

HISTORIC PRESERVATION BOARD MEETING

MARCH 27, 2012

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

- FILE NO:** 12-C-06
APPLICANT: Roman Pentsa
LOCATION: 925 Van Buren Street
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: March 27, 2012 **FILE:** 12-C-06

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager 

FROM: Elizabeth Chang, Planning and Development Services Administrator 

SUBJECT: Roman Pentsa requests a Certificate of Appropriateness for Design for exterior renovations to an existing single-family home located at 925 Van Buren Street 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 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).

BACKGROUND

The applicant is proposing exterior renovations to an existing single-family home. The one-story home was constructed in 1953 according to information provided by the applicant. It is located on two lots approximately 95' wide by 127' long. The home appears to have architectural features of Post War Modern Ranch; however, does not appear to be the best example of this style. These homes were constructed en masse after World War II when there was a need for quick, efficient housing. This style was popular with builders as they were relatively inexpensive and used simple materials with none of the traditional detailing. Major features included asymmetrical massing with horizontal emphasis to windows. Materials included stucco and aluminum windows. Entrances were not emphasized and the homes had limited ornamentation. Low-pitched roofs with concrete tile were typical of Ranch style homes.

REQUEST

Exterior renovations include redesigning an existing covered front porch, a new roof, and changing out the windows on the south elevation. Also included in the scope of work is a new pool deck at the rear around an existing pool and replacing an existing asphalt driveway at the front with a paver driveway and reconfiguring it to better accommodate parking. Proposed redesign of the front porch will create a new entry feature including columns. Design Guidelines state regarding entrances and porches, *Porches have been a traditional and significant feature of Hollywood architecture since the early 1920s. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provide a protected, shaded area used for relief from South Florida's frequent hot and humid weather.* Existing planters in the front will be removed to accommodate the

expansion of the porch. Additional landscaping will be incorporated with pervious areas at approximately 50% and will include native species such as Live Oak trees and cocoplum hedges.

Renovations to the roof entail complete removal, including trusses, beams, and joists due to issues with the existing roof structure. The applicant has stated the roof has "considerable termite damage thru out" and will be replaced with a similar concrete Spanish "S" tile hip roof, with a slightly different pitch in order to ensure proper drainage while maintaining the style. Currently, a flat roof is located at the rear of the home and the applicant is proposing a hip tile roof over this portion, as well. The existing roof is approximately 13 ft high while the new roof will be approximately 15 ft with the structure peaking at approximately 22 ft in height overall.

Additionally, the applicant is proposing to replace windows on the south elevation. This includes alteration of window openings and front door. Proposed windows are smaller than the existing openings and the front door will include sidelights. Windows will be changed to impact resistant casement widows. Proposed exterior renovations are similar to that of adjacent structures and is sensitive to the surrounding neighborhood. An existing detached two-car garage, located at the rear, will be maintained.

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: Roman Pentsa
Address/Location: 925 Van Buren Street
Size of Property: 0.28 acres
Present Zoning: Single Family Residential (RS-6)
Lakes Area Historic Multiple Resource Listing District
Present Land Use: Single Family Residence
Year Built: 1955 (Broward County Property Appraiser)

ADJACENT ZONING

North: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
South: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
East: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
West: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to "promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property."

The proposed renovations and additions 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 redesign of an existing covered front porch, a new roof, and changing out the windows on the south elevation. 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 1953. Since then, the house has not been altered and permit history shows work with replacement of the roof and electrical work. The home appears to have architectural features of Post War Modern Ranch; however, it does not appear to be the best example of that style.

The applicant is proposing to expand the existing front porch area, replace the roof, and change the windows and door on the front elevation. Included in the scope of work is a new paver driveway to replace an existing asphalt driveway at the front and new pool deck at the rear of the home. All proposed renovations are consistent with the Post War Modern style. While the roof will be replaced, the applicant is using a similar concrete Spanish "S" tile. The roof will be replaced with a similar concrete Spanish "S" tile hip roof, with a somewhat different pitch in order to ensure proper drainage while maintaining the style. Currently, there is a flat roof located at the rear of the property and the applicant is proposing a hip tile roof over the entire home. The height of the original home is approximately 13 ft high while the new roof will be approximately 15 ft with the structure peaking at approximately 22 ft in height overall. Proposed windows are smaller than existing openings and the front door will include sidelights. As stated by the applicant, "All of the new architectural elements including the setbacks, front porch, roof, windows, decorative columns, trim, colors, textures, and landscaping of the new design, in my view, are consistent and compatible with newer and older homes in the Lake[s] Section of Hollywood, Florida."

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 expanding the existing front porch, replacing the roof, and changing windows on the south elevation.

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.

The existing roof consists of concrete Spanish "S" tile in which the applicant will be maintaining. Windows will be changed to impact resistant casement windows. Columns will be added on the porch with windows and doors trimmed with keystone style moldings. It is the applicant's intent to add character to the home while maintaining the architectural style of the home.

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 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: Aerial Photograph

ATTACHMENT A
Application Package

05A

PENTSA RESIDENCE**925 VAN BUREN STREET**

FEB 29 '12 at 9:56

The subject property is located at 925 Van Buren Street. The current owners are Roman and Rozina Pentsa.

SUBJECT PROPERTY

The existing residence was built in 1954 and has approximately 3,350 SF of living area and 625 SF of garage area. The interior of the house has been completely removed in 2008 by the previous owner. The interior has no kitchen, bathrooms, ceilings, walls, or floor finishes, no electrical, plumbing and air conditioning.

To redesign the house in a manner that would meet all current building codes required by the building department, the new design will keep the same location of the existing exterior walls with completely new interior layout. Reinforcing the existing window openings will be altered to coordinate with the new layout. All the existing building setbacks will remain unchanged and will comply with current setback requirements.

ADJACENT PROPERTIES

The adjacent residence to the west is approximately 2,200 SF and built in 1949. In my opinion this residence is well maintained. The top of the roof is approximately 13'-0" above average grade. This residence currently has portion of the structure with a flat roof and an exposed air conditioning unit and duct work which can be clearly seen from the street. This flat roof structure is built 1'-0" from the Pentsa side property line.

The adjacent residence to the east is approximately 1,700 SF and built in 1954. In my opinion this residence is well maintained. The top of the roof is approximately 16'-0" above average grade.

Comparing the Pentsa residence roof height with the adjacent residences you have to consider the difference in floor area and existing floor elevations of those residences with the Pentsa residence. Those two factors will cause the

Pentsa roof to be higher. The height of the finish house I feel is constant with the newer homes in the Lake Section with 4:12 roof slopes.

ROOF STRUCTURE

The existing roof structure is a hand framed roof that has considerable termite damage thru out. The existing roof slope is 3:12. The new truss roof structure will be with a slope of 4:12. The new roof tile will be a concrete Spanish "S" tile similar to many older and newer homes in Lake Section.

WINDOWS

The windows will be impact casement windows. The frames will be white with light grey glass. The style and color of these windows will be constant to many older and newer homes in the Lake Section.

FRONT ENTRY

The new front entry porch will remain at the same location as the existing including the existing setbacks from the front property line. An additional front porch area will be added to the west of the original porch location to enhance the Architecture at the front elevation.

COLORS AND TEXTURES

The roof tile will be a Spanish 'S' concrete tile with a mix blend of terra cotta color. The walls will be golden tan with white fascia board. The front door will be a solid decorative wood door with walnut stain. The windows and doors will be trimmed with keystone style molding. The front and rear patio will have decorative round fluted fiberglass columns. The windows will have white frames and light grey tinted glass. The walls will have a light texture stucco finish. These colors and textures are consistent with older and newer homes in the Lake Section.

LANDSCAPING

The new landscaping will have a combination of palms and shade trees with Hibicus, Ixora Grant and Cocoplum hedge. The lower plant ground cover will be covered with dwarf Hawthorn. All sod areas will be covered with Saint Augustine. All landscape areas will be provided with an irrigation system with 100% coverage.

POOL AND POOL DECK

The existing pool and spa will be remodeled and a new paver brick pool deck will be provided where no pool deck exists.

REAR GARAGE

The rear garage is an existing structure that was added to the residence in 1988. The garage is in good condition and will remain unchanged.

CONCLUSION

The existing condition of the Pentsa residence is beyond simple remodeling and repair. The complete interior has been removed, and because of extensive termite damage thru out the existing roof structure, this house is unsafe for human habitation. It is required to bring the entire structure up to the current building codes. None of these factors are an option.

The height of the building is compatible with the adjacent residences, but because of the size of floor plan and the floor elevation, it makes it difficult to be the same roof height with those adjacent residences. These factors should be considered with the Historic Preservation Board review and final decision.

All of the new architectural elements including the setbacks, front porch, roof, windows, decorative columns, trim, colors, textures, and landscaping of the new design, in my view, are consistent and compatible with newer and older homes in the Lake Section of Hollywood, Florida.

