

HISTORIC PRESERVATION BOARD

APRIL 24, 2012

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

2. **FILE NO:** 12-C-34
 APPLICANT: Pepper Time Residential Investor LLC
 LOCATION: 1519 Harrison Street
 REQUEST: Certificate of Appropriateness for Design for exterior renovations to an existing single-family home located in the Historic Property Overlay Site Lakes Area and Multiple Resource Listing District.

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

DATE: April 24, 2012

FILE: 12-C-34

TO: Historic Preservation Board

VIA: Andria Wingett, Assistant Director *AW*

FROM: Elizabeth Chang, Planning and Development Services Administrator *EL*

SUBJECT: Pepper Time Residential Investor LLC requests a Certificate of Appropriateness for Design for exterior renovations to an existing single-family home located at 1519 Harrison Street listed as Historic Property Overlay Site Lakes Area and Multiple Resource District (HMPRL0D-1).

APPLICANT REQUEST

Certificate of Appropriateness for Design for exterior renovations.

STAFF'S RECOMMENDATION

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

HISTORY

In May of 2005, at the request of the property owner at that time, the City Commission designated the subject property as a Historic Property Overlay Site (HPOS-19). In July of the same year, this property was reviewed by the Historic Preservation Board. At that time, the applicant proposed façade renovations (Attachment B) to all four elevations which were based on the original plans of the home while incorporating modern materials. The home was designed by Igor Plevitzky, an architect of significance listed in the Design Guidelines for Historic Properties and Districts, as well as who contributed to the creation of the Modern architecture movement in South Florida. Plevitzky was influential in the designing of Florida homes that uniquely connected to the environment and provided a new focus on indoor/outdoor living.

The Weitzman House (c. 1951) is an example of Plevitzky's residential architecture. The form is simplified, without reference to historic precedents or excess ornamentation. It is defined by basic intersection of glass, wood, and masonry planes. Its beauty is derived from expressions of materials used to define it, by its structural form and by its location.

REQUEST

Today, the applicant is proposing exterior renovations to the home. Proposed renovations include revisions to the previously approved design for the four elevations of the home. Previously approved plans (Attachment A) show openings with a combination of French doors, plate glass with awning style windows below, jalousie windows, and obscure glass. The applicant is proposing to use modern materials with windows such as single-hung, horizontal sliders, fixed glass, and glass block. Additionally, the applicant is requesting to block up two door openings, one along the north elevation and the other along the west. The opening on the north elevation will be reduced to a window, while the opening along the west will be closed completely. Included in the scope of work is removal of the vinyl screen enclosure and replacing the asphalt driveway at the rear with turf block.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the district. The proposed renovations are consistent with the character of the Historic Lakes Section and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicants/Owners: Pepper Time Residential Investor LLC
Address/Location: 1519 Harrison Street
Size of Property: 0.18 acres
Present Zoning: Single Family Residential (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Lakes: Harrison/Tyler Street Historic District (HPOD-2)
Historic Property Overlay Site (HPOS-19)
Present Land Use: Single Family Residence
Year Built: 1951

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: Harrison/Tyler Street Historic District (HPOD-2)
East: Single Family Residential District (RS-6)
Lakes: Harrison/Tyler Street Historic District (HPOD-2)
West: Single Family Residential District (RS-6)
Lakes: Harrison/Tyler Street Historic District (HPOD-2)

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 changes allow the applicant to make the necessary improvements while maximizing the use of their property. By allowing the applicant to improve the structure, the City is

accomplishing the desired reinvestment in an existing historic property located in the Lakes: Harrison/Tyler Street Historic District and 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 renovations are sensitive to the character of the Historic Lakes Section through its design which is similar to existing structures in the surrounding neighborhood.

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

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

The 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." The project has minimal impact on the current streetscape without interference with existing landscaping.

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.

The proposed renovations do not adversely affect the integrity of the Historic District. The house has been designated as a Historic Property Overlay Site as it was constructed by an architect of significance, Igor Plevitzky. The design remains sensitive in scale and character to the existing structure and neighborhood.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

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

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

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommends *consistent spacing and setback*. Additionally, the Guidelines further recommend having the *main entrance oriented to the street* and *site coverage similar to adjacent lots*. The applicant is proposing exterior renovations to the home which includes changing of windows from a previously approved design. Setbacks and orientation of the building will be maintained. 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: The subject property was designated as a Historic Property Overlay Site in 2005 which states it was constructed in 1951. The property received a Certificate of Appropriateness for Design for renovations to the home which included changes to the façade along all four elevations. The applicant is now proposing changing what was previously approved for the windows and doors.

Previously approved plans (Attachment B) show openings with a combination of French doors, plate glass with awning style windows below, jalousie windows, and obscure glass. The applicant is proposing to use modern materials with windows such as single-hung, horizontal sliders, fixed glass, and glass block. Additionally, the applicant is requesting to block up two door openings, one along the north elevation and the other along the west. The opening on the north elevation will be reduced to a window, while the opening along the west will be closed completely. Included in the scope of work is removal of the vinyl screen enclosure and replacing the asphalt driveway at the rear with turf block.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.* When making alterations or additions it is recommended *distinctive features such as size, mass, color, and materials of buildings* are retained. It is consistent with the surrounding neighborhood. Scope of work includes changing the previously approved style of the windows and doors with modern windows such as single-hung and horizontal sliders.

According to the Design Guidelines, 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. 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. The massing of structures should focus on the diversity of styles. As proposed, the renovations do not alter the scale and massing in this portion of the street.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state *materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place.* Furthermore, *materials that are compatible in*

quality, color, texture, finish, and dimension to those that are in the historic district should be used. Designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided. Materials used are consistent with the time period of the home during the Post War Modern era.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials are consistent with the surrounding neighborhood and are sensitive in design and nature to the home and adjacent properties.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: When making updates to a home, the Design Guidelines recommend maintaining a layout and lot coverage similar to surrounding properties. Lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.

