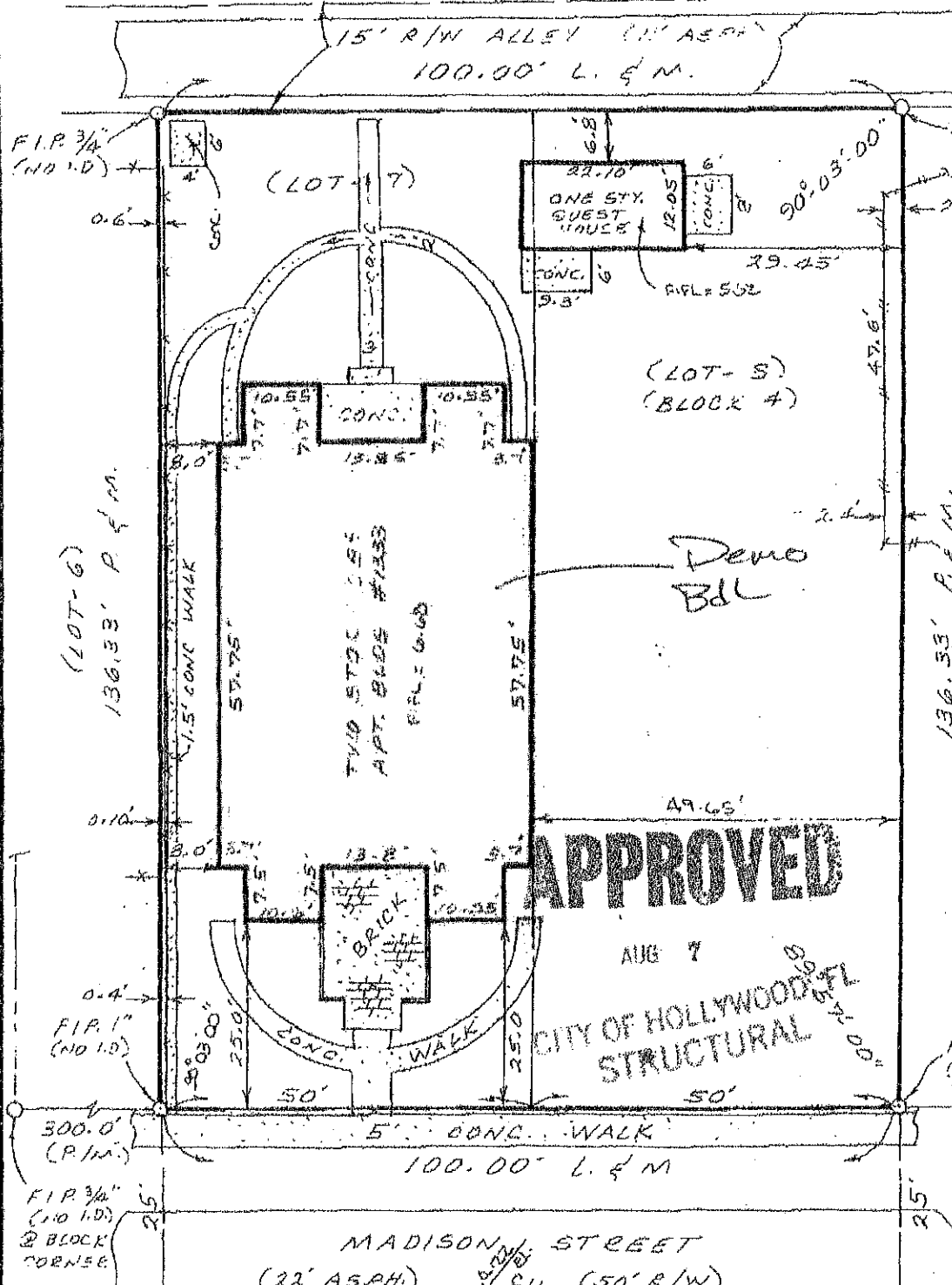
closed }

*Bank has to
 A Request to have
 permit cancelled*

Building and Engineering Services | Directory | Applications & Forms | Register for E-mail Notifications
 Search Permit Status | Pay Permit Charges | Request for Inspection | Building Code of Ordinances

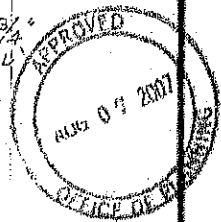
PROPERTY ADDRESS:

1333 MADISON STREET
HOLLYWOOD, FLORIDA



THIS PLAN WAS APPROVED BY THE
 HPB & CIV COMMISSION
 AT THE 6/26/07 & 7/18/07 MEETINGS
 RES. NO. 07-11-32 & R-2007-269

HIRSON S



- LEGEND:
- | | | | | | | | |
|--------|---------------------------|----------|------------------------|-----------|------------------------------|----------|------------------------------|
| A | =ARC | DN | =DIPPED HOLE | ME | =MAINTENANCE BASEMENT | P.O.C | =POINT OF COMMENCEMENT |
| A.E | =ANCHOR BASEMENT | EL | =ELEVATION | ND | =NAIL & DIB | P.P | =POWER POLE |
| A/C | =AIR CONDITIONER | EP | =EDGE OF PAVEMENT | NT | =NAIL & TAR | P.R.M. | =PERMANENT REFERENCE MON |
| ASPH. | =ASPHALT | EW | =EDGE OF WATER | NO. (DIM) | =NUMBER | P.V.M.T. | =PAVEMENT |
| BLK | =BLOCK | ESMT | =EASEMENT | DR | =OVERHEAD | R | =RADIAL |
| B.M. | =BENCHMARK | FB | =FIELD BOOK | D.H. | =OVERHANG | R.P. | =RADIUS POINT |
| BCR | =BROWARD COUNTY RECORDS | FND. | =FOUND | O.H.D. | =OFFICIAL RECORD BOOK & PAGE | R/W | =RIGHT-OF-WAY |
| B.S.L. | =BUILDING SET BACK LINE | P.P.A.L. | =FLORIDA POWER & LIGHT | B | =PLAT | S.B.T. | =SOUTHERN BELL TELEPHONE |
| C. | =CENTER LINE | INT. | =INTERSECTION | PB | =PALM BEACH COUNTY RECORDS | SET LR | =SET 1/2" IRON ROD CAP #6577 |
| C.B. | =CONCRETE BLOCK | IP | =IRON PIPE | PBR | =PALM BEACH COUNTY RECORDS | SET ND | =SET ND LB# 6677 |
| C.B.S. | =CONCRETE BLOCK STRUCTURE | | | | | | |

ALL COUNTY SURVEYORS
 4949 W. OAKLAND PARK BLVD #108

Inspections for: D07-101911 - DEMOLITION-STRUCTURAL (W/O W/S CREDIT)

IVR Number Inspection

ID#	FINAL DEMOLITION	Floor	Last Result	Last Result Date	Discipline	Final
		1	PF	8/15/2007	STRU	F

Inspection Menu

Schedule Inspection	Inspector	User ID	Result Entered	Result Date	Result Time	Requestor
Display Inspection		RGREGA	PASS - Full	8/15/2007	8:00 AM	HAMANN RICK & S
Agree New/Result		Iguerrero	Inspection Request	8/15/2007	8:00 AM	HAMANN RICK & S

Comments

Print Screen

Address: 1333 MADISON ST 1 HW

Inspector: [Redacted]

Result: PASS - Full

Inspector:

Requester:

Date:

Time:

Result Number:

Requestor: [Redacted] 10/25/07
 VFD6-12331

Floor: 1

Exit

Application Information for: B07-101911, DEMOLITION-STRUCTURAL(W/O W/S CREDIT)

PERMIT INFORMATION

Permit Type: DEMOLITION-STRUCTURAL(W/O W/S CREDIT)
 Status: CLOSED Ent. By: mrloueg
 Address: 1333 MADISON ST 1
 Folio: 514214AA0010 Applicant: Owner Contractor
 Owner: MADISON FLATS LLC
 Contractor: HAMANN RICK & SONS
 Condo:

PERMIT KEY DATES

Applied:	8/6/2007
Due Date:	8/8/2007
Ready for Issue:	8/7/2007
Issued:	8/8/2007
Partial C/O Issued:	
TEMP C/O Issued:	
C/O Issued:	
C/C Issued:	10/11/2007
Cancelled:	
Closed:	10/11/2007
Expired:	
Last Reopenet	