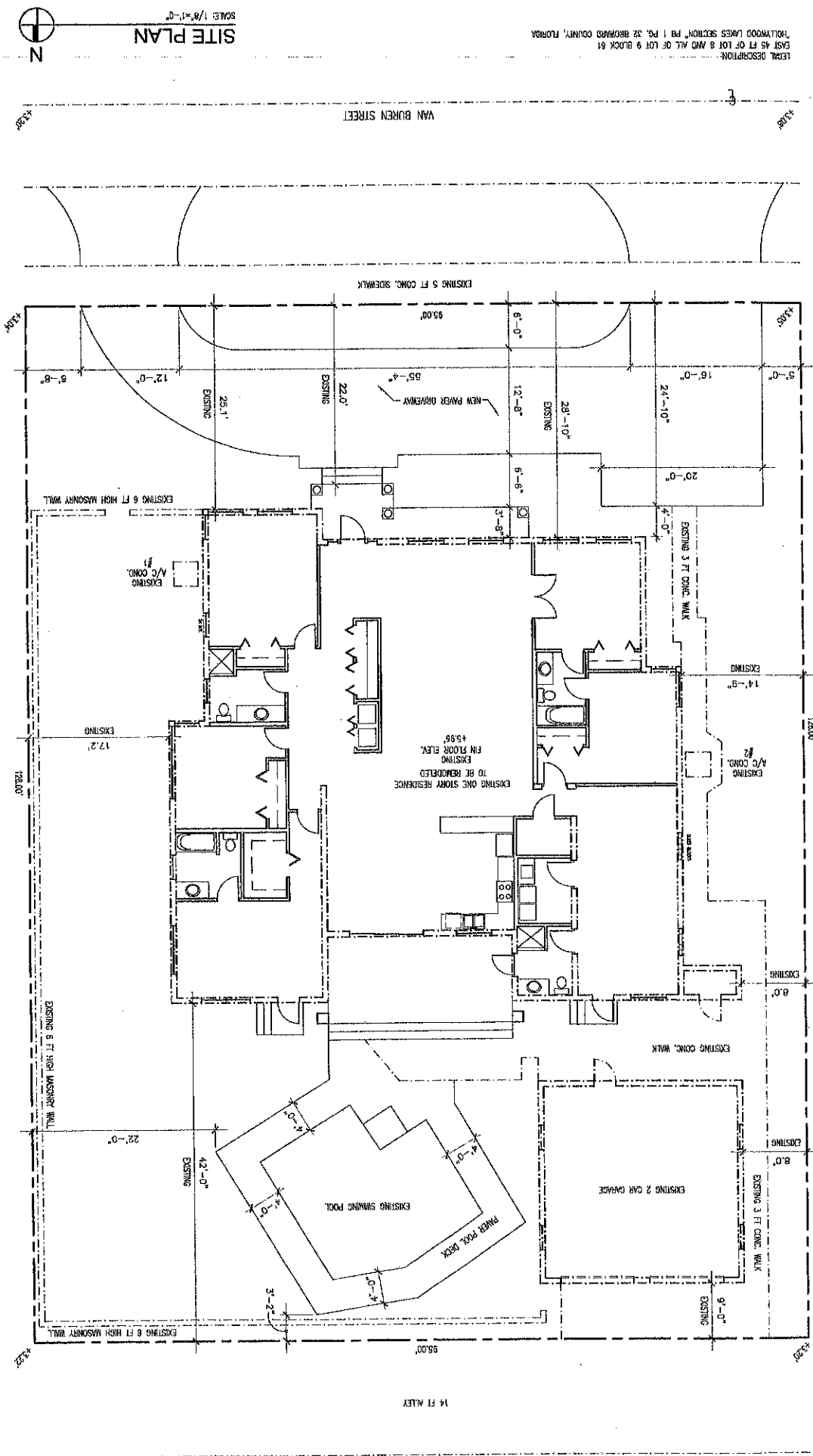
Roman Pentsa, Owner



SITE CALCULATIONS

EXISTING RESIDENCE	3,330.00 S.F.	27.38 %
EXISTING GARAGE	625.00 S.F.	5.13 %
REAR TERRACE	245.00 S.F.	2.01 %
FRONT TERRACE	131.00 S.F.	1.07 %
EXISTING CONC. WALKS	940.00 S.F.	7.73 %
EXISTING POOL	365.00 S.F.	3.03 %
POOL DECK	425.00 S.F.	3.49 %
REAR STEPS	25.00 S.F.	0.20 %
LANDSCAPE	6,074.00 S.F.	49.95 %

LEGAL DESCRIPTION: HOLLYWOOD LACS SECTION, PG 1 PG. 22 BROWARD COUNTY, FLORIDA
 EAST 45 FT OF LOT 8 AND ALL OF LOT 9 BLOCK 61



Handwritten signature and date: 3-18-14

CHECKED	
DRAWN	
DATE	3-16-2012
COMM. NO.	12-125

Miguel de Diego
 ARCHITECT P.A.
 AA-26001641
 1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
 PE (954) 926-3358 FAX (954) 926-2021

EXISTING RESIDENCE ALTERATION
 FOR
 MR. ROMAN PENTSA
 925 VAN BUREN STREET
 HOLLYWOOD, FLORIDA
 CONTACT MR. ROMAN PENTSA (954) 962-6879

NO.	DATE	REVISION

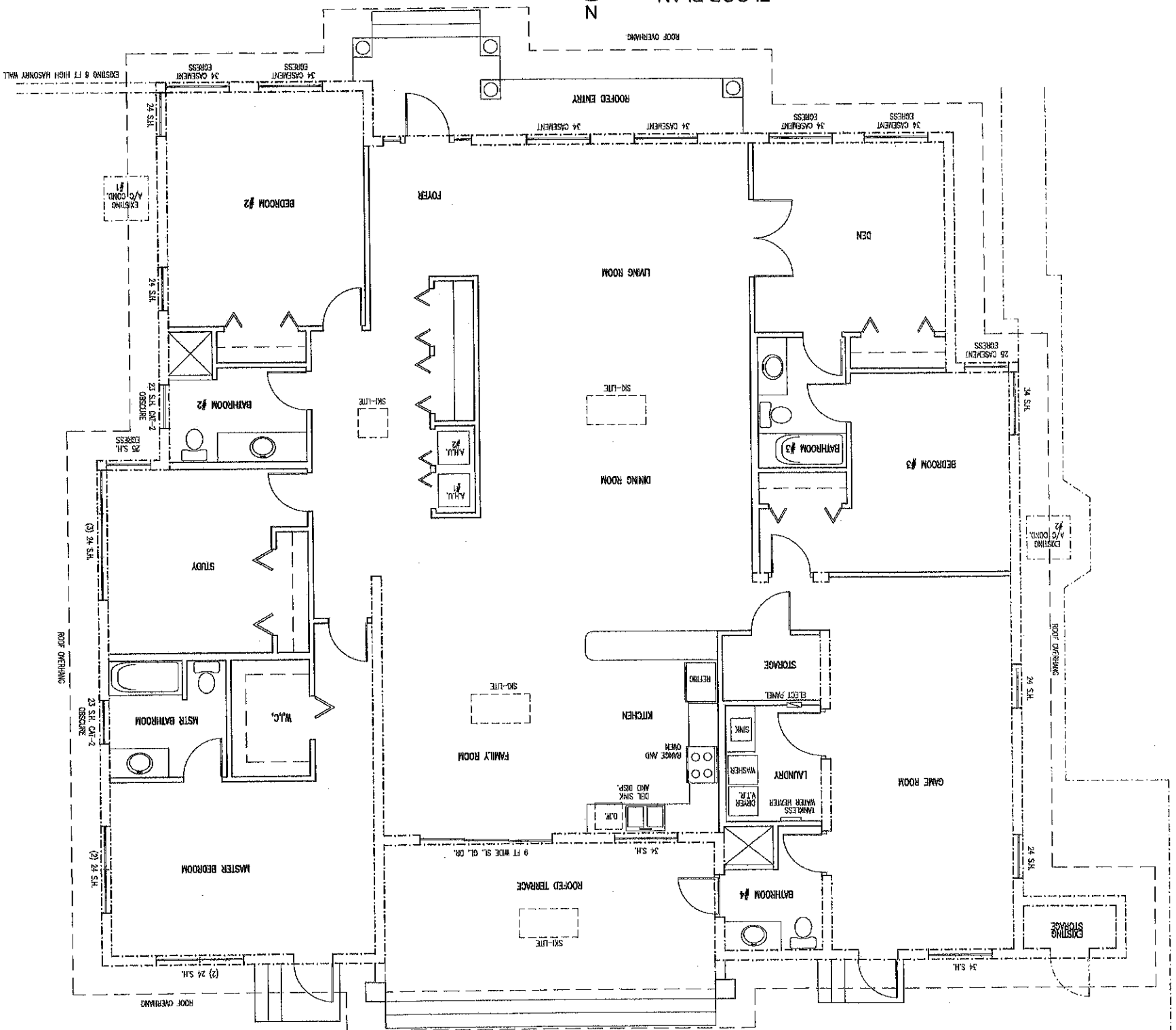
ALL DESIGN, DRAWING, REPORTS, SPECIFICATIONS, CONTRACTS, PERMITS, ORDINANCES, AND REGULATIONS SHALL BE REVIEWED BY THE ARCHITECT AS INDICATED BY THE ARCHITECT'S SEAL AND NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY SPECIFICALLY IDENTIFIED AREAS AND NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT AND OTHER PROFESSIONAL ENGINEERS AND OTHER REGISTERED PROFESSIONALS SHALL HAVE RESPONSIBILITY OVER SCALE.

