HISTORIC PRESERVATION BOARD

APRIL 24, 2012

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

1. FILE NO: 12-C-35
   APPLICANT: Russ and Ella Kodner
   LOCATION: 949 South Northlake Drive
   REQUEST: Certificate of Appropriateness for Design for exterior renovations to an existing single-family home located in the Lakes Area Historic 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: Russ and Ella Kodner requests a Certificate of Appropriateness for Design for exterior renovations to an existing single-family home located at 949 South Northlake Drive in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST:
Certificate of Appropriateness for Design for exterior renovations.

STAFF'S RECOMMENDATION:
Certificate of Appropriateness for Design, Approval, with the condition a Unit 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).

BACKGROUND
The applicant is proposing exterior renovations to an existing single-family home. The two-story home was constructed in 1959 according to information provided by the applicant. It is located on two lots approximately 60' wide by 232' long. The home appears to have some architectural features of Mediterranean Revival; however, was constructed during the Post War Modern era. The home was built by a construction company, perhaps as a new large-scale home along Northlake. Based on the history of permit activity (Attachment A) submitted by the applicant, there were several changes that occurred to the home during the 1990's and early 2000's and, more recently, in 2010. The rotunda was added to the front of the home in 2001 and a 357 sq ft addition at the rear in 2010, which included renovations to the existing pool and pool deck. Existing features include “S” tile roof, decorative chimney, arched windows, and a rotunda. Materials include stucco and aluminum windows.

REQUEST
Exterior renovations include façade renovations to the front of the home in order to provide a contemporary-modern architectural style. Included in the scope of work is a grass paver driveway to replace an existing paver driveway. Additionally, the curb cut will be relocated towards the center of the property and will be reduced from approximately 19' to 12'. Decorative planters and a new fountain will be incorporated. Additional landscaping will be included with pervious areas increased from 32% to approximately 37%.
The roof structure will be maintained over the main portion of the home; however, the roof over the garage will be removed in order to obtain the flat roof and modern architectural style along the front elevation. The existing home is approximately 24 ft in height, at the highest point of the roof, which will be maintained. Proposed façade renovations will include a parapet with an overall height of approximately 20 ft. Arched windows along the south elevation will be removed and replaced with square, white framed, impact glass windows to match the rest of the home. The main entrance to the home will be reconfigured with removal of the rotunda to a squared of entry-way in order to complete the contemporary modern style.

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: Russ and Ella Kodner
Address/Location: 949 South Northlake Drive
Size of Property: 0.32 acres
Present Zoning: Single Family Residential (RS-9)
Lakes Area Historic Multiple Resource Listing District
Present Land Use: Single Family Residence
Year Built: 1959 (Broward County Property Appraiser)

ADJACENT ZONING

North: Government Use District
South: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East: Single Family Residential District (RS-9)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West: Single Family Residential District (RS-9)
Lakes Area Multiple Resource Listing District (HMPRLOD-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 renovations 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 contributing site in the Lakes Area Historic Multiple Resource Listing District while maintaining the character of the neighborhood.
CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (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 is considered to be a contributing structure in scale and massing. The design is 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 a new façade with a contemporary modern architectural style. 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: According to information provided by the applicant, the house was constructed in 1959. Since then, several alterations have occurred on the home, with the rotunda added in 2001 and a second story addition at the rear, more recently, in 2010. The home appears to have architectural features of Mediterranean; however, was constructed in the Post War Modern era.

The applicant is proposing façade renovations to the front of the home in order to give it a contemporary modern architectural style. The roof of the main portion of the home will be maintained with the roof of the garage removed. This portion of the roof will be replaced with a flat roof and the roof of the main home will be concealed with a parapet to complete the modern appearance. The rotunda will be replaced with a modern entry-way with a cantilevered overhang. Height of the existing home is approximately 24 ft, at the highest point of the roof, which will be maintained. Proposed façade renovations will include a parapet with an overall height of approximately 20 ft.

Included in the scope of work is a grass paver driveway to replace an existing paver driveway. Additionally, the curb cut will be relocated towards the center of the property and will be reduced from approximately 19 ft to 12 ft. Decorative planters and a new fountain will also be incorporated. Additional landscaping will be included with pervious areas increased from 32% to approximately 37%. As stated by the architect, "The proposal maintains the integrity of contemporary designs within the Lakes. The new proposal will maintain the existing front side and rear setbacks and open space. The new landscape design will be refined and natural to the architectural setting."

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 compatible with the surrounding neighborhood. Scope of work includes renovations to the front façade to incorporate an updated contemporary modern architectural style.