FINDING: Consistent

RECOMMENDATION

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

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Previously Approved Plans and Board Resolution
ATTACHMENT C: Aerial Photograph

ATTACHMENT A
Application Package

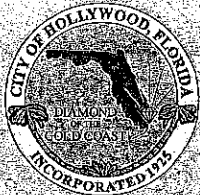
PLANNING & DEVELOPMENT SERVICES



File No. (Internal use only): 12-C-34

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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):

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

Date of Application: 03-23-2012

Location Address: 1519 HARRISON STREET

Lot(s): 11, 12 Block(s): 77 Subdivision: HOLLYWOOD

Folio Number(s): 5142 15 02 4360

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: SFR Sq Ft/Number of Units: 1731 / 1

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
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: EXTERIOR REMODEL

Number of units/rooms: 1 Sq Ft: 1731

Value of Improvement: \$65,000 Estimated Date of Completion: 08-01-2012

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

Name of Current Property Owner: PEPPER TIME RESIDENTIAL INVESTOR LLC

Address of Property Owner: 1606 WILEY ST HOLLYWOOD, FL 33020

Telephone: 954-892-3048 Fax: 866-385-6620 Email Address: MITCH@ABLEQUALITY.COM

Name of Consultant (Representative) Tenant (circle one): MITCH FEINGLAS

Address: 607 N 21 AVE HOLLYWOOD, FL 33020 Telephone: 954-923-4882

Fax: 866-385-6620 Email Address: MITCH@ABLEQUALITY.COM

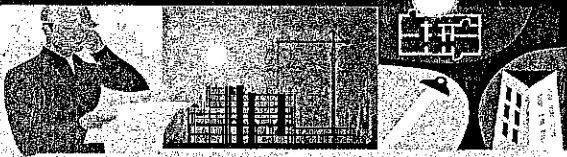
Date of Purchase: 02-15-2012 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____



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 and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: Robin Feinglas Date: 03-19-2012

PRINT NAME: ROBIN FEINGLAS Date: _____

Signature of Consultant/Representative: _____ Date: 03-19-2012

PRINT NAME: MITCH FEINGLAS Date: _____

Signature of Tenant: N/A Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

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

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

Notary Public State of Florida

Robin Feinglas
NOTARY PUBLIC STATE OF FLORIDA
Hal Wisun
Commission # DDS76566
Expires: MAY 16, 2013
BONDED THROUGH ATLANTIC BONDING CO., INC.

SIGNATURE OF CURRENT OWNER

ROBIN FEINGLAS
PRINT NAME

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

1519 Harrison Street

Hollywood, FL 33020

Renovation Project:

New owners, Pepper Time Residential Investors LLC, have designed a remodeling project to keep the beauty of the home in the time frame it was constructed.

The exterior renovations will keep within the period the house was built. The windows and doors are influenced by a number of factors. They represent the 1950's when the house was built. The windows and doors were also selected for safety as they are impact rated for Dade County (Dade County sets the standard for the entire US).

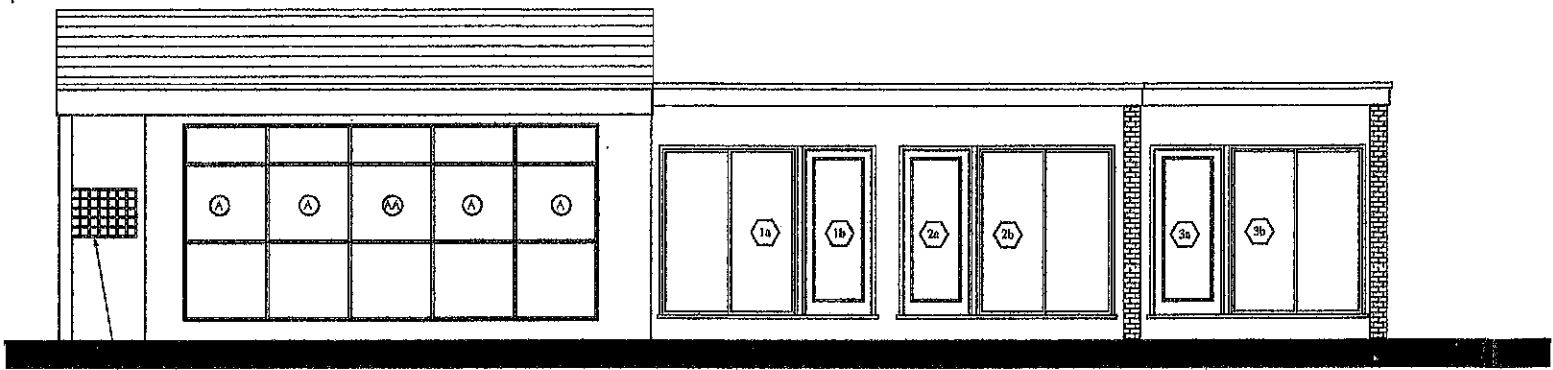
Residents of the home will include Mitch Feinglas. He is managing partner of a general contracting firm located in Hollywood. He will oversee the project from start to finish.

The landscaping is simple yet tasteful. It is designed not to overshadow the "porch house" architecture of Igor Boris Polevitzky.

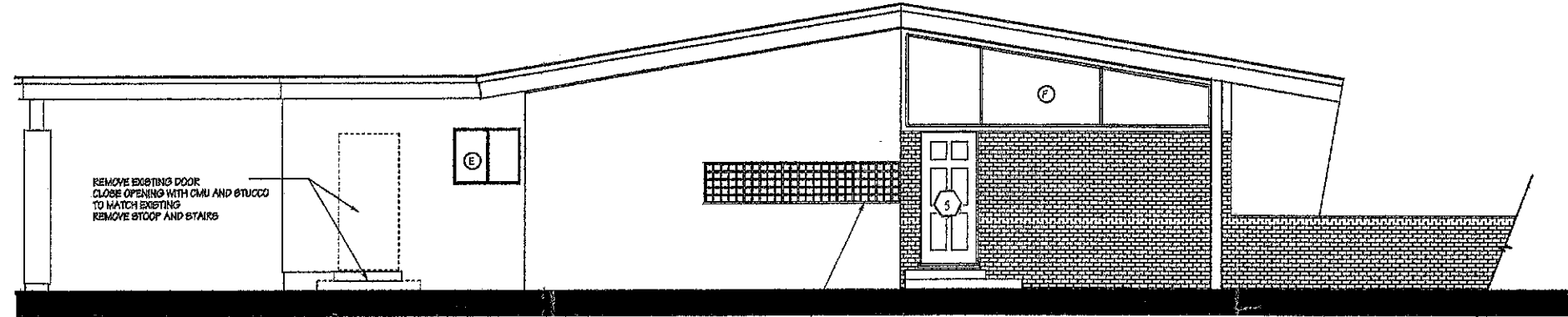
WINDOW SCHEDULE ALL WINDOW GLAZING TO BE IMPACT TINTED BRONZE WITH BRONZE ESP. Finish frames w/ screens in charcoal

Symbol	Type	Size	Manufacturer
A	FIXED GLASS MULLED UNIT	44 X 41 / 44 X 41 / 44 X 20	SUNSHINE WINDOWS
AA	SINGLE HINGE MULLED UNIT	44 X 74 / 44 X 20	UNIVERSAL WINDOW
B	HORZ ROLLING	69 X 42	UNIVERSAL WINDOW
C	FIXED GLASS	42 X 42	SUNSHINE WINDOWS
D	HORZ ROLLING	71 X 42	UNIVERSAL WINDOW
E	HORZ ROLLING	41 X 32	UNIVERSAL WINDOW
F	FIXED GLASS TRIANGLE	CUSTOM TO FIT EXIST OPNG	UNIVERSAL WINDOW
G	FIXED GLASS TRIANGLE	CUSTOM TO FIT EXIST OPNG	UNIVERSAL WINDOW