BUILDING FLOOR AREA
 LIVING AREA 3,330 SF
 DYNAMIC FLOOR AREA 425 SF
 REAR COVERED PORCH 248 SF
 FRONT COVERED PORCH 131 SF
 TOTAL 4,334 SF

SCALE 1/4"=1'-0"
 GROUP NO. TYPE 103
 ALTERNATION LEVEL-2



FLOOR PLAN



CHECKED	
DRAWN	
DATE	3-16-2012
CONTRACT NO.	12-125

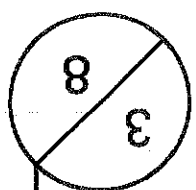
Miguel de Diego
 ARCHITECT P.A.
 AA-26001641
 1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
 PH (954) 926-3358 FAX (954) 926-2021

EXISTING RESIDENCE ALTERATION
 FOR
 MR. ROMAN PENITSA
 925 VAN BUREN STREET
 HOLLYWOOD, FLORIDA
 CONTACT MR. ROMAN PENITSA (954) 962-6879

NO.	DATE	REVISION

ALL DESIGN, MATERIALS, METHODS, SPECIFICATIONS, CONDITIONS, CONTRACTS, PERMITS, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS AND INFORMATION OF THE ARCHITECT AND HIS FIRM SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACT NO. 12-125

Handwritten notes and a circular stamp with the number '2' and '13-14' written around it.



2-28-12
[Handwritten signature]

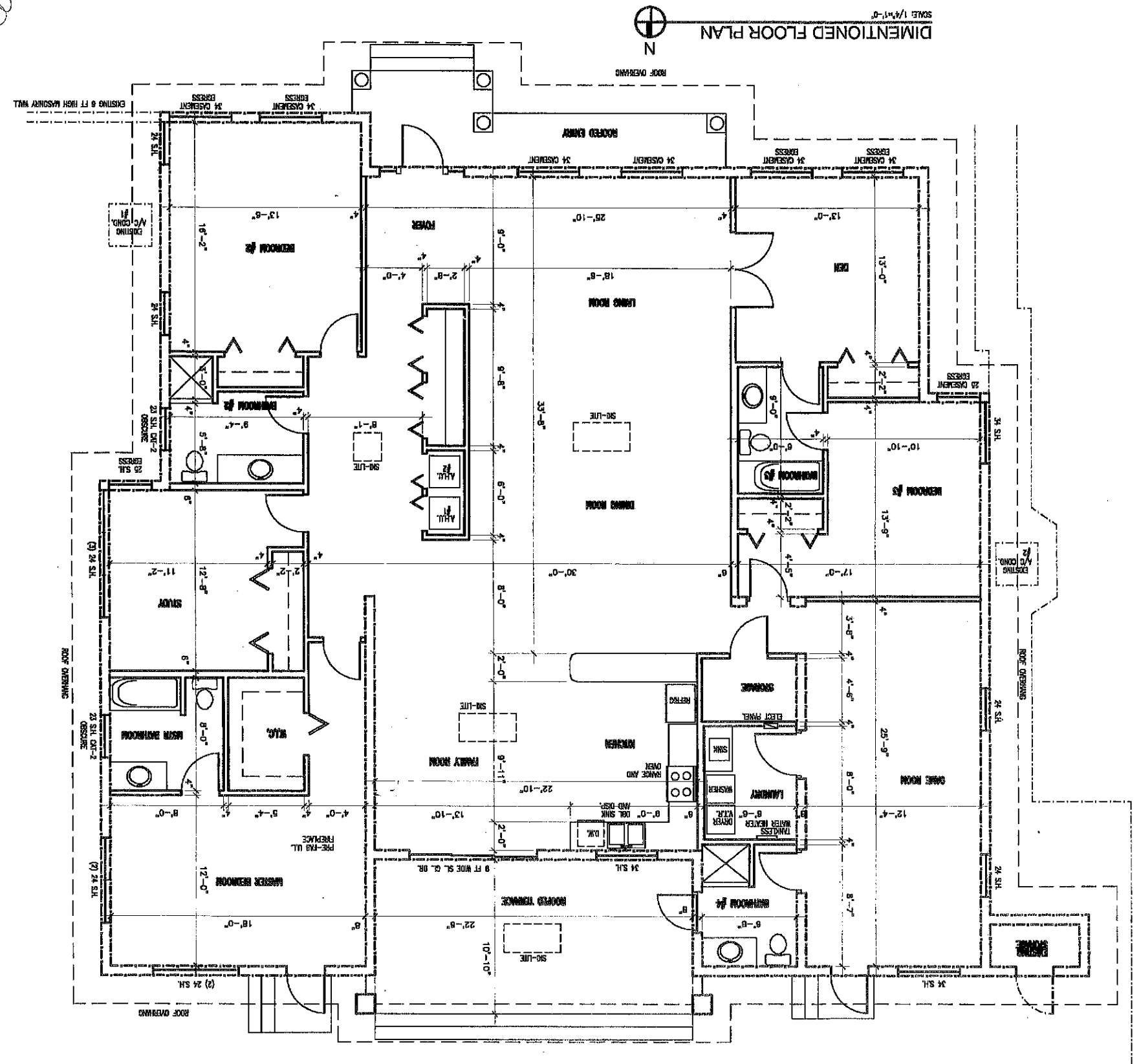
CHK/CRD
 DRAWN
 DATE: 2-27-2012
 COMD. NO. 12-125

Miguel de Diego
 ARCHITECT P.A.
 AA-26001641
 1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
 PH (954) 926-3358 FAX (954) 926-2021

EXISTING RESIDENCE ALTERATION
 FOR
 MR. ROMAN PENITSA
 925 VAN BUREN STREET
 HOLLYWOOD, FLORIDA
 CONTACT MR. ROMAN PENITSA (954) 962-6879

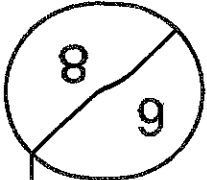
NO.	DATE	REVISION

ALL DESIGN DATA, NOTES, REPORTS, SPECIFICATIONS, CONTRACT AGREEMENTS, PERMITS, AND ALL OTHER DOCUMENTS REQUIRED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF MIGUEL DE DIEGO ARCHITECT P.A. AND SHALL NOT BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY SPECIFICALLY LISTED ITEMS AND IS NOT TO BE USED ON ANY OTHER PROJECT. ANY REPRODUCTION OR OTHER SERVICE WITHOUT THE WRITTEN PERMISSION OF MIGUEL DE DIEGO ARCHITECT P.A. IS PROHIBITED.



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





2-28-12
[Handwritten signature]

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

CONTRACT NO. 1-2-125
 DATE 2-27-2012
 DRAWN
 CHECKED

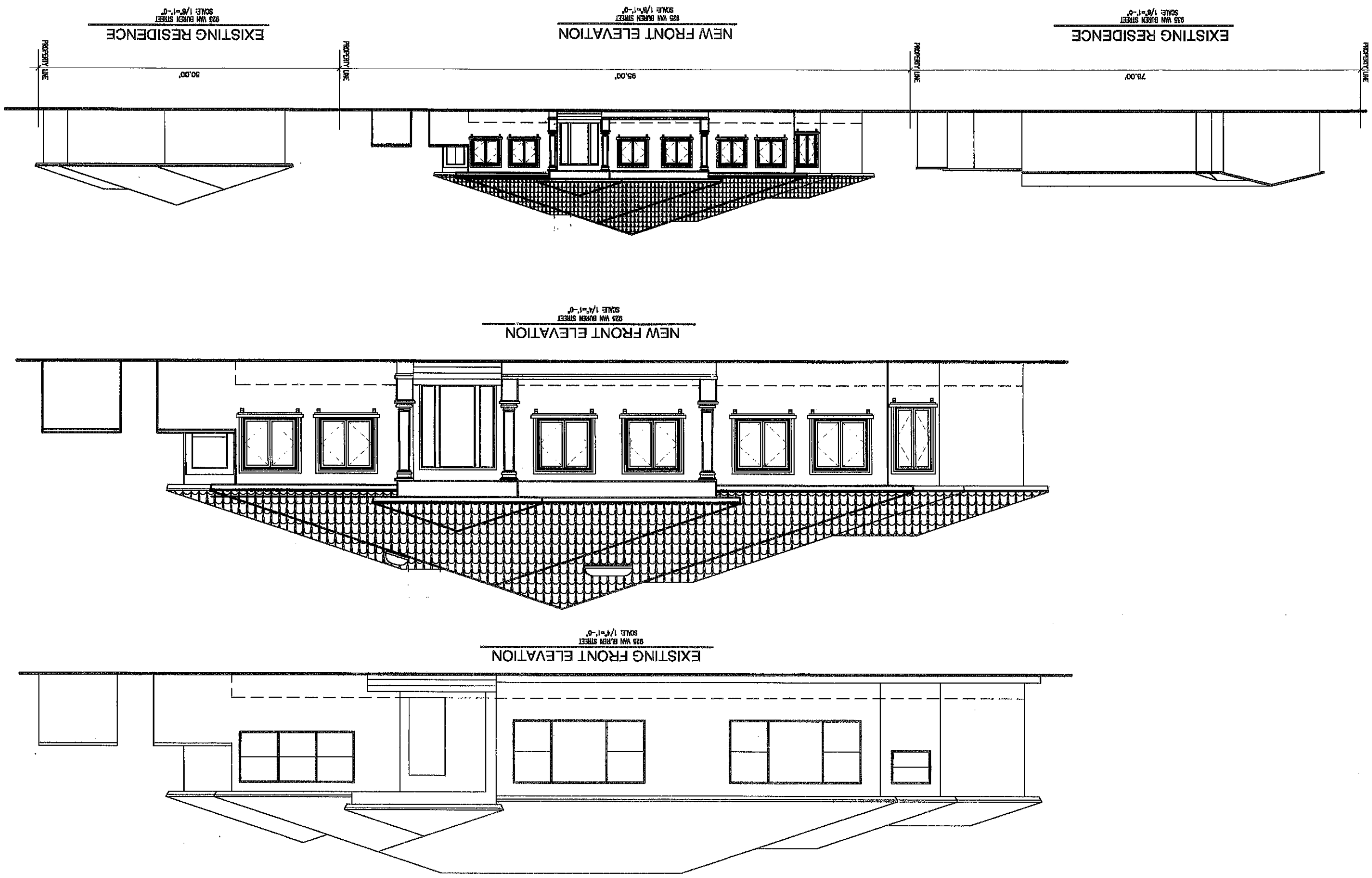
Miguel de Diego
 ARCHITECT P.A.
 AA-26001641