PERMIT PROCESSES

Customer Valuation: \$2,300.00
 Customer Square Feet: 0
 Number of Floors: 1
 Number of Units: 1

Print Screen

Update

Exit

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site Name _____ Site No. 830 ==
 Address of Site: 1333 Madison Street Hollywood, Florida Survey Date 8008 820 ==
 Instruction for locating on the N. of Madison between 13th Ave. and 905 ==
14th Ave. 813 ==
 Location: Hollywood Lakes Section 1-32 B 4 7,8 868 ==
subdivision name block no. lot no.
 County: Broward 808 ==
 Owner of Site: Name: J.H. Dreski
 Address: 318 East University Avenue
Cincinnati, Ohio 45219 902 ==

Type of Ownership Private 848 == Recording Date _____ 832 ==
 Recorder:
 Name & Title: Marlyn Kemper, Director
 Address: Historic Broward County Preservation Board
1900 Tyler Street Hollywood, Florida 33020 818 ==

Condition of Site: Integrity of Site: Original Use Residence 838 ==
 Check One Check One or More
 Excellent 863 == Altered _____ 858 ==
 Good 863 == Unaltered _____ 858 ==
 Fair 863 == Original Site 858 ==
 Deteriorated 863 == Restored () (Date:) 858 ==
 Moved () (Date:) 858 ==

Present Use Residence 850 ==
 Dates: Beginning c1926 844 ==
 Culture/Phase American 840 ==
 Period Twentieth Century 845 ==

NR Classification Category: Building 916 ==

Threats to Site:
 Check One or More
 Zoning (X) _____ (X) 878 ==
 Development (X) _____ (X) 878 ==
 Deterioration (X) _____ (X) 878 ==
 Borrowing (X) _____ (X) 878 ==
 Other (See Remarks Below): Unknown 878 ==
 Transportation (X) _____ (X) 878 ==
 Fill (X) _____ (X) 878 ==
 Dredge (X) _____ (X) 878 ==

Areas of Significance: Historical, Other 910 ==

Significance:
HISTORICAL:

HUMBERT'S 1945 CITY DIRECTORY OF HOLLYWOOD, FLORIDA
 According to this publication the South Lake Apartments
 were located at this address.

c1926: As indicated on "Building Cards, Broward County
 Property Appraiser's Office."

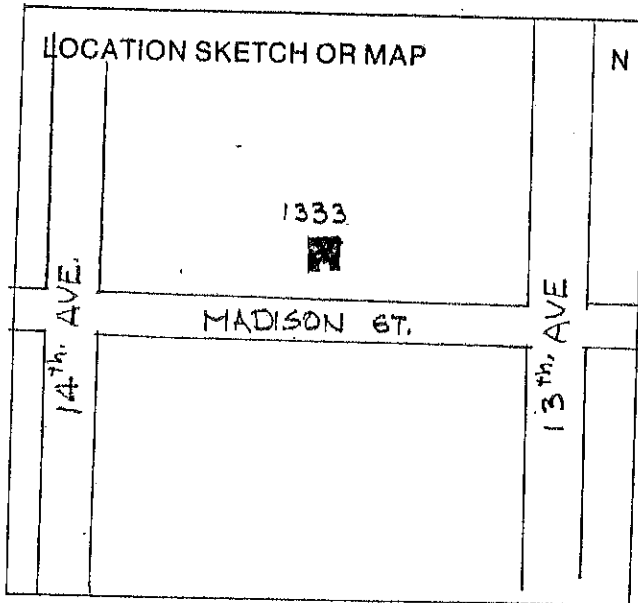
OTHER: This building is significant because it dates from the
 earliest construction period in Hollywood, Florida.
 Although this building is not architecturally significant
 on an individual basis, its significance in the historic
 built environment may become greater as the older
 structures in Hollywood are demolished.

911 ==

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE Irregular: Unknown 966 ==
 EXTERIOR FABRIC(S) Stucco: Unknown 854 ==
 STRUCTURAL SYSTEM(S) Wood frame: Unknown 856 ==
 PORCHES Unknown

FOUNDATION: Stemwall: Unknown, unknown 942 ==
 ROOF TYPE: Flat, built-up 942 ==
 SECONDARY ROOF STRUCTURE(S): Unknown 942 ==
 CHIMNEY LOCATION: NA 942 ==
 WINDOW TYPE: DHS, 2/2, wood, single 942 ==
 CHIMNEY: NA 882 ==
 ROOF SURFACING: Composition 882 ==
 ORNAMENT EXTERIOR: Concrete 882 ==
 NO. OF CHIMNEYS Unknown 952 == NO. OF STORIES Two 950 ==
 NO. OF DORMERS None 954 ==
 Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla. 7.5 Min. 1962 (1969) 809 ==
 Latitude and Longitude:

Site Size (Approx. Acreage of Property): 1.1 800 ==
 833 ==



Township	Range	Section
51 S	42 E	14

812 ==

UTM Coordinates:

17 586665 2876560 890 ==
Zone Easting Northing

Photographic Records Numbers B20/F21 860 ==

Contact Print





Site Address	MADISON STREET , HOLLYWOOD	ID #	5142 14 01 0651
Property Owner	WELLS FARGO BANK NA	Millage	0513
Mailing Address	4101 WISEMAN BLVD SAN ANTONIO TX 78251	Use	00
Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 8 BLK 4		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2011	\$75,060		\$75,060	\$75,060	
2010	\$88,710		\$88,710	\$88,710	\$2,015.68
2009	\$273,010		\$273,010	\$273,010	\$5,873.39

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$75,060	\$75,060	\$75,060	\$75,060
Portability	0	0	0	0
Assessed/SOH	\$75,060	\$75,060	\$75,060	\$75,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$75,060	\$75,060	\$75,060	\$75,060

Sales History				
Date	Type	Price	Book	Page
3/2/2011	CE*-T	\$100	47793	492

Land Calculations		
Price	Factor	Type
\$11.00	6,824	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05					
L					
1					



TWO STORY WEST OF SITE .

1359



SOUTH EAST OF SITE

1322



DIRECTLY WEST OF SITE

1339



SOUTH WEST OF SITE .

1330



DIRECTLY EAST OF SITE

1327



DIRECTLY ACROSS THE STREET
FROM SITE.

1326



SUBJECT SITE

1333



DIRECTLY ACROSS THE STREET
FROM SITE.

1334



2 STORY BUILDING THAT PREVIOUSLY OCCUPIED ...

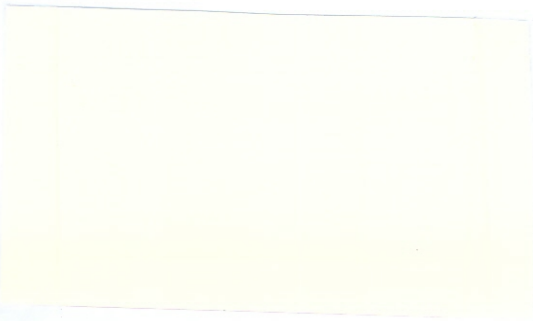


THE SITE.