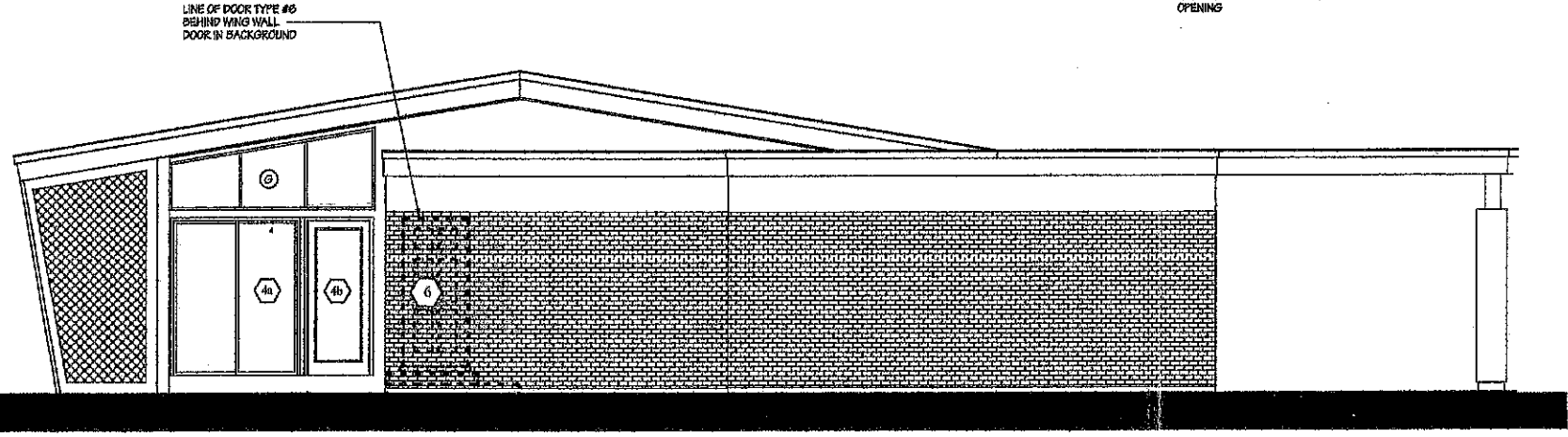
AT WINDOWS A AND AA PROVIDE MULLENS AS REQUIRED TO MEET IMPACT AND WIND LOAD CRITERIA



NEW GLASS BLOCK IN EXISTING OPENING
FRONT ELEVATION
SOUTH ELEVATION SCALE 1/4"=1'-0"



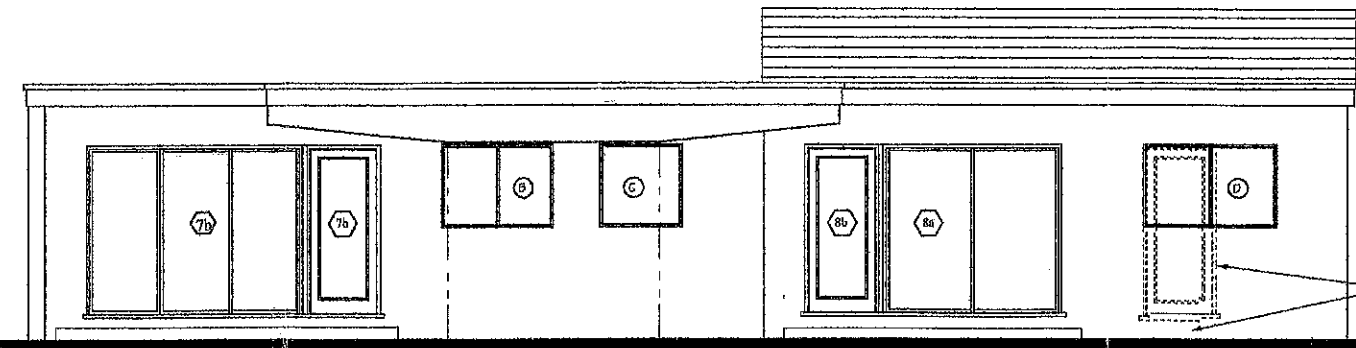
LINE OF DOOR TYPE #6 BEHIND WING WALL DOOR IN BACKGROUND
LEFT SIDE ELEVATION
WEST ELEVATION SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION
EAST ELEVATION SCALE 1/4"=1'-0"

DOOR SCHEDULE ALL DOOR GLAZING TO BE IMPACT TINTED BRONZE WITH BRONZE ESP. Finish frames w/ screens in charcoal