1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
 PH (954) 926-3358 FAX (954) 926-2021

EXISTING RESIDENCE ALTERATION
 FOR
MR. ROMAN PENITSA
 925 VAN BUREN STREET
 HOLLYWOOD, FLORIDA
 CONTACT MR. ROMAN PENITSA (954) 962-6879

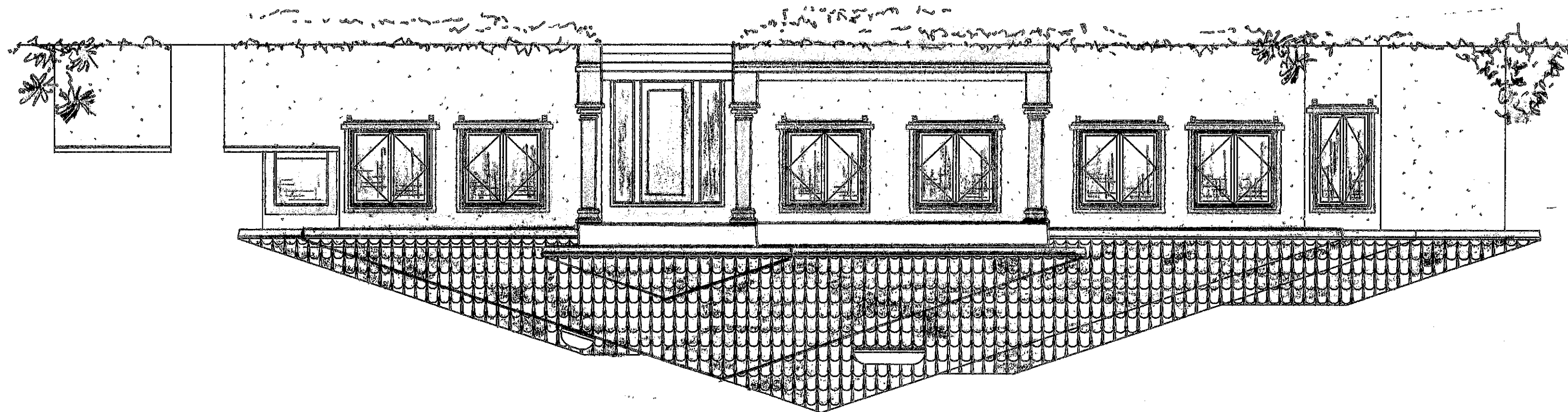
NO.	DATE	REVISION

ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE TO FACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. DIMENSIONS OF EXISTING SHALL BE AS SHOWN ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THIS DOCUMENT IS THE PROPERTY OF MIGUEL DE DIEGO ARCHITECT P.A. AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



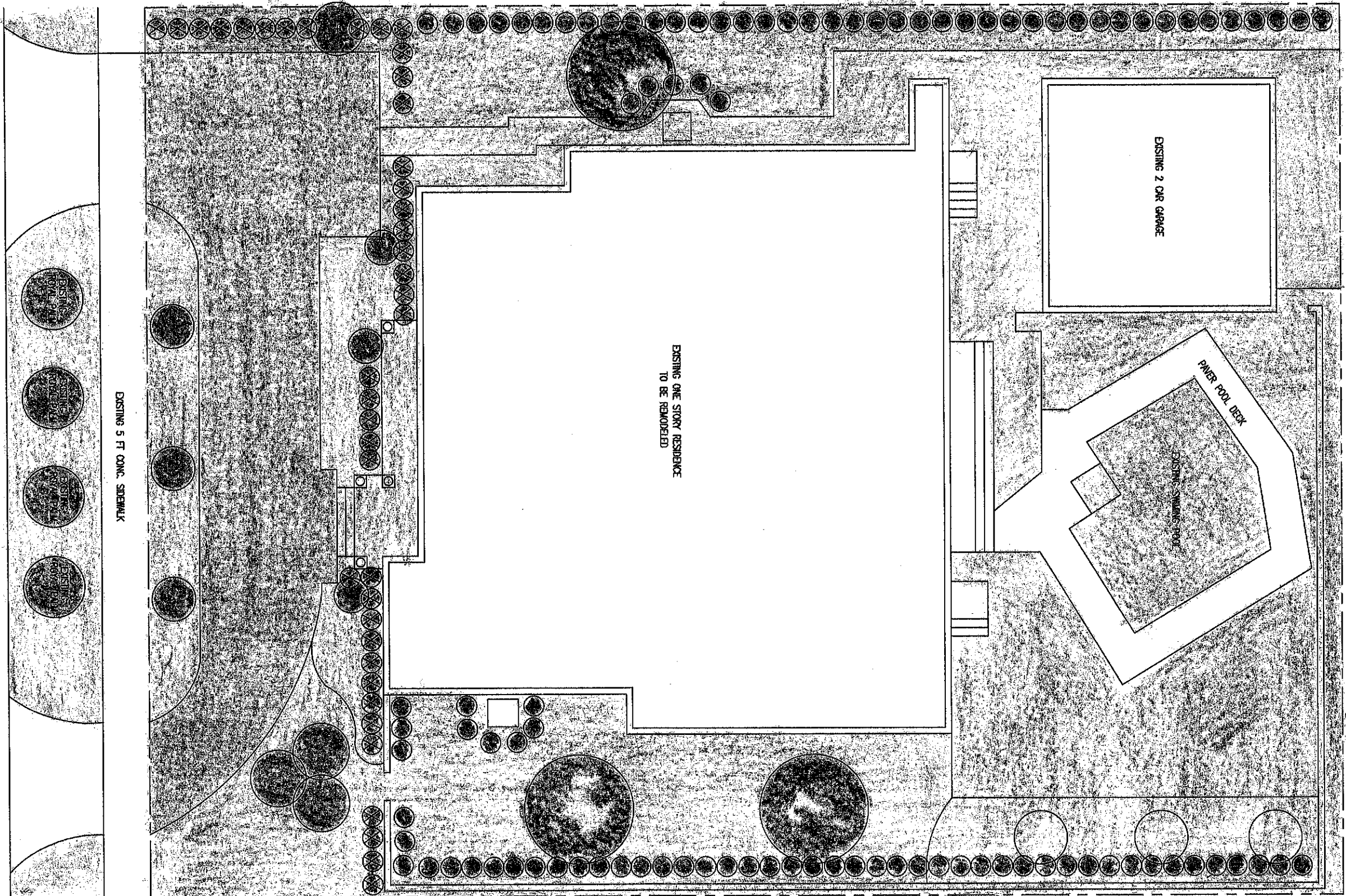
tu-82-2
C. J. J.