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 contemporary modern style and compatible with the existing home.

The existing roof of the main portion of the home will be maintained and proposed renovations consist of a flat roof with parapet. Windows will be changed to impact resistant casement windows. It is the applicant’s intent to add character to the home by providing a contemporary modern architectural style.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the porch, roof, and windows are consistent with the existing structure 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 will be maintained and are consistent with other residences in the neighborhood. As such, it 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: 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): 12-C-35

GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):

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

Date of Application:

Location Address: 949 S. Nothlake Dr. Hollywood
Lot(s): 28
Block(s): 65
Subdivision: Hollywood Lakes

Folio Number(s): E142-14-01-7040

Zoning Classification: RES
Land Use Classification: RES

Existing Property Use: Residential
Sq Ft/Number of Units: 4642/1

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
☐ Development Review Board
☐ Planning and Zoning Board
☐ Historic Preservation Board
☐ City Commission

Explanation of Request: NEW 1302 SF ADDITION AND RENOVATION

TO THE EXTERIOR FRONT, DRIVE & LANDSCAPE FRONT

Number of units/rooms: 4 EXISTING
Sq Ft: 4642

Value of Improvement: _________________________________

Estimated Date of Completion: DEC 2012

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

Name of Current Property Owner: Ella & Russ Kordner
Address of Property Owner: 949 S. Nothlake Dr.
Telephone: FAX: Email Address: Ella.F.303@G01

Name of Consultant
Address: 949 Rooman St. Hollywood
Telephone: 954-921-5333
Fax: 954-921-6476
Email Address: ANNIE@INSPIDESIGNSGROUP.COM

Date of Purchase: ________________ 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: ____________________________________
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City’s Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner:

PRINT NAME: Ella Kohn

Date: 3/12/12

Signature of Consultant/Representative:

PRINT NAME: Annie Cerputation

Date: 3/12/12

Signature of Tenant:

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) KOHNER to my property, which is hereby made by me or I am hereby authorizing (name of the representative) ANNIE CERPUTATION to be my legal representative before the Historic (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this ______ day of __________

__________________________
SIGNATURE OF CURRENT OWNER

__________________________
PRINT NAME

My Commission Expires: ___________ (Check One) ___________Personally known to me; OR ___________
Justification Statement

Historic Board
March 27, 2012
949 South Northlake Drive

History

According to the tax roll, 949 South Northlake Drive’s actual year built is listed as 1959. The effective year is noted as 1998.

Over the past 14 years the structure has been renovated through a number of additions, remodels and repairs. A renovation to the exterior was completed in 2001 by Stefano De Luca and associates Inc Architecture in Boca Raton. This renovation and addition added a rotunda to the front entry door and created a Mediterranean style home with arched windows. In 2010 a 357 square foot addition was completed which added a master bedroom to the second floor in addition to a new terrace on the ground floor in the rear. This addition in 2010 was completed by Gregory Nicholay Architect. The addition was completed for the current owners. The current owners, Mr. and Mrs. Kodner modernized the interior of the residence replacing all the finishes and fixtures to a contemporary look, added a pool, and a pool deck that was in keeping with their contemporary interior décor. The balconies in the rear were also renovated in 2010, squared off and a glass modern railing was installed. The Kodners completed the 2010 renovation in an effort to modernize the look of their home both inside and out. The owners now wish to create a contemporary home in the front.

Integrity of location

All of the previously mentioned additions, renovations and alterations have resulted in a disconnect between the interior and rear of the residence to the Mediterranean front facade. The proposed project re-establishes the integrity of the location by keeping within the integrity of various modern architectural styles within the historic Lakes section. It is the intent of this project to develop a style that is a good representation of contemporary architecture within the Historic Lakes area. The existing style was completed by an Architectural firm in Boca Raton. The new proposal has been designed by a local Hollywood Architecture firm with both principals living in the lakes for about a decade.
The design guidelines note the importance of Hollywood’s varied styles. Because the adjacent house several houses to the west, 1112 South Northlake Drive, is in a contemporary style, it was important to have varying elements to distinguish the residence from the neighbors while preserving the defining characteristics of the contemporary vision. For example the project proposes wood grain veneers with stone veneers to have a bit of warmth in varying materials while distinguishing the façade from the contemporary neighbor on the same street. The architecture firm that completed 112 South Northlake Drive was Arch Avenue also a local Hollywood firm.

**Design**

The current residence is not historically significant. In addition, it is not a good representation of Mediterranean Architecture completed by a Boca Raton firm. In addition, the driveway has excessive paving with no green area near the houses edge. When driving by the house because the driveway is on the garage side, the garage door is the main view from the street and the rest of the house is seen very little. The front door is not seen at all.