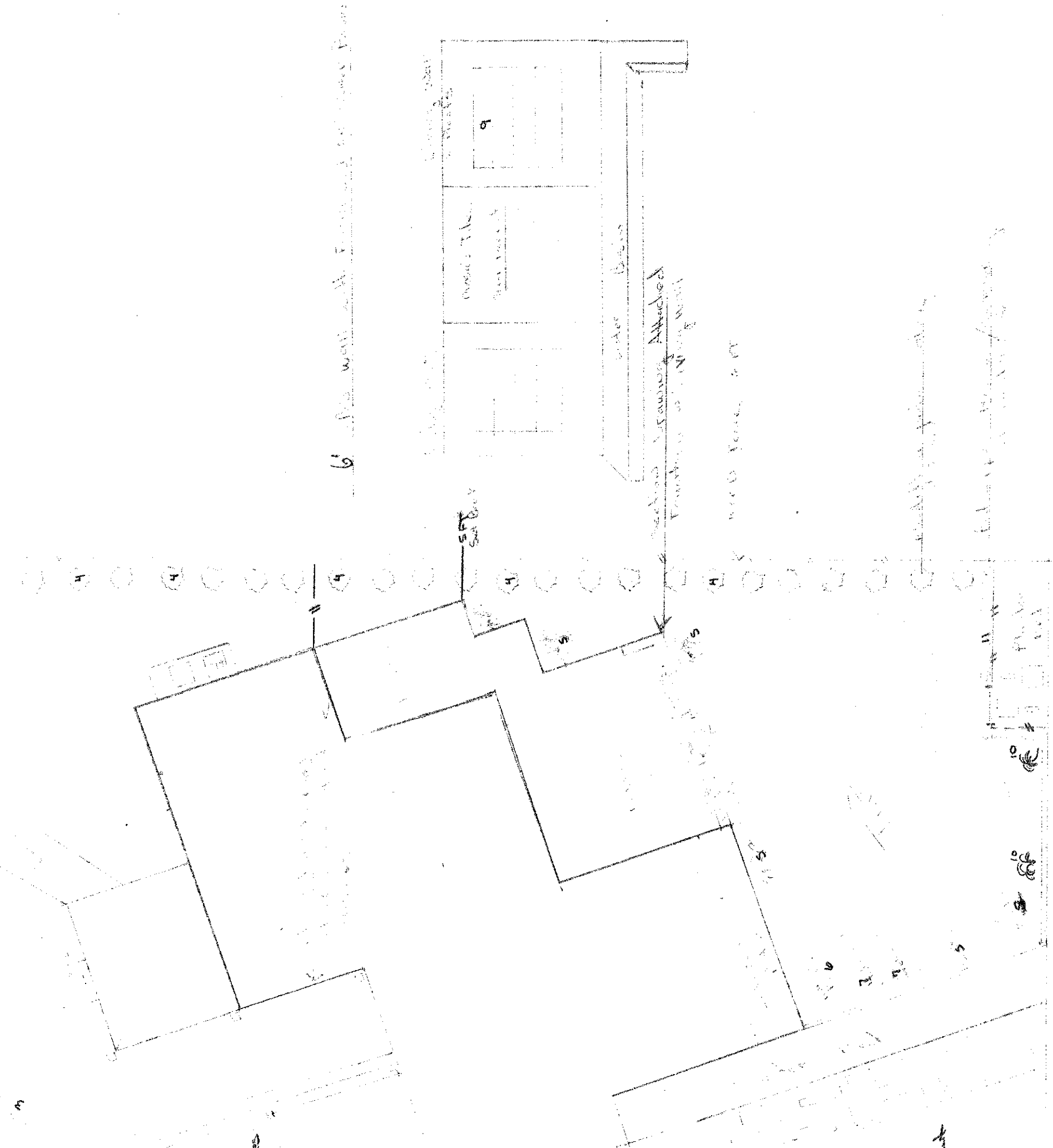
Symbol	Type	Size	Manufacturer
1a	610 x 616 S&D	72" X 80"	SUNSHINE
1b	510 x 616 FRENCH	36" X 80"	SUNSHINE
2a	610 x 616 S&D	72" X 80"	SUNSHINE
2b	510 x 616 FRENCH	36" X 80"	SUNSHINE
3a	610 x 616 S&D	72" X 80"	SUNSHINE
3b	510 x 616 FRENCH	36" X 80"	SUNSHINE
4a	610 x 616 S&D	72" X 80"	SUNSHINE
4b	510 x 616 FRENCH	36" X 80"	SUNSHINE
5	310 x 616 6 PANEL GOLD	36" X 80"	THERMU TRU
6	216 x 616 6 PANEL GOLD	32" X 80"	THERMU TRU
7a	610 x 616 S&D	72" X 80"	SUNSHINE
7b	510 x 616 FRENCH	36" X 80"	SUNSHINE
8a	610 x 616 S&D	86" X 80"	SUNSHINE
8b	510 x 616 FRENCH	36" X 80"	SUNSHINE



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

(5 FT MID)

Grass Block
Darker



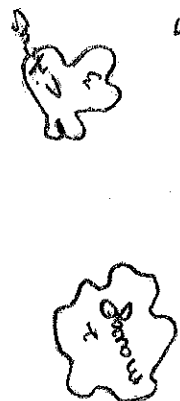
6' No wall with Terrace and garden

Planting Schedule

- | | | |
|----|---------------------------|---------|
| 1 | Exotic Gardenia | 5 FT |
| 2 | Mango Tree | 6-8 FT |
| 3 | Citrus Tree | 6-8 FT |
| 4 | Mc Arthur Palm | 8-10 FT |
| 5 | Alexander Palm (Tropical) | |
| 6 | Wamis Bamboo | |
| 7 | Heliconia | |
| 8 | Black Bamboo | |
| 9 | (Living wall) Ferns | |
| 10 | Rebellia Palm (Tropical) | |
| 11 | Podacarpus Hedge | |

(5 FT MID)