925 VAN BUREN STREET



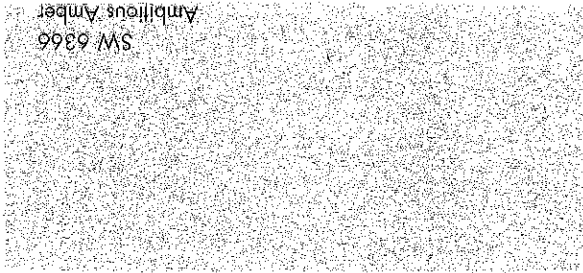
VAN BUREN STREET

EXISTING 5 FT CONC. SIDEWALK



14 FT ALLEY

EXTERIOR WALLS

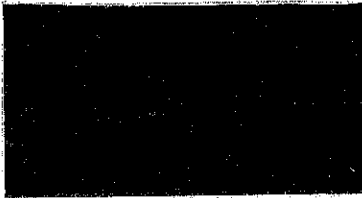


TRIM AND MOLDINGS

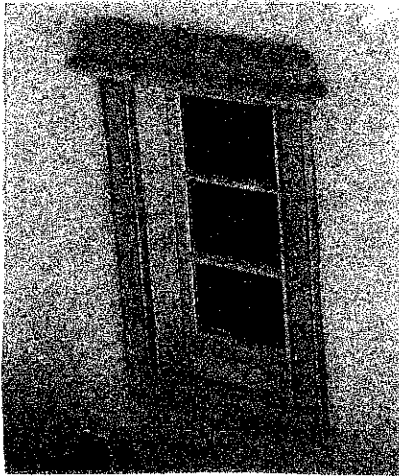
FASCIA BOARD



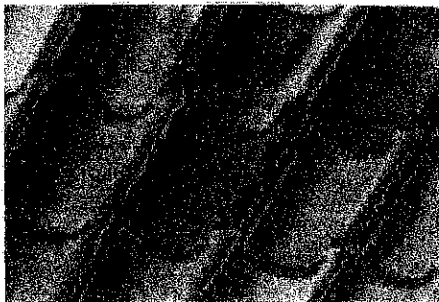
FRONT DOOR STAIN



WINDOW AND DOOR
MOLDINGS



ROOF TILE

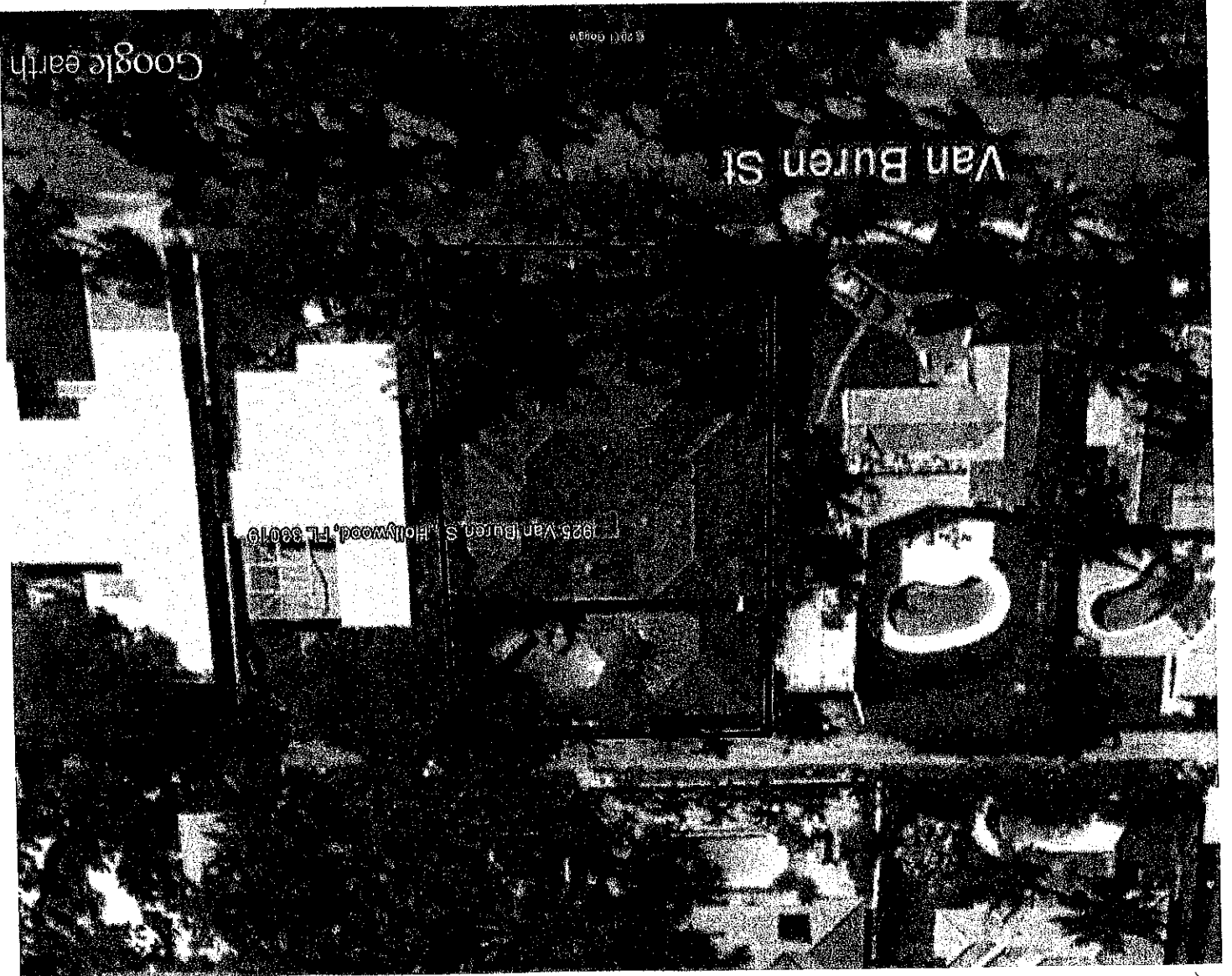


Google earth

feet
meters

100

40



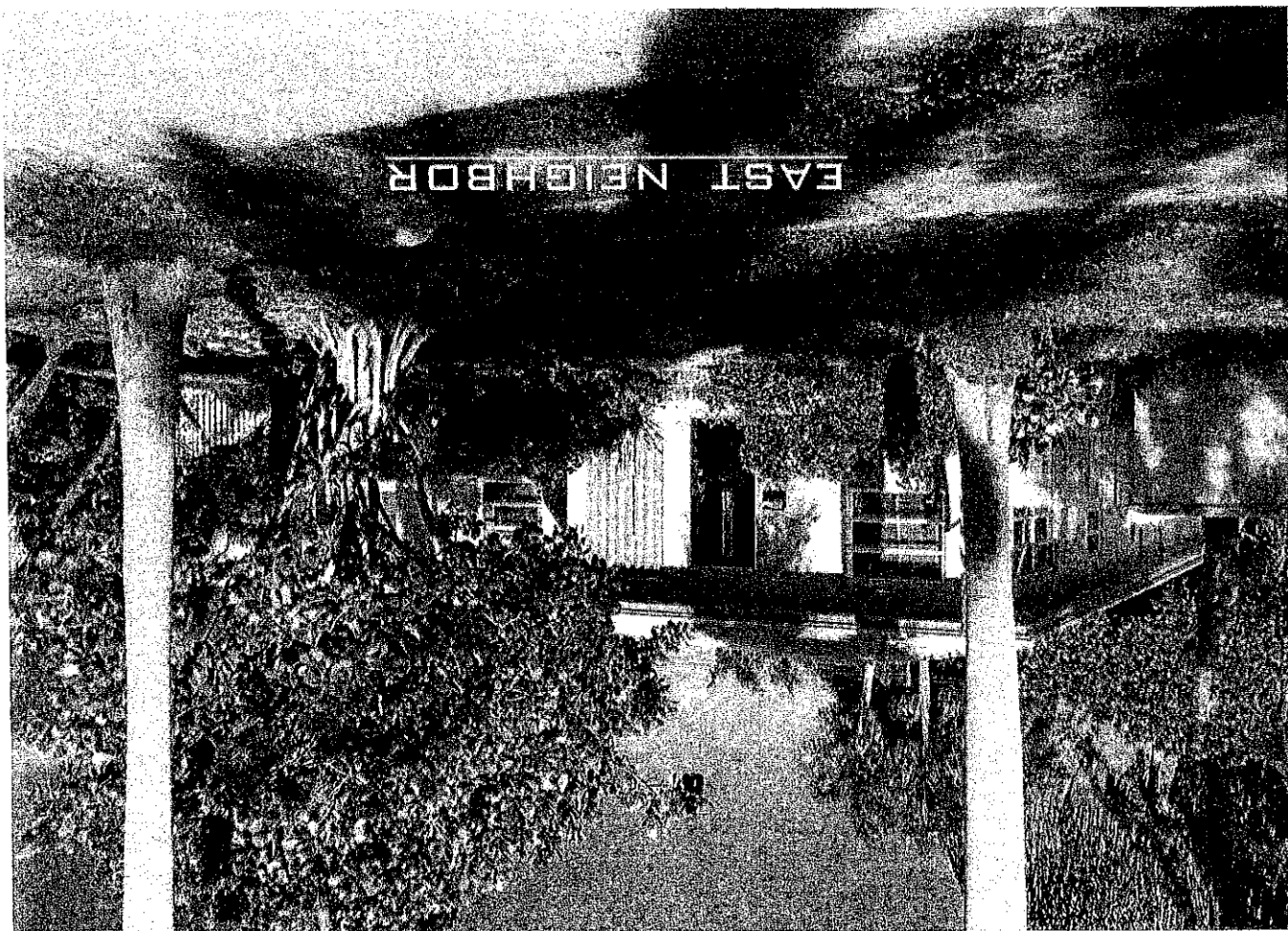




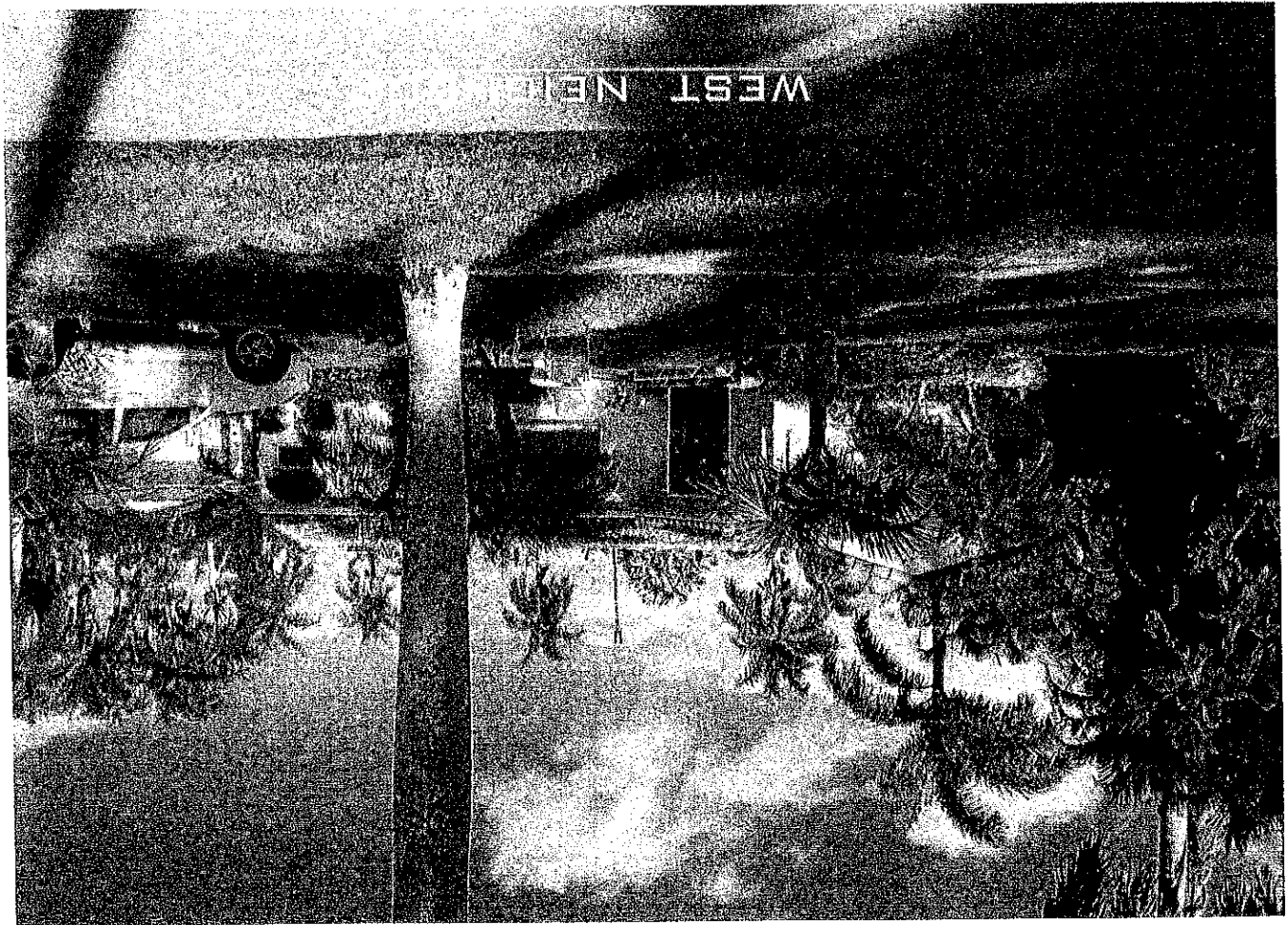
SUBJECT PROPERTY

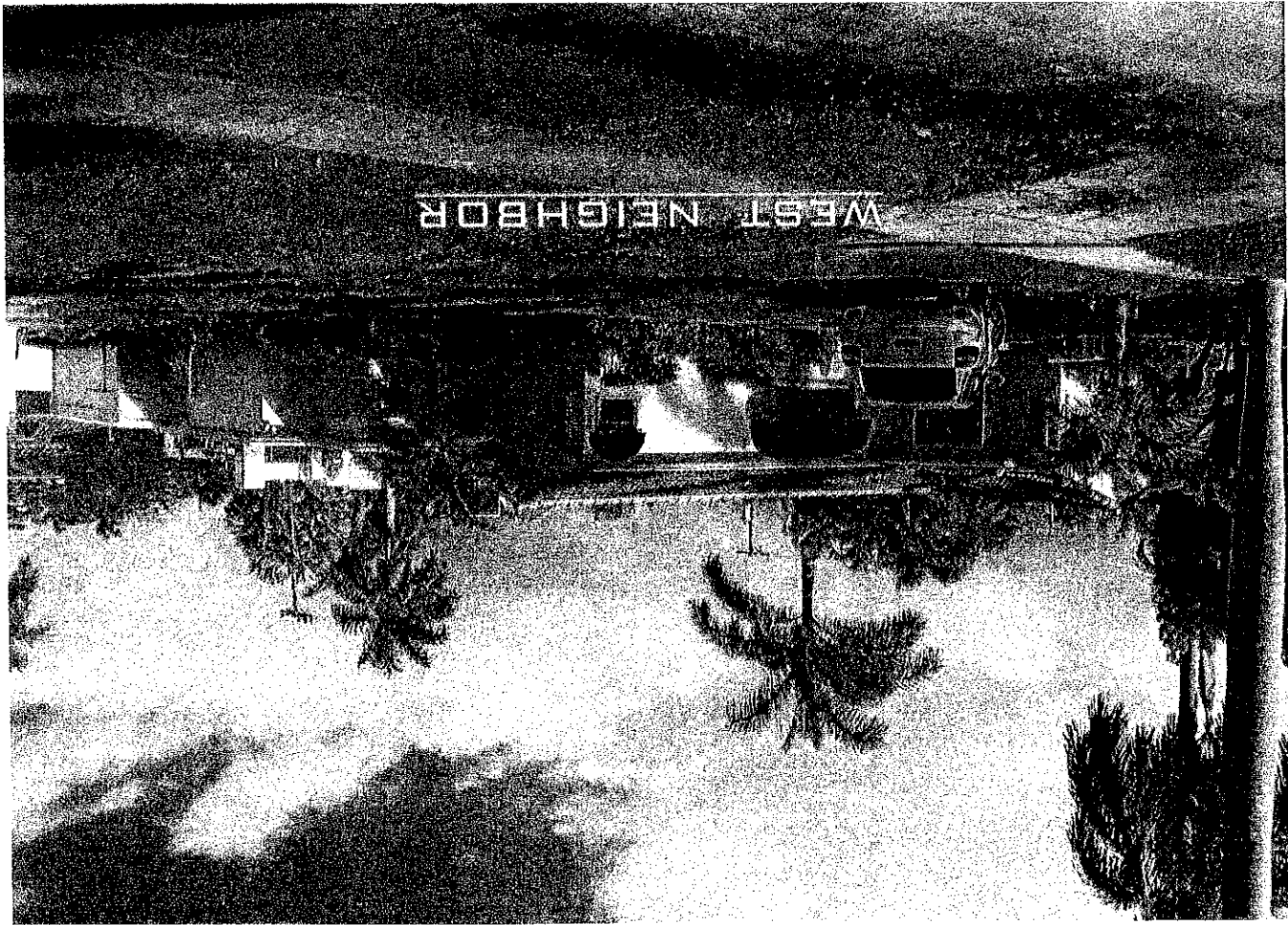


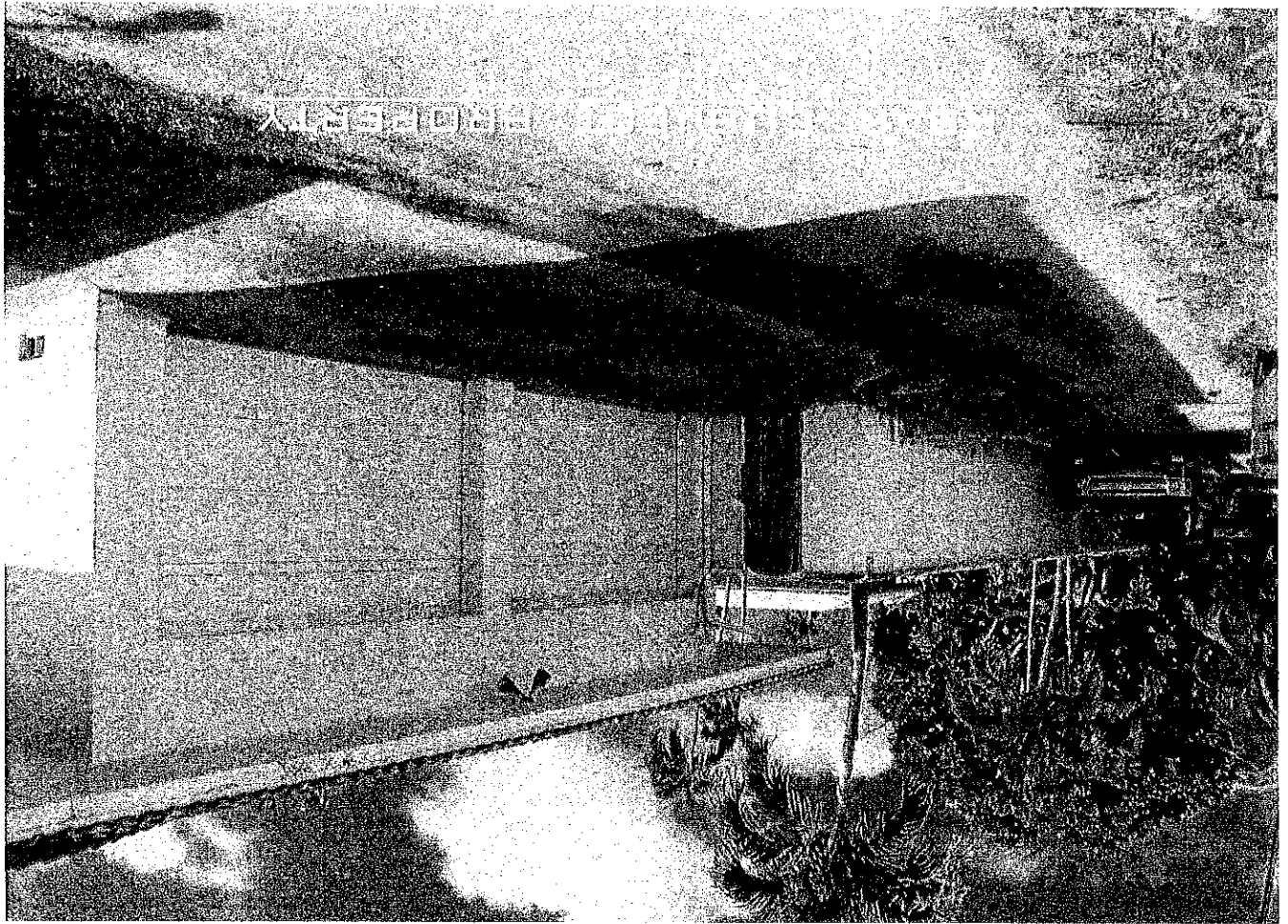
EAST NEIGHBOR



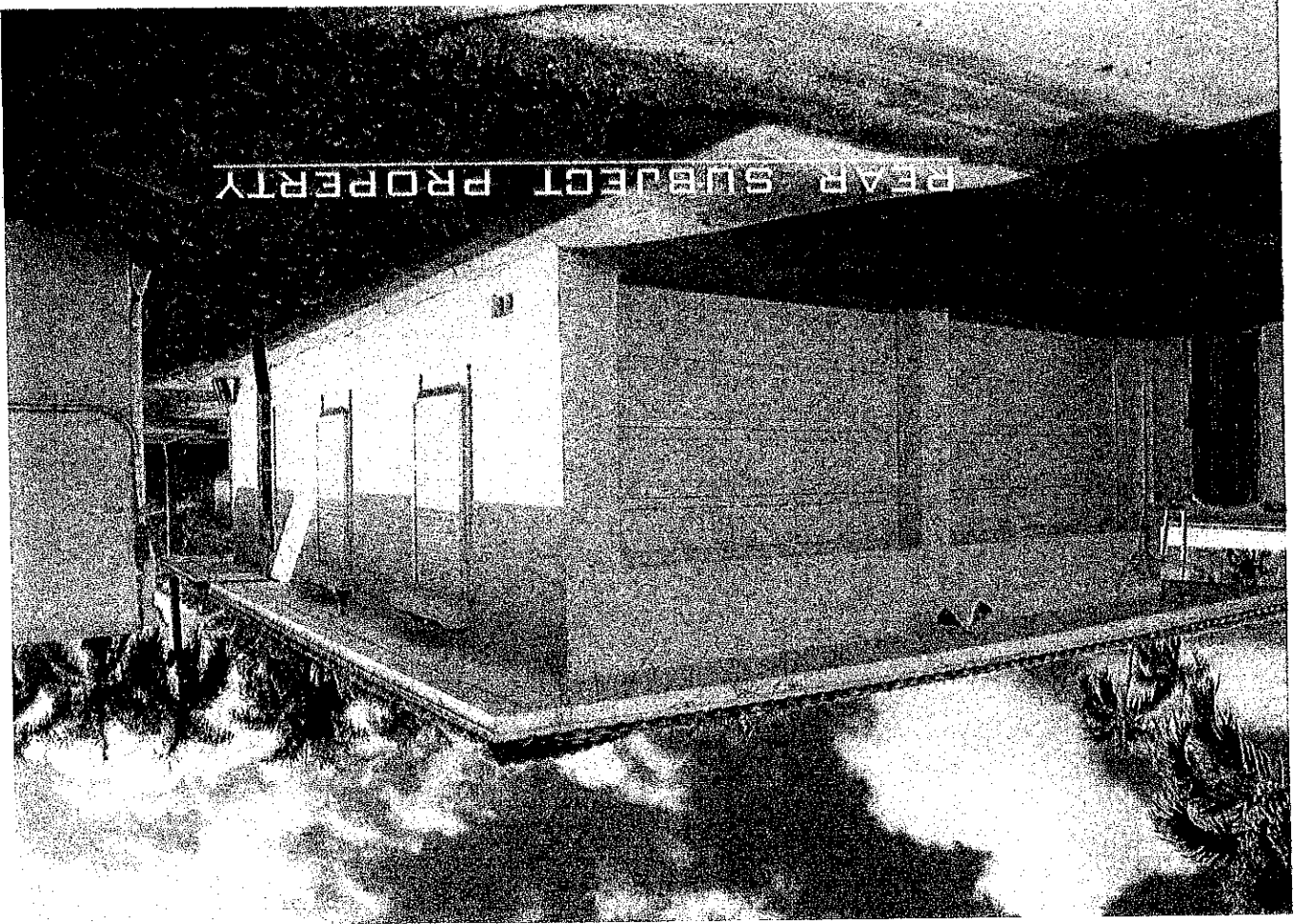


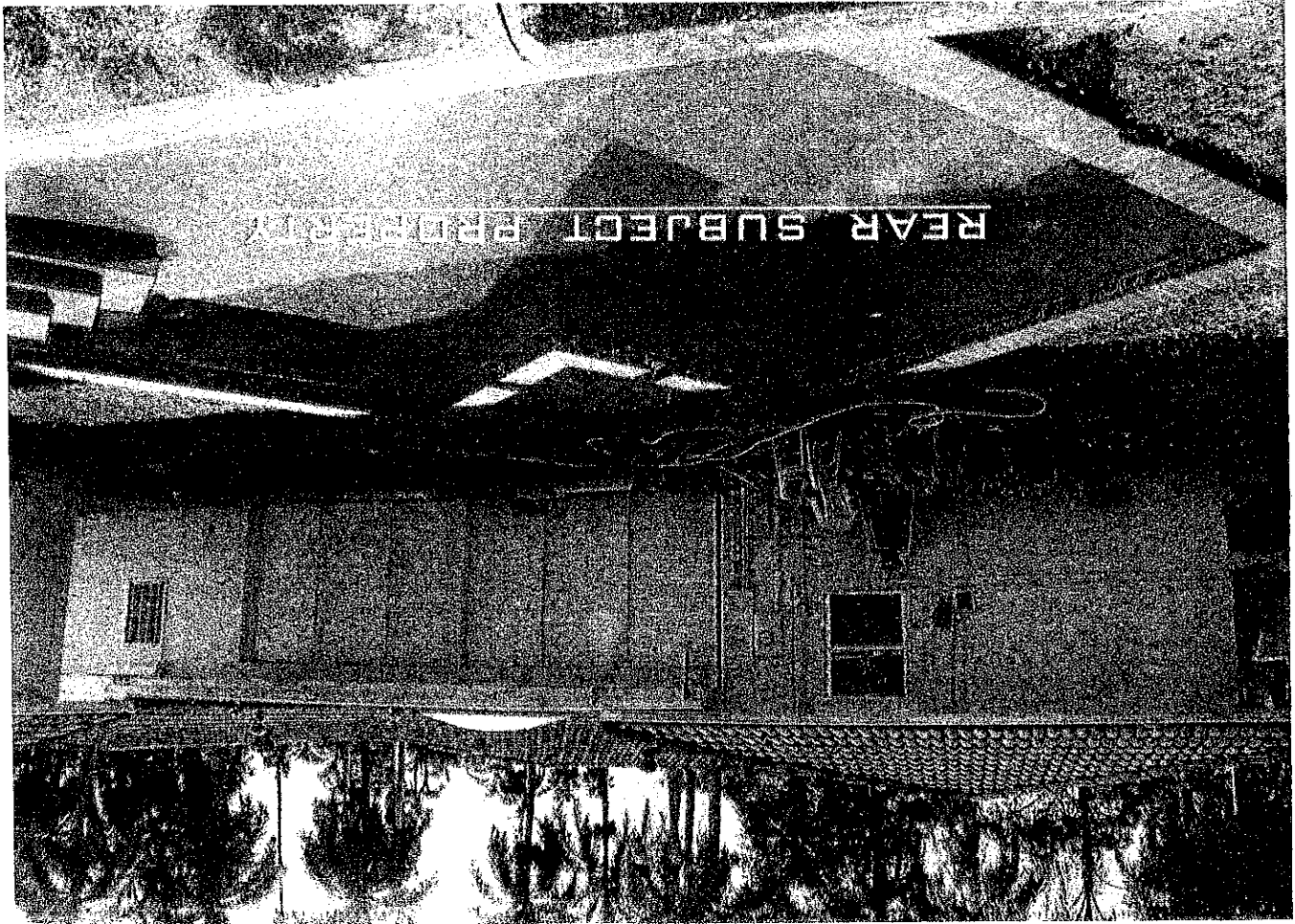






BEAR SUBJECT PROPERTY