SCHMEISKE RESIDENCE
1333 MADISION STREET



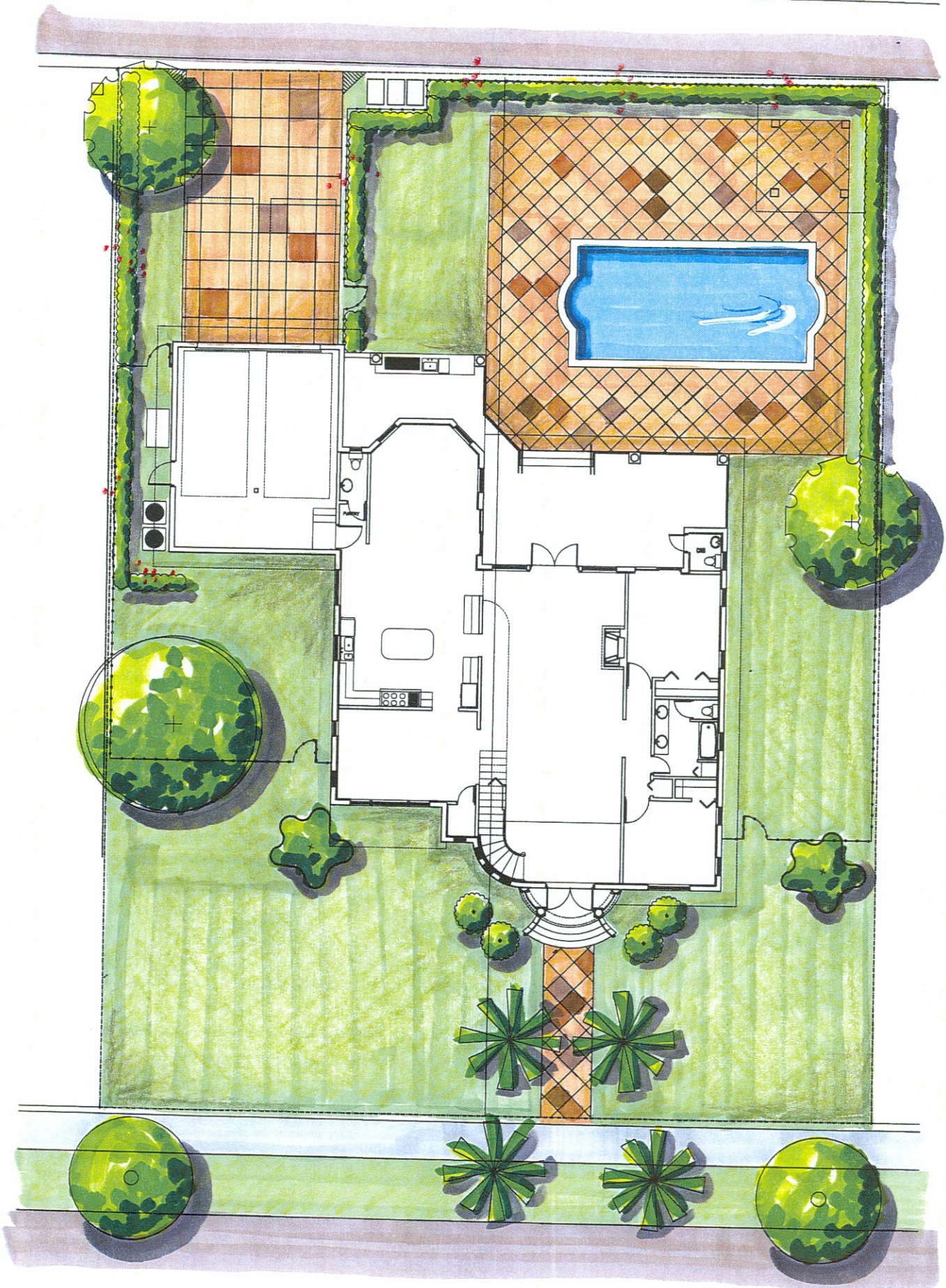
Main Building Color
Benjamin Moore
HC-5 Weston Flax



Trim & Accent
Benjamin Moore
Linen White



Base Building Color
Benjamin Moore
HC-42 Roxbury Carmel

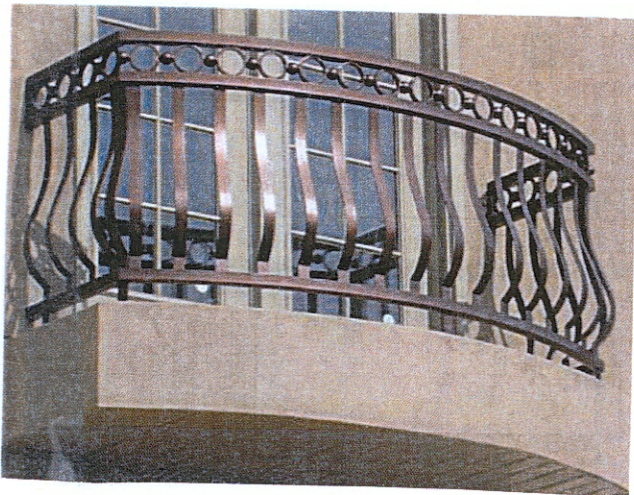


1333 MADISON

SCHMEISKE RESIDENCE
1333 MADISON STREET



Roof Tile
Terra Cotta, Black Antique
"Integra"



Wrought Iron Railing
Bronze
"Belly" Style



SCHMEISKE RESIDENCE
1333 MADISON STREET HOLLYWOOD, FLORIDA

HISTORIC PRESERVATION BOARD SUBMISSION

NEW SINGLE FAMILY RESIDENCE FOR
 FOR MR. AND MRS. SCHMEISKE
 1333 MADISON STREET
 HOLLYWOOD, FL 33019



JOSEPH B. KALLER
 +
 ASSOCIATES PA

AA# 2601242
 2417 Hollywood Blvd. Hollywood, Florida 33020
 (954) 920 5746 phone - (354) 926 2841 fax
 joseph@kallerarchitect.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0007237

PROJECT TITLE
 NEW RESIDENCE FOR
 MR. AND MRS. SCHMEISKE
 1333 MADISON STREET
 HOLLYWOOD, FL 33019

PROJECT TITLE

SHEET TITLE
 TITLE PAGE

REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.

This drawing, as an instrument of service, is the property of the Architect and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the express written consent of the Architect.

PROJECT No.: 11149
 DATE: 9-19-11
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET

T-1

1 OF 1

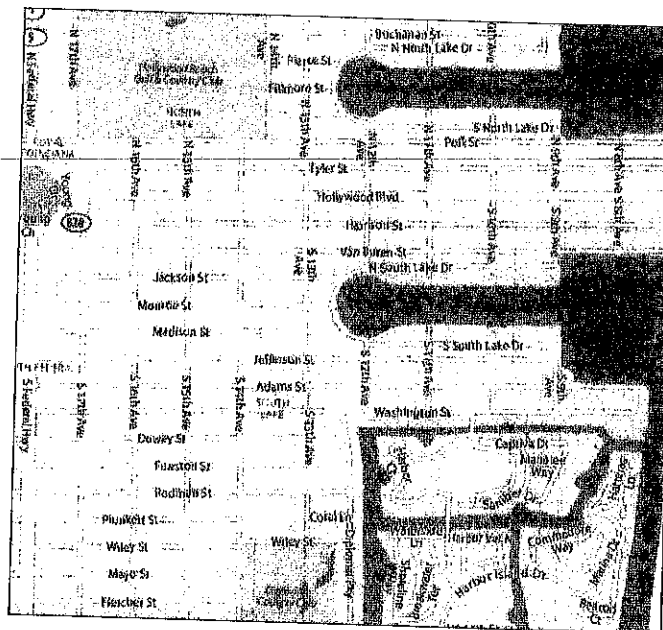
PROJECT TEAM

ARCHITECT
 JOSEPH B. KALLER AND ASSOCIATES, P.A.
 CONTACT: MR. JOSEPH B. KALLER
 ADDRESS: 2417 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020
 PHONE: (954) 920-5746
 FAX: (954) 926-2841
 EMAIL: joseph@kallerarchitect.com

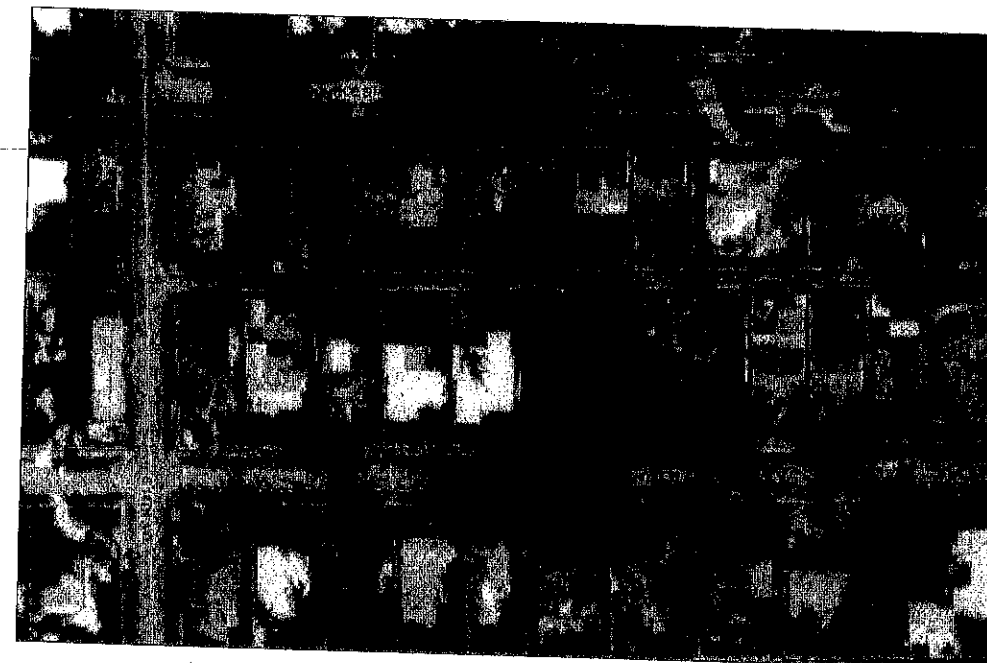
CONTACT
 MR. AND MRS. SCHMEISKE
 ADDRESS: 1333 COLLING AVE. #104
 BUNNY ISLES BEACH, FL 33460
 EMAIL: gmg@3334@gmail.com