Truff Block
Pavers See Attachment



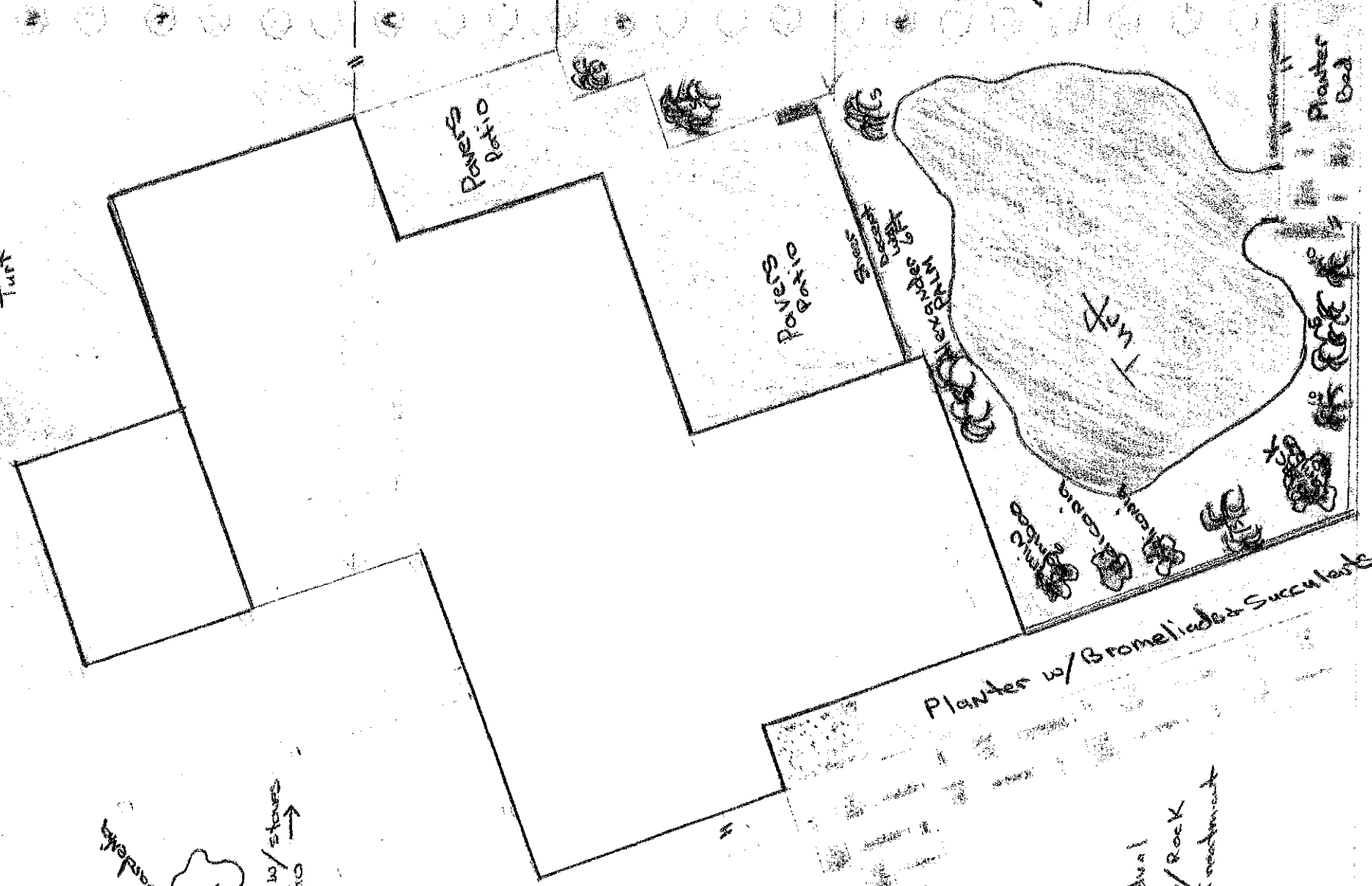
Stones



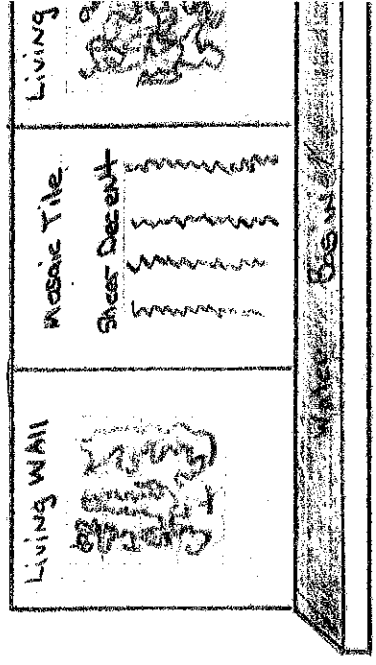
Stones

Existing Garden
Pavers w/ stones
See Photos →

Turn



6'



WOOD FENCE 6 FT

cypress mulch

McArthur Palms along
WOOD FENCE

Pedocarpus Hedge / Surrounding
Ornamental Gate

Planting Schedule

- 1 Existing Cordonia 5 FT
- 2 Mangrove Tree 6-8 FT
- 3 Citrus tree 6-8 FT
- 4 Mc Arthur Palm 8-10 FT
- 5 Alexander Palm (Tuff)
- 6 Warrus Bamboo
- 7 Heliconia
- 8 Black Bamboo
- 9 (Living wall) Ferns
- 10 Redbellied Palm (Tuff)
- 11 Pedocarpus Hedge

Individual
Paver w/ Rock
Salt Treatment



Site Address	1519 HARRISON STREET , HOLLYWOOD	ID #	5142 15 02 4360
Property Owner	PEPPER TIME RESIDENTIAL INVESTOR LLC	Millage	0513
Mailing Address	1606 WILEY ST HOLLYWOOD FL 33020	Use	01
Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 11,12 W 27 BLK 77		

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 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$52,690	\$62,710	\$115,400	\$115,400	
2011	\$52,690	\$62,710	\$115,400	\$115,400	\$2,792.83
2010	\$60,800	\$62,710	\$123,510	\$123,510	\$2,020.08

IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$115,400	\$115,400	\$115,400	\$115,400
Portability	0	0	0	0
Assessed/SOH	\$115,400	\$115,400	\$115,400	\$115,400
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	\$115,400	\$115,400	\$115,400	\$115,400

Sales History				
Date	Type	Price	Book	Page
2/15/2012	WD	\$165,000	48528	262
4/11/2008	QCD-T	\$100	45514	1793
4/9/2004	WD	\$100	37259	1411
4/9/2004	WD	\$363,700	37259	1409
10/1/1990	QCD		17906	400

Land Calculations		
Price	Factor	Type
\$6.50	8,106	SF
Adj. Bldg. S.F. (See Sketch)		1731
Beds/Baths		2/2

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05					
R					
1					



GEM PAVER SYSTEMS

Manufacturers of Interlocking Brick Pavers.

305.805.0000

9845 NW 118th Way, Medley, FL 33178

HOME

ABOUT

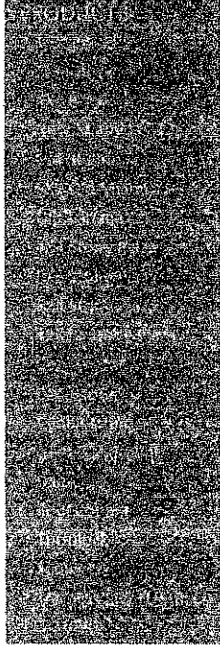
PRODUCTS

COLORS

FEATURES

GALLERY

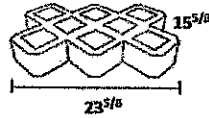
CONTACT



PRODUCTS: TURF BLOCK 3 1/8"

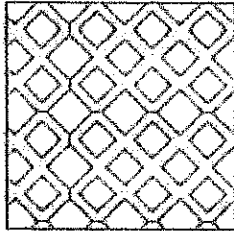
SPECIFICATIONS

SF X PALLET: 91
PCS X PALLET: 36
PCS X SF: 2.7

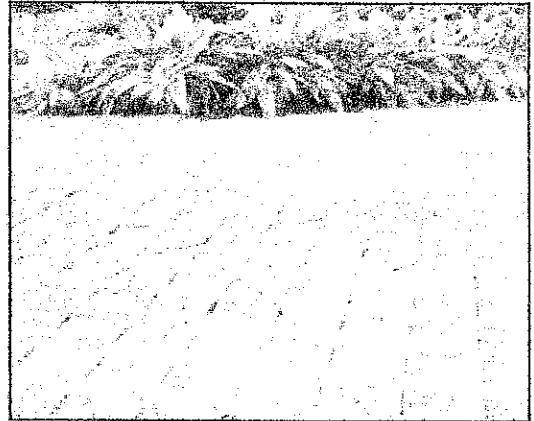
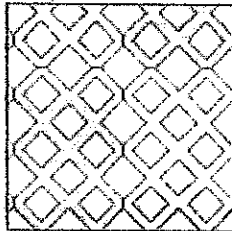


INSTALLATION GUIDE

90°



50° (two colors)



TAN

DESCRIPTION

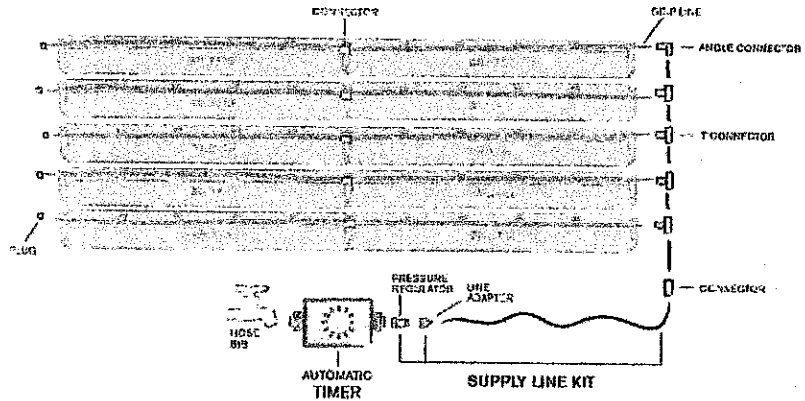
Ecological preservation is on the driving factors behind Turfblock. Designed to allow rainfall to percolate through and back into our water mantle this paver is truly earth friendly. It is ideal in communities where such standards are required.

