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

TO: Historic Preservation Board

VIA: Andria Wingett, Assistant Director

FROM: Elizabeth Chang, Planning and Development Services Administrator

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 (HMPRLOD-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 (HMPRLOD-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 (HMPRLOD-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 Polevitzky. 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
**APPLICATION TYPE (CHECK ONE):**

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

**Date of Application:** 03-23-2012

**Location Address:** 1199 HARRISON STREET

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

**Folio Number(s):** 514215024360

**Zoning Classification:**  

**Existing Property Use:** [ ] SF  
**Sf/Number of Units:** 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  
- [X] Historic Preservation Board
- [ ] City Commission  
- [ ] Planning and Development

**Explanation of Request:** EXTERIOR REMODEL

**Number of units/rooms:** 1  
**Sq Ft:** 1,731

**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 INVESTORS

**Address of Property Owner:** 1199 WILEY ST HOLLYWOOD, FL 33020
**Telephone:** 954-892-3508 Fax: 861-385-6620  
**Email Address:** MITCH@ABLEQUALITY.COM

**Name of Consultant/Representative/Tenant (circle one):** MITCH FEINLASS

**Address:** 687 N 21 AVE HOLLYWOOD, FL 33020  
**Telephone:** 954-923-4882 Fax: 861-385-6620  
**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:**

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<tr>
<th>Address</th>
<th>Email Address</th>
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**File No. (internal use only):** 12-C-34

**07**
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 here with 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: Rabin Feinglas
Date: 03-19-2012

PRINT NAME: Rabin Feinglas
Date: 

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

PRINT NAME: Mitch Feinblas
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 Feinblas 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 _______ day of March _______.

[X] Personally known to me; OR

Notary Public State of Florida

My Commission Expires: (Check One)  

CERTIFICATE OF CURRENT OWNER

PRINT NAME: Rabin Feinglas

NOTARY PUBLIC STATE OF FLORIDA

Commission # DI076646

Expires: MAY 16, 2019

RANDED THEY ATLANTIC BONDING CO., INC.
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.
<table>
<thead>
<tr>
<th>Site Address</th>
<th>1519 HARRISON STREET, HOLLYWOOD</th>
<th>ID #</th>
<th>5142 15 02 4360</th>
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<tbody>
<tr>
<td>Property Owner</td>
<td>PEPPER TIME RESIDENTIAL INVESTOR LLC</td>
<td>Millage</td>
<td>0513</td>
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<tr>
<td>Mailing Address</td>
<td>1606 WILEY ST HOLLYWOOD FL 33020</td>
<td>Use</td>
<td>01</td>
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<tr>
<td>Abbreviated Legal</td>
<td>HOLLYWOOD 1-21 B LOT 11,12 W 27 BLK 77</td>
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<tr>
<td>Description</td>
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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

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tr>
<td>2012</td>
<td>$52,690</td>
<td>$62,710</td>
<td>$115,400</td>
<td>$115,400</td>
<td>$115,400</td>
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<tr>
<td>2011</td>
<td>$52,690</td>
<td>$62,710</td>
<td>$115,400</td>
<td>$115,400</td>
<td>$2,792.83</td>
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<tr>
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<td>$62,710</td>
<td>$123,510</td>
<td>$123,510</td>
<td>$2,020.08</td>
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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

<table>
<thead>
<tr>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>$115,400</td>
<td>$115,400</td>
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<tr>
<td>Portability</td>
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<tr>
<td>Assessed/SOH</td>
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<tr>
<td>Homestead</td>
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<td>Add. Homestead</td>
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<td>Wid/Vet/Dis</td>
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<td>Senior</td>
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<td>Exempt Type</td>
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<td>Taxable</td>
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### Sales History

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<tr>
<th>Date</th>
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<th>Price</th>
<th>Book</th>
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<td>WD</td>
<td>$165,000</td>
<td>48628</td>
<td>262</td>
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<tr>
<td>4/11/2008</td>
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<td>4/9/2004</td>
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<td>10/1/1990</td>
<td>QCD</td>
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<td>17906</td>
<td>400</td>
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### Land Calculations

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<th>Factor</th>
<th>Type</th>
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<td>$6.50</td>
<td>8,106</td>
<td>SF</td>
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<tr>
<th>Adj. Bldg. S.F. (See Sketch)</th>
<th>1731</th>
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<tr>
<td>Beds/Baths</td>
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### Special Assessments

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<th>Fire</th>
<th>Garbage</th>
<th>Light</th>
<th>Drainage</th>
<th>Improvement</th>
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http://www.bcpa.net/RecInfo.asp?URL_Folio=514215024360

3/5/2012
**PRODUCTS: TURF BLOCK 3 1/8"**

**SPECIFICATIONS**
- SF X PALLET: 91
- PCS X PALLET: 36
- PCS X SF: 2.7

**INSTALLATION GUIDE**

<table>
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<tr>
<th>90°</th>
<th>50° (two colors)</th>
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**DESCRIPTION**
Ecological preservation is the driving factor 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.

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Turf Block for rear pantry to allow water drainage.
drip irrigation

1. Use potable water and avoid using too much to avoid sucking all of it.
2. Keep the potable water flowing slowly.
3. Use the water from the potable water to reduce the water used in the Pocket.
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Legal Description:
Lot 11 and the West 27 feet of Lot HOLLYWOOD, according to Plat Book 1, at Page 21, of the County, Florida.

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ATTACHMENT B
Previously Approved Plans
and Board Resolution
SOUTH ELEVATION - PROPOSED W/ IMPACT RESISTANT AND ENERGY EFFICIENT GLAZING
EAST ELEVATION - PROPOSED W/ IMPACT RESISTANT & ENERGY EFFICIENT GLAZING
NORTH ELEVATION - PROPOSED WITH IMPACT RESISTANT AND ENERGY EFFICIENT GLAZING
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 WEIZTMAN 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)

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 ___ DAY OF ___ , 2005.

[Signature]
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

[Signature]
DENISE MANOS, ESQ.
BOARD ATTORNEY
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