DRAWING INDEX

- ARCHITECTURAL**
- T-1 COVER SHEET
 - BP-1 SITE PLAN AND DATA
 - SURVEY
 - L-1 LANDSCAPE PLAN AND DATA
 - A-1 FIRST FLOOR PLAN
 - A-2 SECOND FLOOR PLAN
 - A-3 ROOF PLAN
 - A-4 ELEVATIONS
 - A-5 ELEVATIONS
 - A-6 CONTEXTUAL STREET ELEVATION

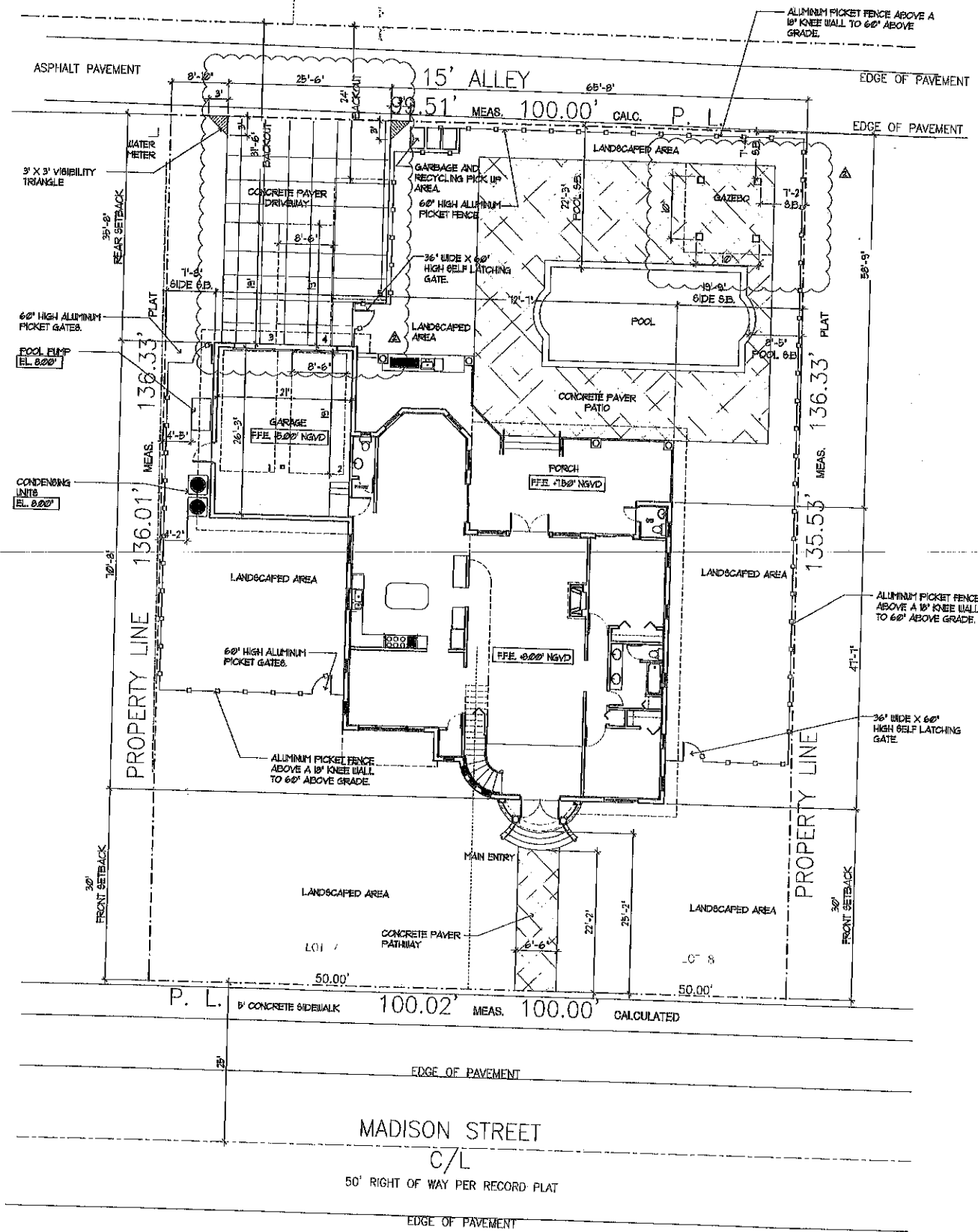


LOCATION MAP



AERIAL





LEGAL DESCRIPTION:

LOTS 7 AND 8, BLOCK 4, OF HOLLYWOOD LAKES SECTION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

1333 MADISON STREET
HOLLYWOOD, FL 33019

SITE INFORMATION

- 1)- ZONING: RS-6 RESIDENTIAL SINGLE FAMILY
- 2)- NET LOT AREA: 13,633 SQ. FT.
- 3)- SETBACKS:

	REQUIRED	PROVIDED:
FRONT (MADISON)	25'-0" MIN.	30'-0"
SIDE INTERIOR (WEST)	1'-6" MIN.	1'-6"
SIDE INTERIOR (EAST)	1'-6" MIN.	15'-9"
REAR (ALLEY)	20'-6" MIN.	35'-8"
SUM OF SIDE SETBACKS:	25'-6" MIN.	21'-3"

- 4)- PARKING: B B
- 5)- PERVIOUS/IMPERVIOUS:

IMPERVIOUS LOT AREA:	6,804.6 SF.	49.9 %
PERVIOUS LOT AREA:	6,828.4 SF.	50.1 %

 (NO PAVERS OR THE POOL WERE INCLUDED IN THE PERVIOUS AREA)

BUILDING INFORMATION:

- 1)- BUILDING AREA

A- FIRST FLOOR:	2,368 SF.
B- SECOND FLOOR:	1,042 SF.
TOTAL	4,010 SF.
- 2)- LOT COVERAGE: 3,658 SF. 26.8 %
- 3)- BUILDING HEIGHT:

ALLOWED:	PROVIDED:
30'-0" (2-STORIES)	28'-1" (MEAN HEIGHT OF SLOPED ROOF) 34'-3" (TO HIGHEST POINT)

SITE PLAN
SCALE: 1" = 10'-0"



JOSEPH B. KALLER
ASSOCIATES PA
APA 2600112
2117 Hollywood Blvd., Hollywood, Florida 33020
(954) 590-5745 jkaller@kallerpa.com
jkaller@kallerpa.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0002239