Turf Block For Rear Parking to allow water Drainage

drip irrigation

1. The supply line can feed a maximum of 10 Wally Pockets, as shown, or equivalent combination of Wally Cages and Wally Treces.
2. You can connect a maximum of 2 Wally Filters horizontally, as shown, or equivalent combination of Wally Doves and Wally Treces.
3. Tuck the drip line into the Wally's notches at coil level.
4. When installing pockets horizontally, overlap Pockets so that every two pockets share one wall anchor.
5. Image shown consists of 10 Wally Pockets, 10 Wally Five drip kits, 1 supply line kit, and 1 automatic timer.

Living Wall options I



Install Tip

Lay plastic sheeting and some absorbent towels under the Pockets for your first watering. Any extra water will seep out the front of the Pockets (lined) or the lowest point on the bottom (half-lined). Note how long it took to reach the point of over-saturation and mark timer to be set for a shorter duration. Wally's felt tongue wicks water to the roots, so don't water the plant - water the tongue. Its breathable front allows excess moisture to evaporate while naturally aerating the soil, and the built-in moisture barrier protects your wall from getting wet.

Plant Selection

Plants love Pockets, so it's hard to go wrong! Some plants are too small, though - pick something that grows at least 12" tall so it will hide the felt above, or pair it with a taller friend. Plan on one to five plants per Pocket, depending on their size and rooting habits. Match plants with similar needs (soil, light, food). 1 gallon, 6" and 8" container sizes are best. Smaller plants will need time to grow in, and larger plants will need to be root-pruned or bare-rooted (traumatic!) to fit.

Planting

Plant into the back of the Pocket so the plant's roots actually touch the felt tongue and can drink directly from it when you water. They will grow their roots throughout the rest of the soil, and spread their leaves and branches forward to the sun. Don't stuff the Pocket too tight with dirt - think "relaxed fit" not "skintight." And the soil level should be even across the top, about 1/2" or so below the front fabric lip so water won't roll off the surface.

Install Tip: Planting a whole wall? Start at the top so falling dirt doesn't damage the plants below or get stuck in their grooves and crannies.

Fertilization / Fertigation

An inline fertilization system can also be installed in the drip system. Aquaponics is also awesome. You know the plants you're using, and this is a closed system, so give them the extra love if they need it.

Reservoir / W. Reservoir

Pockets with reservoir are perfect for any area indoors or outdoors where moisture protection and water conservation is desired. Pockets with no reservoir are perfect for unprotected outdoor areas that receive year round, medium to heavy rainfall.

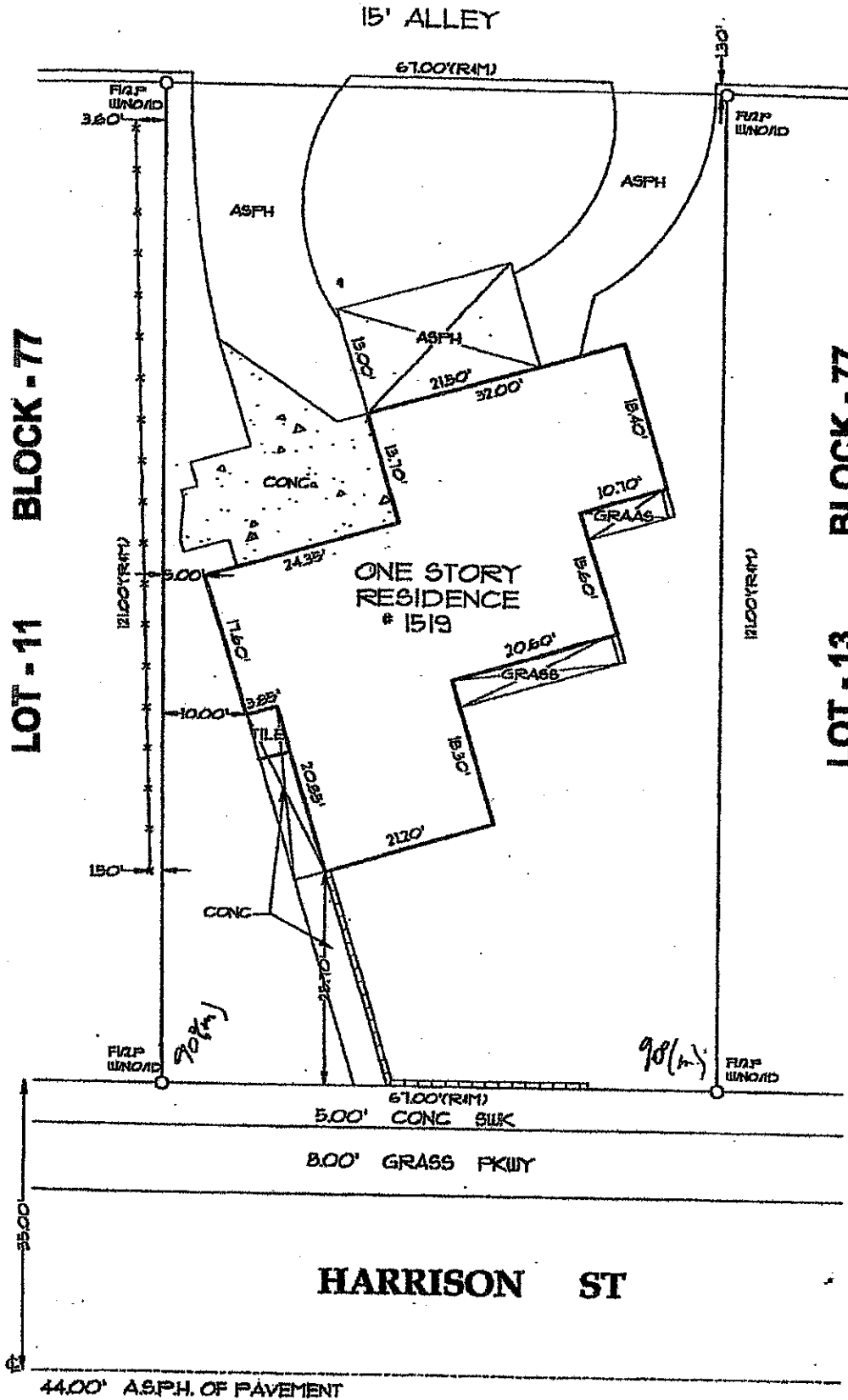
Indoor Plants = Filtered Water

Depending on the quality and salinity of your local water supply, you may need to use filtered water to prevent salt and mineral build-up in your Pockets. Outdoor plants will be flushed by rainfall, but if they are sheltered from the rain.