The proposal maintains the integrity of contemporary designs within the Lakes. The new proposal will maintain the existing front side and rear setbacks and open space. The new landscape design will be refined and natural to the architectural setting. It is important to note that while the front driveway is being shifted to be centered with the house entry, the width of the curb cut will be reduced and the pervious area in the front yard will be increased for more grass and landscaping. A driveway of stone pavers with grass in between is proposed in order to achieve additional drainage. A new fountain at the entry with a low stone wall and planters is proposed. The existing low wall at the front will be modified to allow for the shift in the driveway and new stone planters will be added.

Solid picture windows are proposed and will be primarily divided in three parts and the frame and glass will match the existing home.

The existing massing or structure will be maintained. Only a small entry feature will be added and increase the air-conditioned space by 81 square feet at the location of the front door and covered area at the front door shall be increased by 49 square feet.

The entrance has been emphasized by massing and scale in addition to wood veneers that will be constructed with a green material that is waterproof and rot proof called Resysta.

**Setting**

The adjacent house is also Mediterranean style with similar detailing including the same type of roof and color. The varied style of the Lakes can be emphasized with a different style house within this lot.
The site and proposed landscaping will accentuate the architecture. The project maintains privacy to the public street. The project does not change any setbacks or impose on neighbors’ views of the lake. The architectural style is within the architectural language found in many other contemporary homes in the lakes including but not limited to 1112 South Northlake Drive, 1050 North Southlake Drive, 949 South Southlake Drive, and 934 South Southlake Drive.

**Materials**
The exterior block walls will be in a light textured stucco. Various exterior elements will be veneered in keystone, which will be in natural light cream tones in a varied pattern. Elements at the front entry including the ceiling of the entry feature, the front door, the cantilever above the front door and the garage door will be veneered in a simulated wood such as Resysta.

Exterior windows will be replaced with code compliant hurricane impact windows to match existing window frame and glass. The existing wall and gate at the front property line will be streamlined. Columns will be eliminated and a decorative planter veneered in keystone will be added at the vehicular entry.

The roof of the garage will be removed and replaced with a new flat roof with roof drains and a parapet. The roof tile above the dining room to the right will be removed and a new flat roof will be wrapped around the existing slopped roof and overhang. The trusses on the east side of this roof will be cut at the overhang to be flush with the block.

The rotunda will be removed and a new entry feature will be built with a flat roof and a deep foundation of piles.

The roof overhang on the upper second floor will be wrapped with new trusses at the edge and a parapet and drains will be created. The existing “s” tile roof will be painted.

**Workmanship**
This project proposes to comply with the current building code including, but not limited to exterior windows and doors, roof, electric, structural, finished floor elevation, and landscape. The highest quality materials and installation will be used. Most importantly, this project is based on Superior Design in that green technologies will be utilized wherever possible including but, not limited to, upgraded windows, green wood products, insulation, energy efficient lighting, and low v.o.c. paints.
Association
The project does not change any setbacks or impose on neighbors’ views to the lake. The project compliments the adjacent homes and adds value to the neighborhood. The design guidelines note the importance of Hollywood’s varied styles. Because the adjacent house to the west is also contemporary with similar architectural language, it was important to add some varying materials to distinguish the elements from the neighbors while preserving the defining characteristics of the style. For example, the project proposes wood grain veneer color with stone veneer unlike 1112 South Northlake (immediately to the west).

The footprint of the house will remain relative to the front elevation and its relationship to the property. The new landscape design will be refined and natural to the architectural setting.
<table>
<thead>
<tr>
<th>TYPE PENNY</th>
<th>NUMBER</th>
<th>DATE</th>
<th>CONTRACTOR</th>
<th>TYPE PENNY</th>
<th>NUMBER</th>
<th>DATE</th>
<th>CONTRACTOR</th>
<th>TYPE PENNY</th>
<th>NUMBER</th>
<th>DATE</th>
<th>CONTRACTOR</th>
<th>TYPE PENNY</th>
<th>NUMBER</th>
<th>DATE</th>
<th>CONTRACTOR</th>
<th>TYPE PENNY</th>
<th>NUMBER</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>4&quot;</td>
<td>726</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
</tr>
<tr>
<td>4&quot;</td>
<td>497</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
</tr>
<tr>
<td>4&quot;</td>
<td>000-1</td>
<td>2-15-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
<td>Tom Friction</td>
<td>3/4&quot;</td>
<td>56</td>
<td>6-28-77</td>
</tr>
</tbody>
</table>

**NOTES:**

- Enclose porch to enlarge bath
Search Results

Search > Properties located at/on/near '...949...'