PROJECT TITLE
NEW RESIDENCE FOR
MR. AND MRS. SCHMEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019

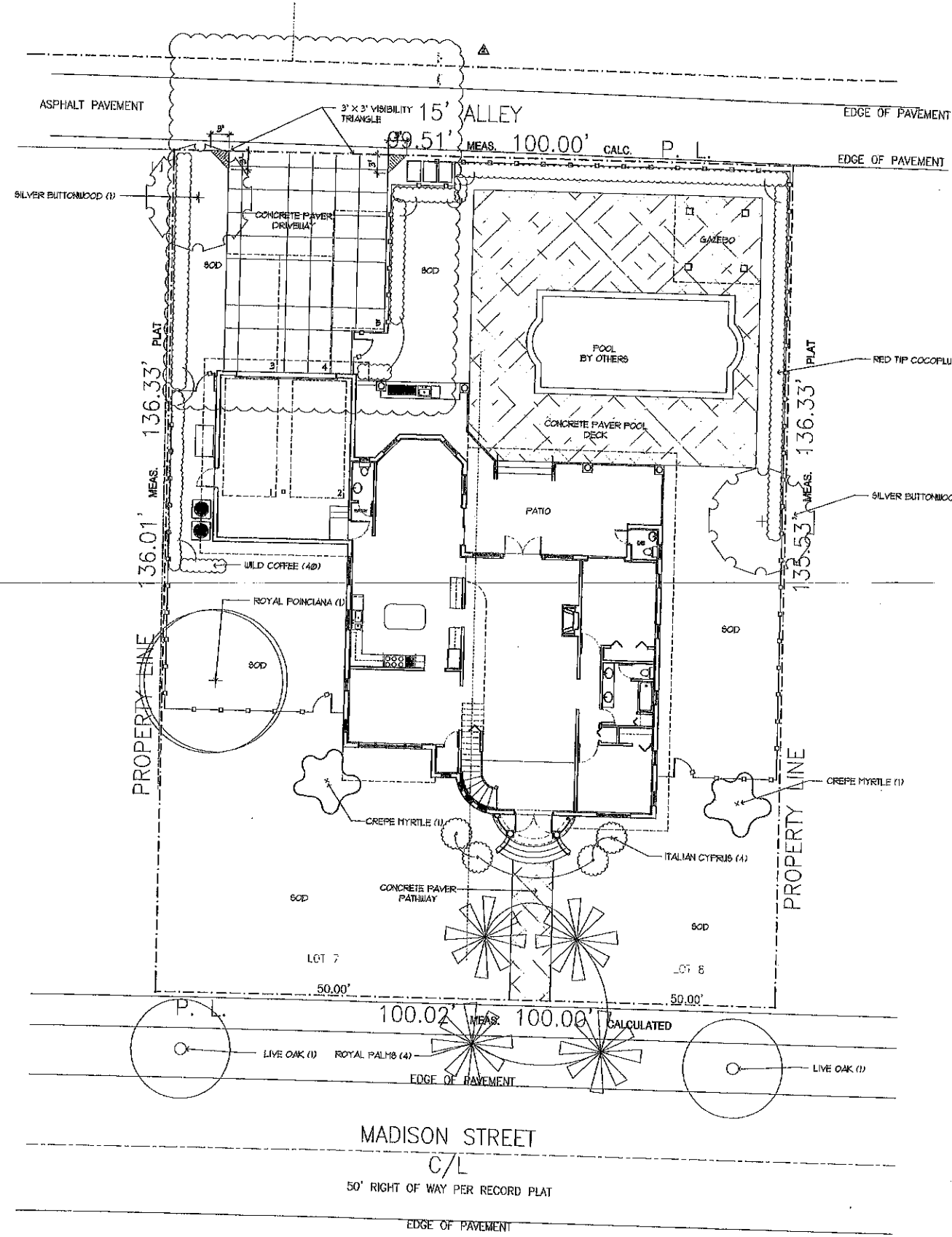
SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.

PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: EMS
CHECKED BY: JBK

SHEET
SP-1



PLANTING SCHEDULE

TREES AND LARGE PALMS				
NATIVE	NO.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
YES	2	CONCARPUS ERECTUS 'VERDEUS'	SILVER BUTTWOOD	12" O.A. X 12" 3' CAL. BBS - STANDARDS
YES	4	ROYSTONIA ELATA	ROYAL PALM	8" DB CLEAR TRUNK
NO	1	DELONIX REGIA	ROYAL POINCIANA	12" O.A. X 12" 3' CAL. BBS - STANDARDS
NO	4	CUPRESSUS REPENS/VARIETAS	ITALIAN CYPRESS	12" O.A. X 12" 3' CAL. BBS - STANDARDS
YES	1	QUERCUS VIRGINIANA	LIVE OAK	12" O.A. X 12" 3' CAL. BBS - STANDARDS
SHRUBS AND GROUND COVERS				
YES	40	PSYCHOTRIA NERVOIDA	WILD COFFEE	3 GAL. - 24" X 18"
YES	80	CHRYSOCLANUS ICACO	RED TIP COCOPLUM	3 GAL. - 24" X 18"
	SOD	ST. AUGUSTINE SOD		

CONTRACTOR TO FIELD MEASURE ALL AREAS FOR SOD AND SUBMIT IN BID

NOTE: ABOVE LIST IS PROVIDED AS A COURTESY ITEM ONLY. CONTRACTOR TO VERIFY QUANTITIES AS SHOWN ON PLAN PRIOR TO BIDDING.

NOTE: CHECK QUANTITIES AND LEGEND ITEMS. PLAN NUMBERS WILL TAKE PRECEDENCE OVER LIST.

CONTRACTOR TO PROVIDE A SCALED PLAN FOR APPROVAL, INCLUDING AN AUTOMATIC IRRIGATION SYSTEM WITH 100% OVERLAP DESIGNED AND CONSTRUCTED ACCORDING TO THE CITY OF HOLLYWOOD CODES, AND REGULATIONS OF THE CITY.

HOLLYWOOD LANDSCAPE CODE CALCULATIONS

1 TREE PER 50 FEET OF STREET FRONTAGE
 136 FEET / 50 = 2 TREES REQUIRED
 2 TREES PROVIDED

20% OF FRONT YARD TO BE PERVIOUS = 3,750 X 20% = 747.6 SF.
 PERVIOUS AREA PROVIDED = 3,938 SF.

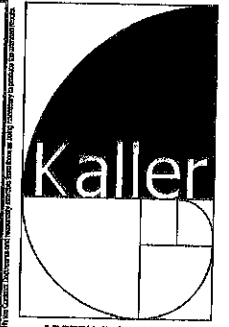
1 TREE PER 1,250 SF. FRONT YARD OPEN SPACE
 2,892 SF. / 1,250 = 2 TREES REQUIRED
 6 TREES PROVIDED

NATIVE TREE REQUIREMENT: 60% TREES TO BE NATIVE - 60% TREES PROVIDED ARE NATIVE
 NATIVE SHRUB REQUIREMENT: 50% SHRUBS TO BE NATIVE - 100% SHRUBS PROVIDED ARE NATIVE

TREES TO BE MINIMUM OF 12" O.A. AT TIME OF PLANTING
 ALL TREES TO BE FLORIDA NO. 1 OR BETTER
 ANY CHANGES TO PLAN SHALL BE SUBMITTED TO CITY LANDSCAPE PLAN REVIEWER
 NO GROUND COVER OR SHRUBS SHALL BE PLANTED INTO ANY ROOT BALLS OF TREES OR PALMS

CONTRACTOR TO PROVIDE 1/2" S. AUTOMATIC IRRIGATION SYSTEM USING SCHEDULE 40 PIPE WITH 1/2" S. OVERLAP AND RAIN SENSOR

LANDSCAPE NOTE:
 ALL EXISTING TREES WILL BE REMOVED BY A PROFESSIONAL LANDSCAPER AND DONATED TO THE CITY OF HOLLYWOOD UNDER THE GUIDELINES OF SECTION 48 OF THE CITY OF HOLLYWOOD LANDSCAPE MANUAL.
 THE CITY OF HOLLYWOOD IS TO BE NOTIFIED PRIOR TO THE REMOVAL OR RELOCATION OF ANY EXISTING TREES THAT MEETS OR EXCEEDS THE SIZE STATED IN SECTION 48 REGARDING OTHER OCCUPIED SINGLE FAMILY DETACHED HOMES.



JOSEPH B. KALLER
 +
 ASSOCIATES PA
 A/E 2001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 (954) 920-5746 phone (954) 926-2814 fax
 kaller@kalerpa.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 NEW RESIDENCE FOR
 MR. NOEL SHAPIRO
 1220 S. SOUTHLAKE DR.
 HOLLYWOOD, FL 33019

SHEET TITLE
 LANDSCAPE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.

This drawing is the work of the architect and shall remain the property of the architect and shall not be reproduced, published or made in any way without the permission of the architect.