Legal Description:

Lot 11 and the West 27 feet of Lot 13
HOLLYWOOD, according to Plat Book 1, at Page 21, of the
County, Florida.

10.00' ASPH. OF PAVEMENT

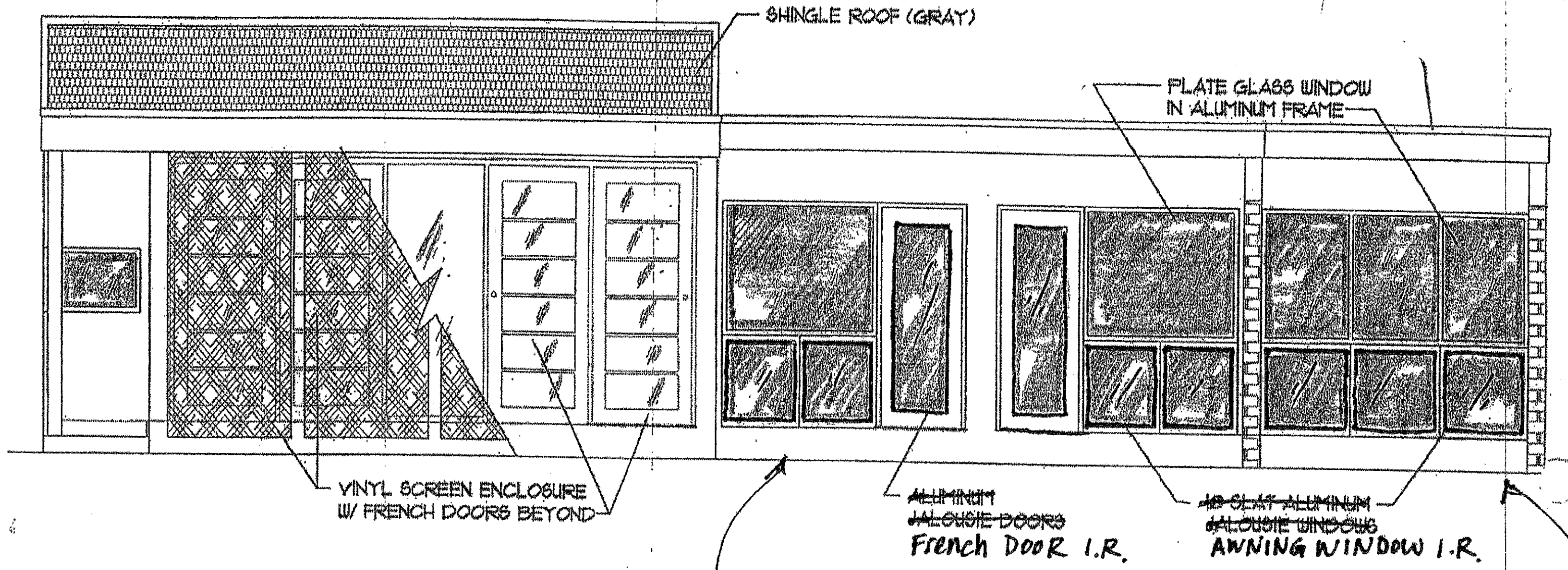


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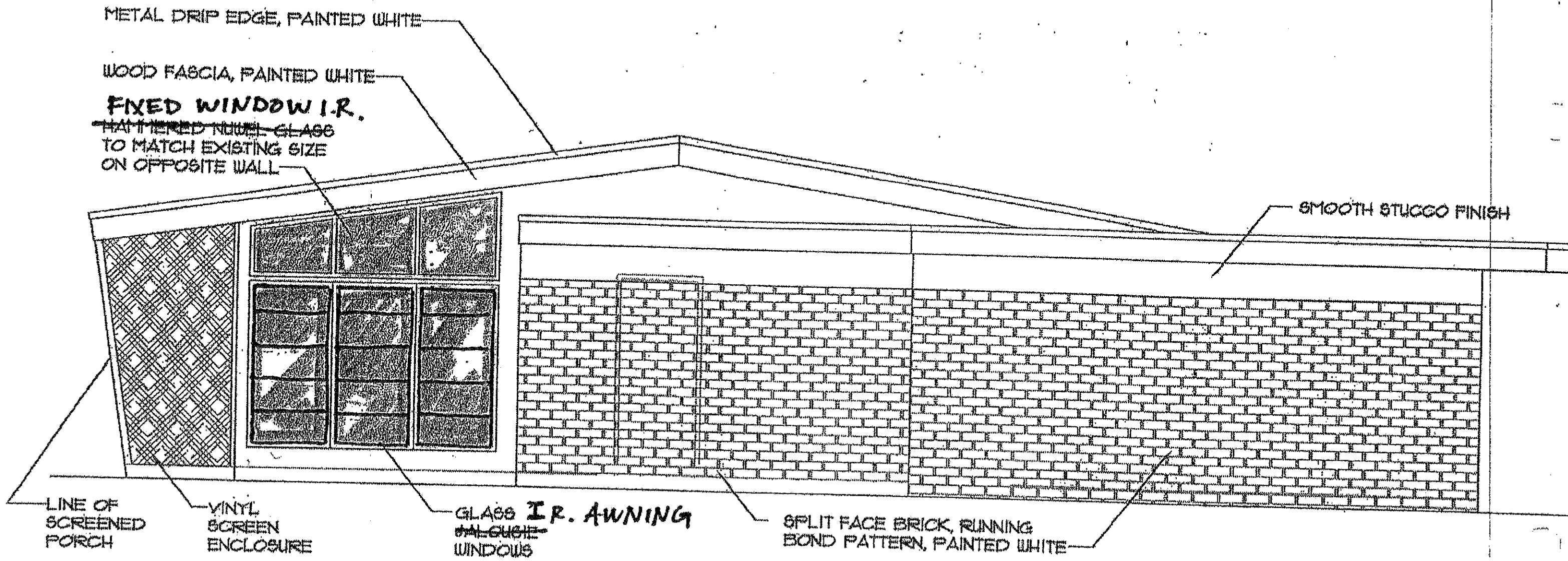
Accepted By: _____