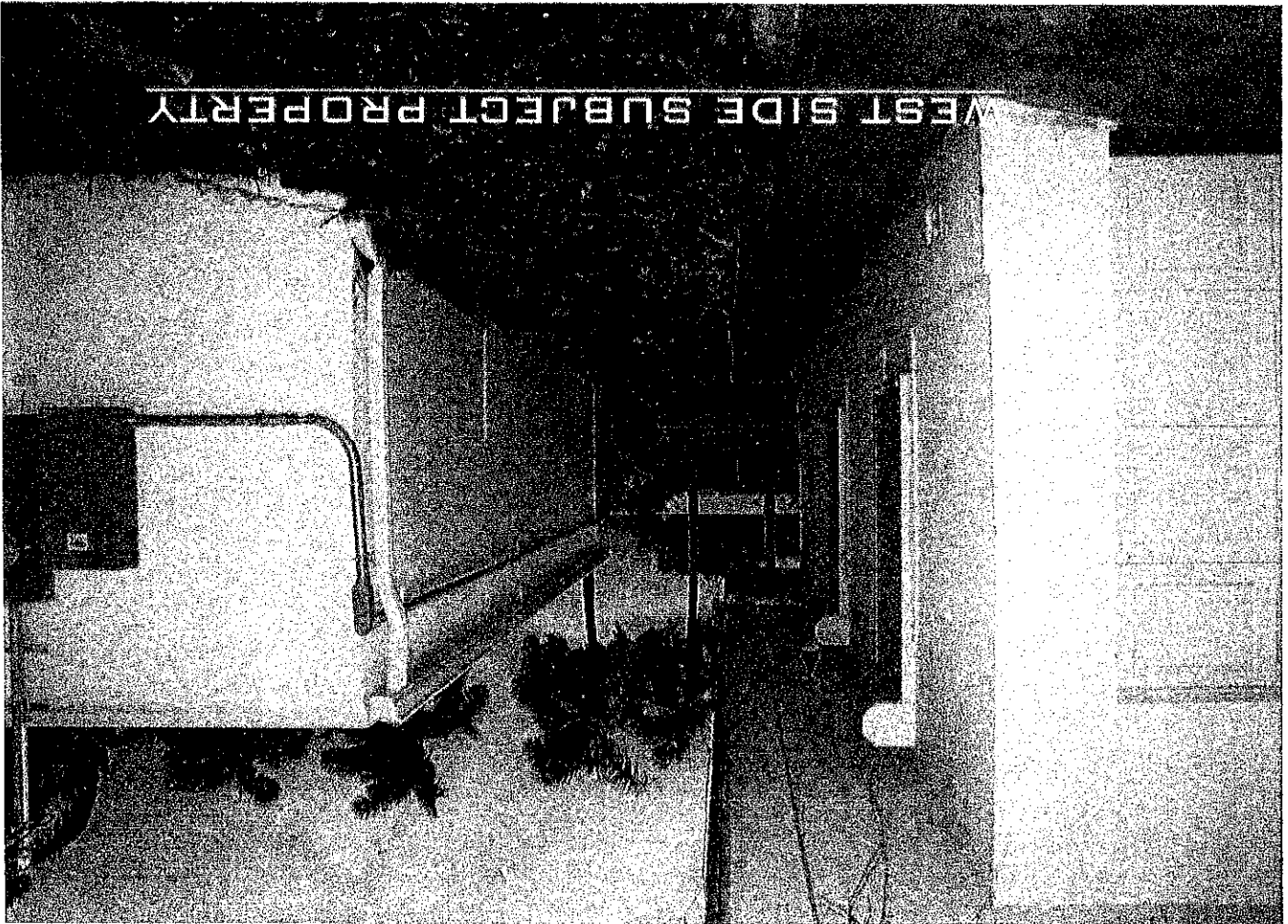




WEST SIDE SUBJECT PROPERTY

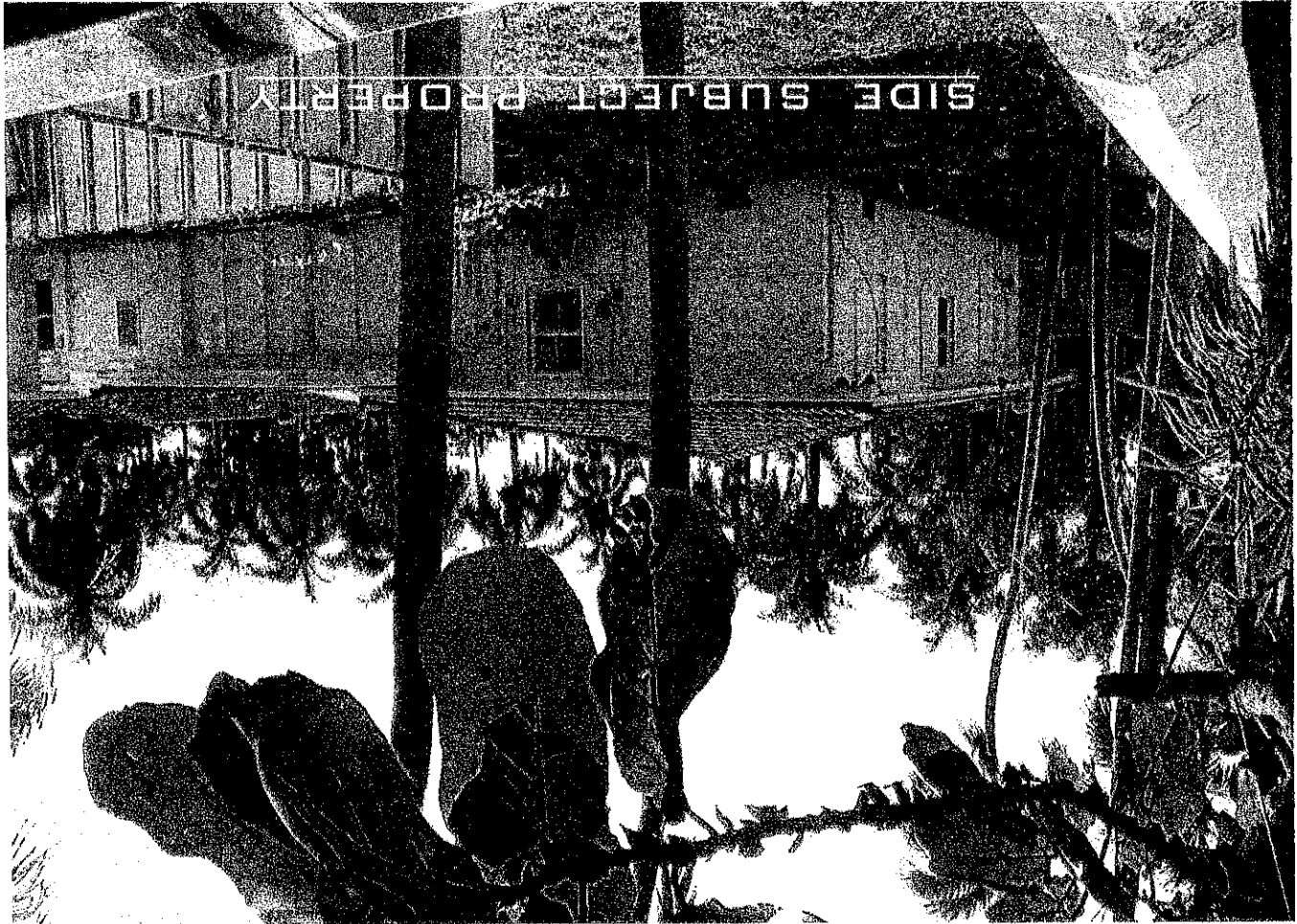


WEST SIDE SUBJECT PROPERTY



REAR SUBJECT PROPERTY





Select an Agency

Select a Service

Search Results

Search > Properties located at/on/near "...925 van buren..."
 27 permits were found for
 925 VAN BUREN ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		P9500458	GAS PIPING		4/18/1995
Details		P8900366	POOL PIPING AND FILTER EQUIPMENT		5/18/1989
Details		P8900024	PLUMBING WORK		1/11/1989
Details		P8800461	PLUMBING WORK		12/29/1988
Details		P8800444	TRANSFERRED TO -		12/21/1988
Details		P08-101160	DEMOLITION-PLUMBING	10/30/2008	10/30/2008
Details		P08-101080	DEMOLITION-PLUMBING		
Details		P08-101053	DEMOLITION-PLUMBING	9/23/2008	