PROJECT No: 11087
 DATE: 6-9-11
 DRAWN BY: TMS
 CHECKED BY: JMK

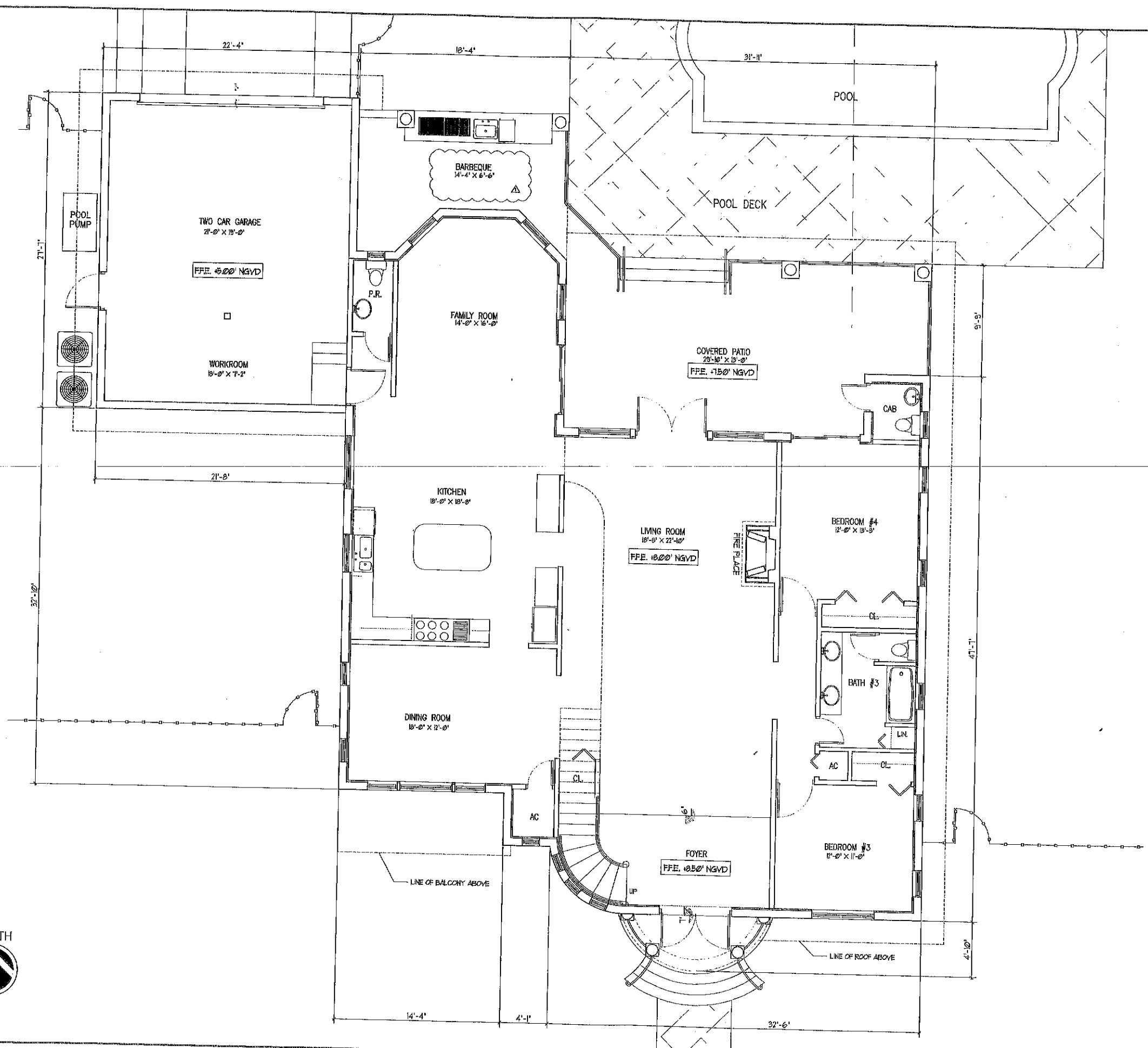
SHEET

L-1

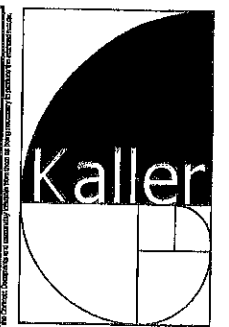
1 OF 1

LANDSCAPE PLAN
 SCALE: 1" = 10'-0"





1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



JOSEPH B. KALLER
ASSOCIATES PA
414 3302112
2427 Hollywood Blvd., Hollywood, Florida, 33020
(813) 970 5746 phone • (813) 976 2811 fax
kaller@kallercpa.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0002239

PROJECT TITLE
**NEW RESIDENCE FOR
MR. AND MRS. SCHMEISKE
1333 MADISON STREET
HOLLYWOOD, FL. 33019**

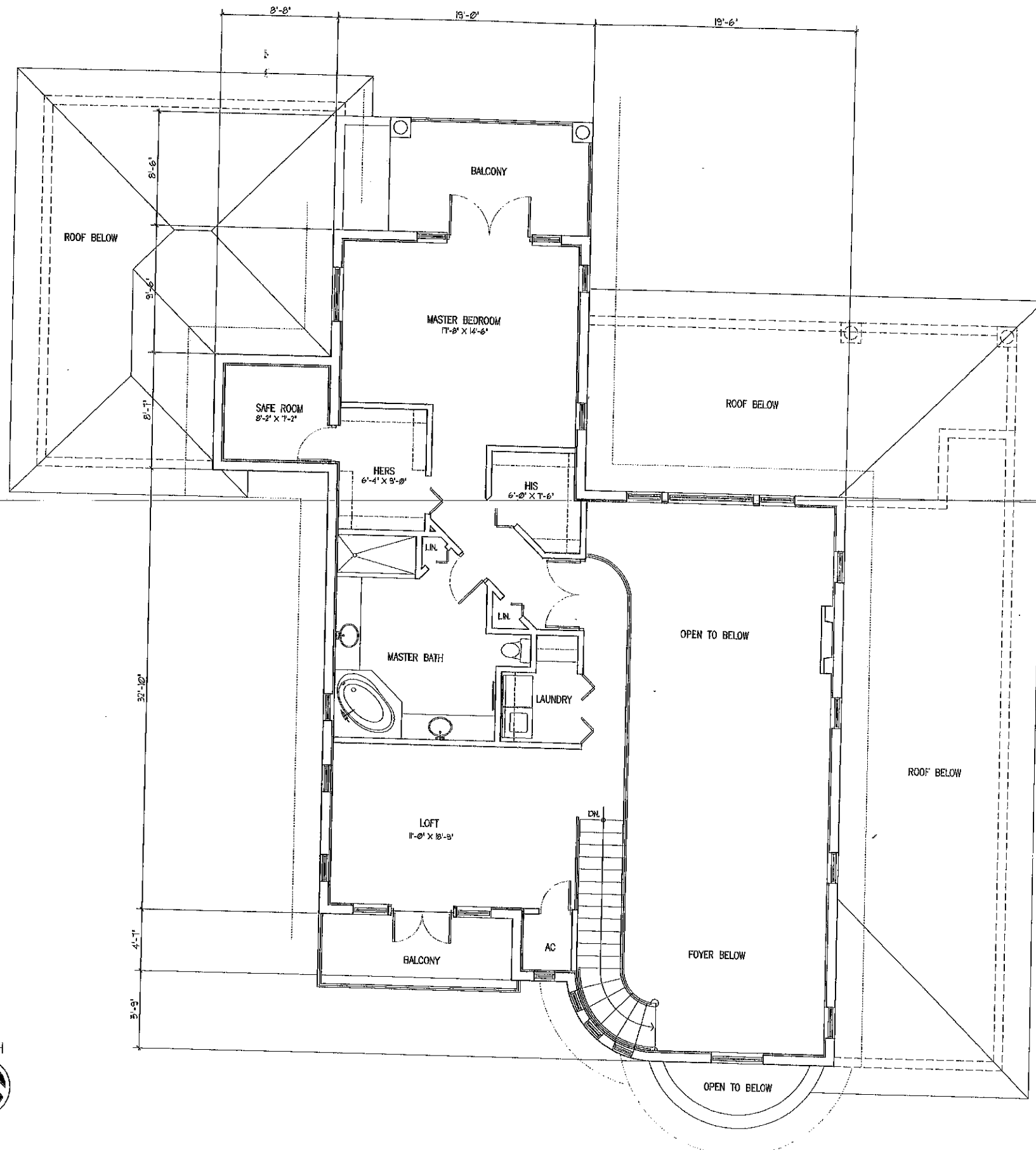
SHEET TITLE
FIRST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.