ATTACHMENT B
Previously Approved Plans
and Board Resolution

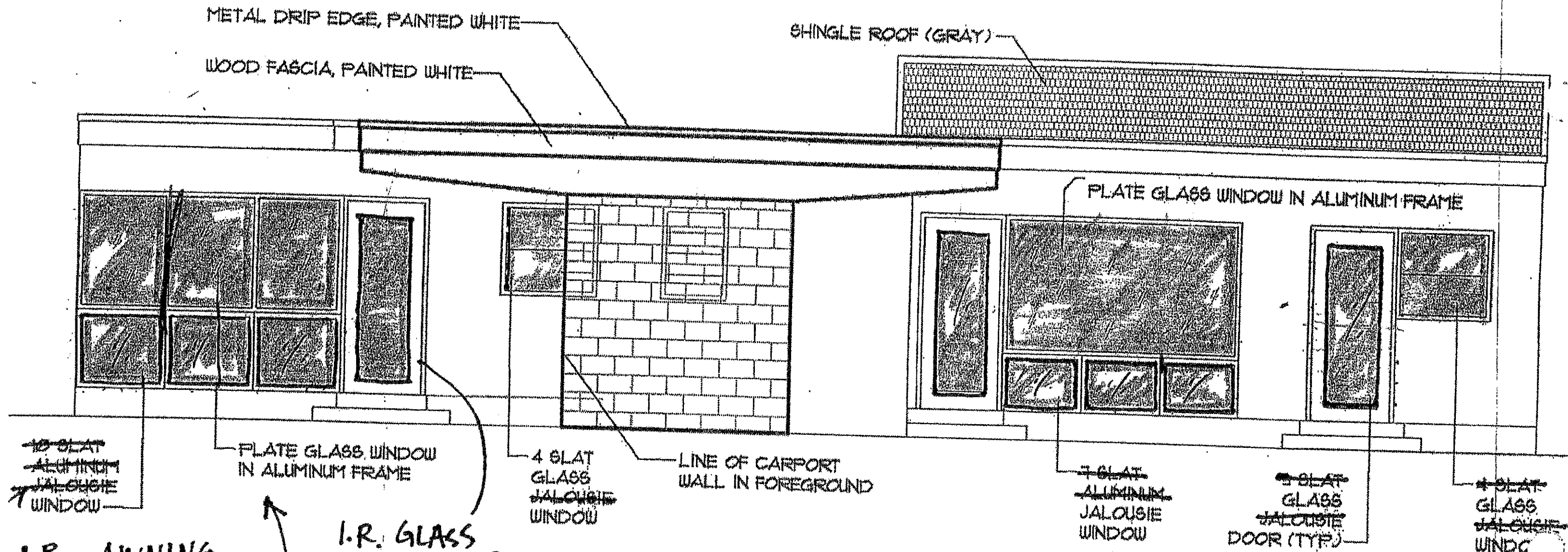


(TYP.) ENLARGE TO ORIGINAL FENESTRATION M.O.

SOUTH ELEVATION - PROPOSED W/ IMPACT RESISTANT AND ENERGY EFFICIENT GLAZING



EAST ELEVATION - PROPOSED w/ IMPACT
 RESISTANT & ENERGY EFFICIENT
 GLAZING



~~10 SLAT ALUMINUM JALOUSIE WINDOW~~
 I.R. AWNING WINDOW (TYP)

I.R. GLASS DOOR (TYP)

ENLARGE TO ORIGINAL FENESTRATION M.O.

ENLARGE TO ORIGINAL FENESTRATION M.O.

REPLACE KITCHEN DOOR w/ I.R. GLASS DOOR

NORTH ELEVATION - PROPOSED WITH IMPACT RESISTANT AND ENERGY EFFICIENT GLAZING



WEST ELEVATION - PROPOSED

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 05-C-54

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, FOR RENOVATIONS TO AN EXISTING HOME LOCATED AT 1519 HARRISON STREET (THE WEITZMAN HOUSE) IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in Section 5.6.D.3 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, the Applicant, Friendly Properties Hollywood, LLC (File Number 05-C-54), requested a Certificate of Appropriateness for Design for the renovation of all four facades and the addition of a pool and pool deck facing Harrison Street to a single family home located at 1519 Harrison Street (The Weitzman House) as more particularly described in the attached Exhibit "A" Incorporated herein by reference; and

WHEREAS, an advertised public hearing was held on July 26, 2005 to consider the Applicant's requests; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for the renovation of all four facades and the addition of a pool and pool deck facing Harrison Street to a single family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.6.D.3 a. and b. of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.6.D.3.a., includes: integrity of location, design, setting, materials, workmanship, and association.

2. The criteria for reviewing a request for a Certificate of Appropriateness for Design as set forth in Section 5.6.D.3.b., includes compliance of at least one of the following additional criteria for the designation of any individual site as a Historic Site:

- (a) Association with events that have made a significant contribution to the broad patterns of our history;
- (b) Association with the lives of persons significant in our past;
- (c) Embodiment of distinctive characteristics of a type, period, or method of construction;
- (d) Possession of high artistic values;
- (e) Representation of the work of a master;
- (f) Representation of a significant and distinguishable entity whose components may lack individual distinction; and
- (g) Yield, or the likelihood of yielding information important in prehistory or history; and

WHEREAS, after consideration of the criteria listed in §5.6.D.3, the Board found the design to be conditionally acceptable; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design upon the following condition: That the Applicant work with staff regarding the fence material, height, and landscaping materials.

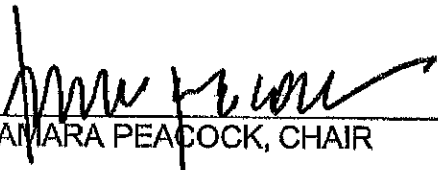
(HISTORIC PRESERVATION BOARD RESOLUTION 05-C-54)

(HISTORIC PRESERVATION BOARD RESOLUTION 05-C-54)

Section 2: That the Office of Planning is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

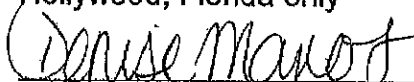
PASSED AND ADOPTED THIS 26th DAY OF JULY, 2005.

RENDERED THIS 1 DAY OF Aug, 2005.



TAMARA PEACOCK, CHAIR

APPROVED AS TO FORM & LEGALITY
For the use and reliance of the Historic
Preservation Board of the City of
Hollywood, Florida only



DENISE MANOS, ESQ.
BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 05-C-54)

LEGAL DESCRIPTION

Lot 11 and the West 27 feet of Lot 12, Block 77, of TOWN OF HOLLYWOOD, according to the plat thereof as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida.

EXHIBIT "A"

ATTACHMENT C
Aerial Photograph



1519 Harrison Street