39 permits were found for
949 S NORTHLAKE DR

<table>
<thead>
<tr>
<th>View</th>
<th>Process #</th>
<th>Permit #</th>
<th>Description</th>
<th>Appl. Date</th>
<th>Permit Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Details</td>
<td>73879</td>
<td>B0404072</td>
<td>FENCE-CHAIN LINK &amp; CR WOOD</td>
<td>7/16/2004</td>
<td>7/16/2004</td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>B10-101971</td>
<td>POOL - RESIDENTIAL</td>
<td>5/10/2010</td>
<td>10/21/2010</td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>B10-103999</td>
<td>ROOFING - NEW - TILE</td>
<td>9/24/2010</td>
<td>9/24/2010</td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>B12-100762</td>
<td>PILING</td>
<td>2/28/2012</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>B9103573</td>
<td>FUMIGATION</td>
<td>6/3/1991</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>B9104635</td>
<td>ALTERATIONS-INTERIOR</td>
<td>7/9/1991</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>B9304017</td>
<td>FENCE-WOOD,CHAIN LINK,ETC.</td>
<td>6/14/1993</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>B9304601</td>
<td>DRIVEWAY</td>
<td>7/8/1993</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>27802</td>
<td>TEMPERATURE(TEMP CONSTRUCTION)</td>
<td>2/1/2002</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>E09-100451</td>
<td>ELECTRICAL WORK</td>
<td>8/4/2006</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>E10-100657</td>
<td>ELECTRICAL WORK</td>
<td>7/2/2010</td>
<td>7/6/2010</td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>E10-100920</td>
<td>ELECTRICAL WORK</td>
<td>11/1/2010</td>
<td>11/1/2010</td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>E10-100921</td>
<td>LOW VOLTAGE (POOL ALARM SYSTEM)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>E910310</td>
<td>ELECTRICAL WORK</td>
<td>7/10/1991</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>E9705375</td>
<td>ALARM - RESIDENTIAL - CENTRAL - AUDIBLE</td>
<td>8/13/1997</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>M9100697</td>
<td>MECHANICAL WORK</td>
<td>7/10/1991</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>15252</td>
<td>27188</td>
<td>PLUMBING WORK</td>
<td>1/16/2002</td>
<td>1/31/2002</td>
</tr>
</tbody>
</table>


3/22/2012
<table>
<thead>
<tr>
<th>Details</th>
<th>P10-100645</th>
<th>POOL HEATER, PIPING &amp; FILTER EQUIPMENT</th>
<th>10/21/2010</th>
<th>10/21/2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Details</td>
<td>P10-100646</td>
<td>GAS PIPING</td>
<td>11/15/2011</td>
<td></td>
</tr>
<tr>
<td>Details</td>
<td>P10-101414</td>
<td>GAS PIPING</td>
<td>10/21/2010</td>
<td>10/21/2010</td>
</tr>
<tr>
<td>Details</td>
<td>P9100667</td>
<td>PLUMBING WORK</td>
<td></td>
<td>7/10/1991</td>
</tr>
<tr>
<td>Details</td>
<td>P9100709</td>
<td>GAS PIPING</td>
<td></td>
<td>7/22/1991</td>
</tr>
<tr>
<td>Details</td>
<td>P9800481</td>
<td>POOL HEATER</td>
<td></td>
<td>3/18/1998</td>
</tr>
</tbody>
</table>
NEIGHBOR TO THE EAST
15 YEARS GUARANTEE
- no swelling
- no cracking
- no splintering
- no rotting

Resysta®
THE BETTER WOOD

100% wood-free, water-resistant, weather-proof, dimensionally stable
TO MATCH EXISTING WINDOW PGT WHITE FRAME

STUCCO

STONE VENEER

WOOD CLADDING
COLOR DETAILS

SW7633 TAUPE TONE
Interior/Exterior
COLLECTION:
Concepts in Color
COLOR FAMILIES:
Cool Neutrals

RGB VALUE
R: 173
G: 161
B: 146
HEX VALUE
#ADA192

STORES NEAR YOU
1280 N Flagler Ave
Homestead, FL 33030
(305)247-5830

19720 S Dixie Hwy
Cutler Bay, FL 33157-7612
(305)232-3546

15665 SW 98th St
Miami, FL 33196-1103
(305)383-3088

NOTES:

We can also be reached by phone at:
1-800-4-SHERWIN (1-800-474-3794)
ATTACHMENT B
Aerial Photograph
949 South Northlake Drive