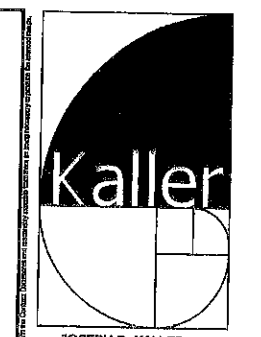
PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JEK

SHEET

A-1



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



JOSEPH B. KALLER
+
ASSOCIATES PA
Architects
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 966-5746 phone (954) 926-2941 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA P.A. # 0009239

PROJECT TITLE
NEW RESIDENCE FOR
MR. AND MRS. SCHMEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
SECOND FLOOR PLAN

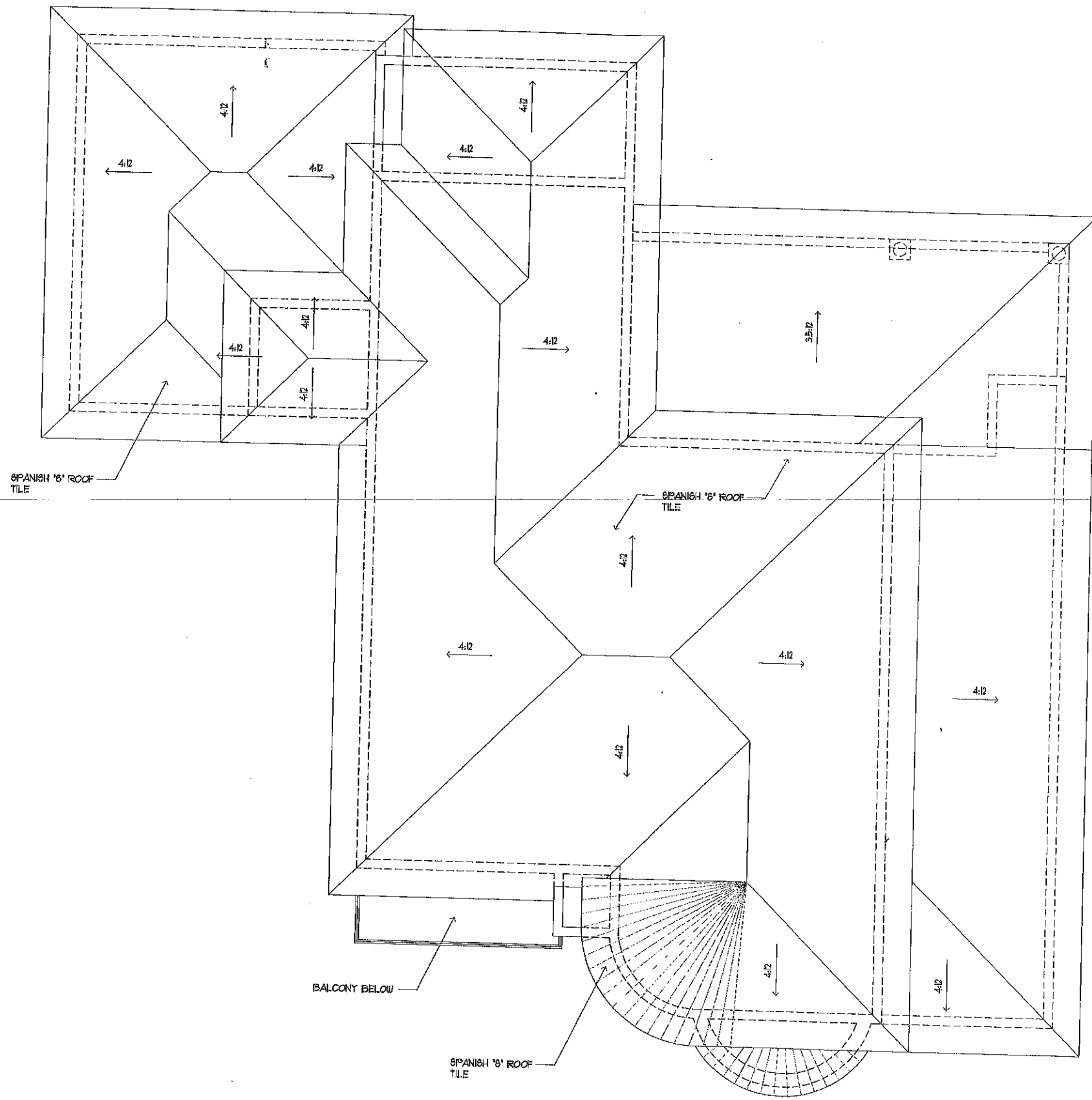
REVISIONS

No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.

This drawing is an instrument of service, and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-2
2 OF 6



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



**JOSEPH B. KALLER
+
ASSOCIATES PA**
Architects
1417 Hollywood Blvd., Hollywood, Florida 33020
(954) 972-5745 phone (954) 925-2811 fax
kaller@kallera.com

SEAL

JOSEPH B. KALLER
FLORIDA P.A. # 0009239

PROJECT TITLE
NEW RESIDENCE FOR
MR. AND MRS. SCHWEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
ROOF PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.

This drawing, or any part thereof, is not to be used for any other project without the written consent of the Architect.

PROJECT No.: 11146
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JSK

SHEET

A-3



JOSEPH B. KALLER
ASSOCIATES PA
434 2602112
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 8746 phone • (954) 926 2811 fax
jkb@jbskall.com

SEAL

JOSEPH B. KALLER
FLORIDA P.A. # 0009239

PROJECT TITLE
NEW RESIDENCE FOR
MR. AND MRS. SCHMETSKE
1333 MADISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.

PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JJK

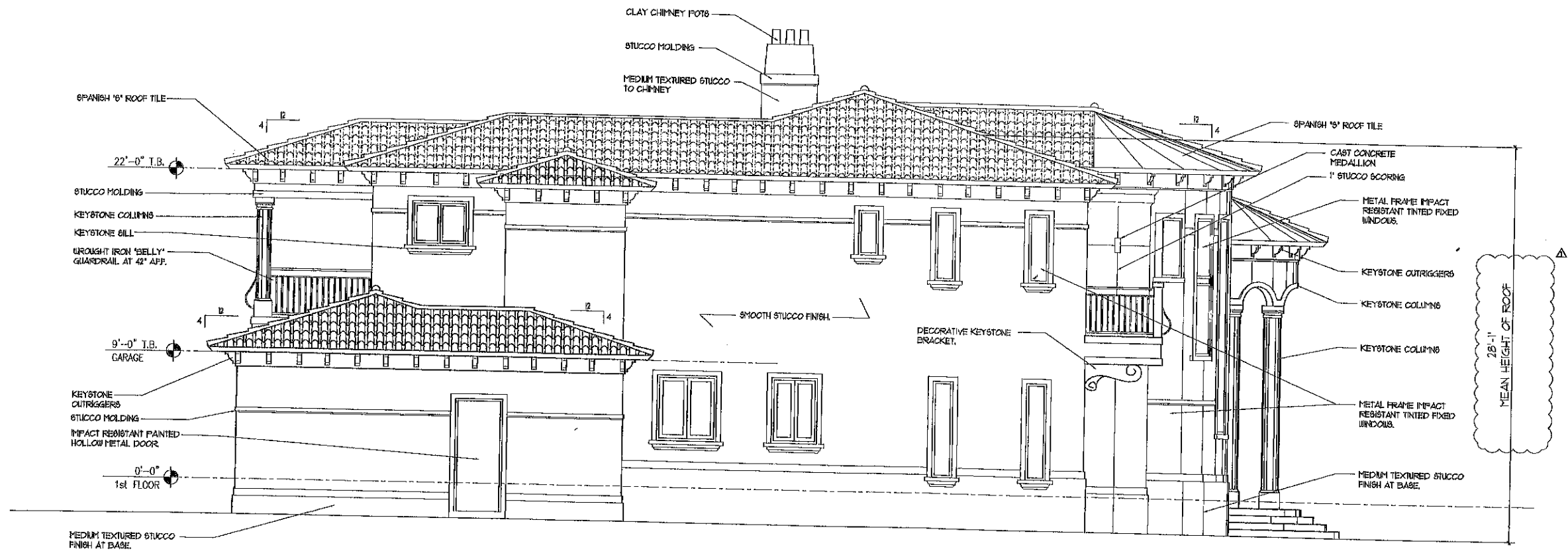
SHEET

A-5

5 OF 6

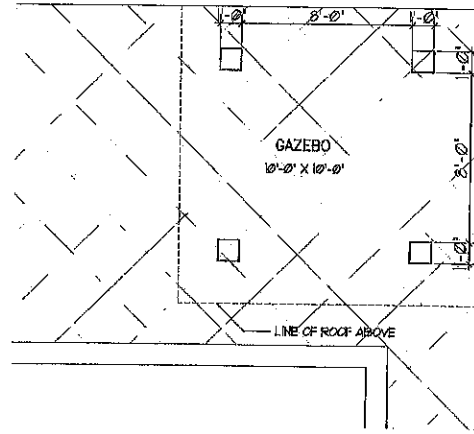


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

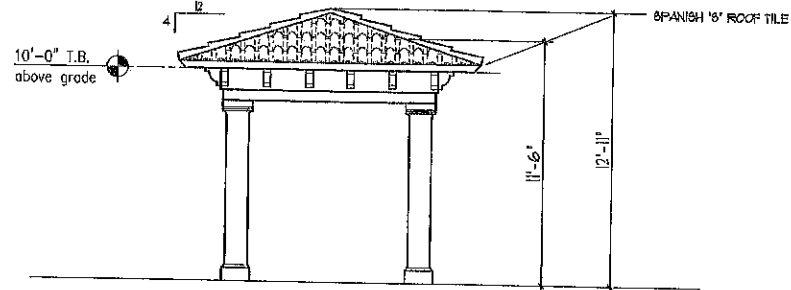


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

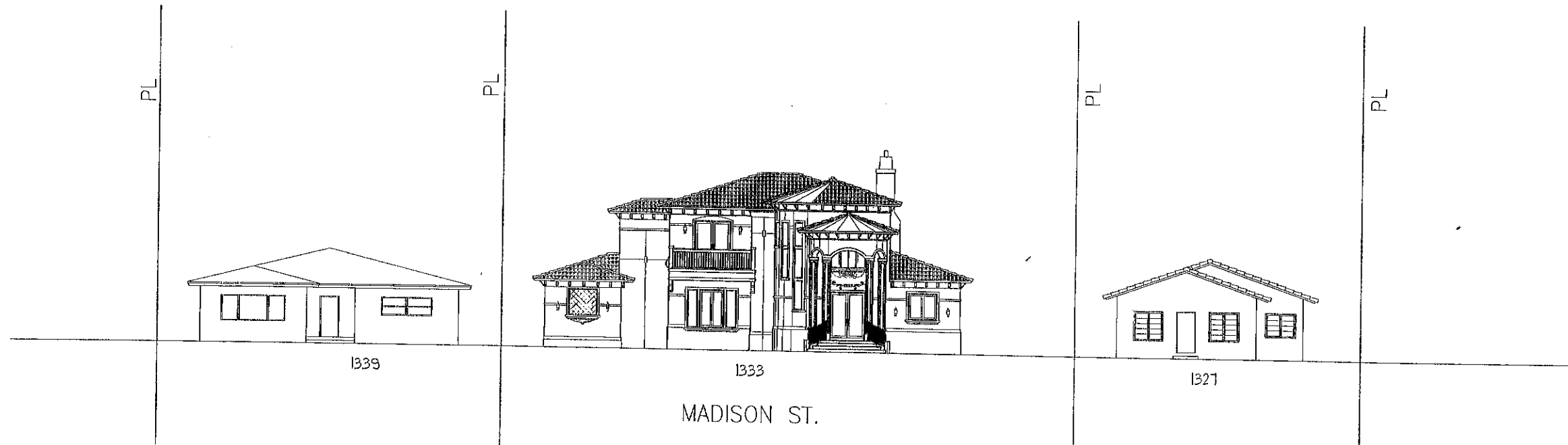
COPYRIGHT © 2011 JOSEPH B. KALLER ASSOCIATES, P.A. ALL RIGHTS RESERVED. 03/11



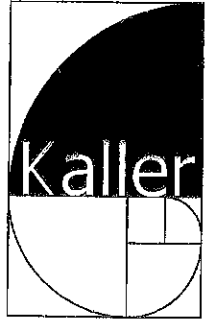
1 PLAN OF GAZEBO
SCALE: 1/4" = 1'-0"



2 GAZEBO ELEVATION (TYPICAL)
SCALE: 1/4" = 1'-0"



3 CONTEXTUAL ELEVATION MADISON STREET
SCALE: 1" = 10'-0"



JOSEPH B. KALLER
ASSOCIATES PA
PA# 2890332
1417 Hollywood Blvd., Hollywood, Florida 33020
(954) 973 5745 phone (954) 926 2811 fax
kaller@kallera.com

SEAL

JOSEPH B. KALLER
FLORIDA P.A. # 0009239

PROJECT TITLE
NEW RESIDENCE FOR
MR. AND MRS. SCHWEISKE
1333 MADISON STREET
HOLLYWOOD, FL 33019

SHEET TITLE
CONTEXTUAL ELEVATION
GAZEBO PLAN AND

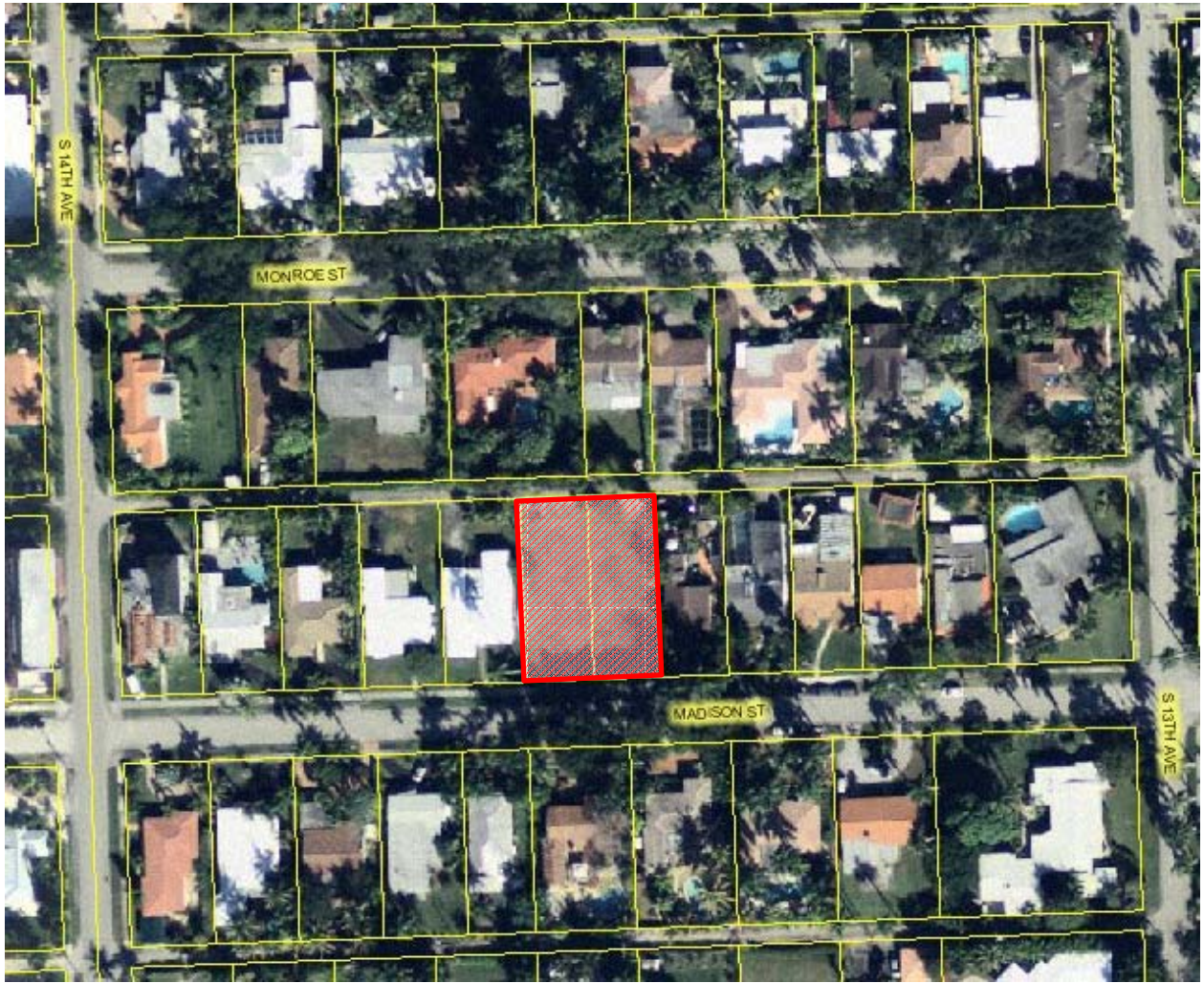
REVISIONS		
No.	DATE	DESCRIPTION
1	10-11-11	PLANNING DEPT.

PROJECT No.: 11149
DATE: 9-19-11
DRAWN BY: TMS
CHECKED BY: JJK

SHEET

A-6

ATTACHMENT B
Aerial



1333 Madison Street