Details		P07-100627	DEMOLITION-PLUMBING	9/23/2008	
Details		M8900011	A/C - CENTRAL - NEW		1/5/1989
Details		M08-101200	DEMOLITION-MECHANICAL	10/30/2008	10/30/2008
Details	4176	M0201502	A/C - CENTRAL - REPLACEMENT	11/5/2002	11/21/2002
Details		E8900033	POOL/SPA ELECTRICAL		1/10/1989
Details		E8900022	OUTLETS,SERVICE,PANELS,ETC		1/6/1989
Details		E08-102006	DEMOLITION-ELECTRICAL	11/5/2008	11/5/2008
Details		E08-101859	DEMOLITION-ELECTRICAL		
Details		B9803525	STORM SHUTTERS		5/28/1998
Details		B9501365	ALTERATIONS-EXTERIOR		3/23/1995
Details		B8902890	POOL		5/19/1989
Details		B8902886	POOL		5/19/1989
Details		B8901675	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		3/28/1989
Details		B8803786	REINF STEEL/PROD APPR-POOL(E,P APPROV?)		12/21/1988
Details		B8803762	ADDITION & ALTERATIONS		12/20/1988
Details		B08-104803	INTERIOR DEMOLITION	10/21/2008	10/30/2008
Details		B08-104407	RENOVATIONS	9/23/2008	
Details		B08-104375	DEMOLITION-STRUCTURAL (W/WS CREDIT)	9/22/2008	
Details		B07-102637	DEMOLITION(OTHER THAN COMPLETE BUILDING)	9/17/2007	9/27/2007

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

NOTE: COUNTY SURCHARGE 1.00

PLANT	PLANT NO.	PLANT NAME	PLANT TYPE	PLANT STATUS	PLANT DATE	PLANT COST	PLANT VALUE
PLANT 1	1001	PLANT 1	PLANT 1	PLANT 1	PLANT 1	PLANT 1	PLANT 1
PLANT 2	1002	PLANT 2	PLANT 2	PLANT 2	PLANT 2	PLANT 2	PLANT 2
PLANT 3	1003	PLANT 3	PLANT 3	PLANT 3	PLANT 3	PLANT 3	PLANT 3
PLANT 4	1004	PLANT 4	PLANT 4	PLANT 4	PLANT 4	PLANT 4	PLANT 4
PLANT 5	1005	PLANT 5	PLANT 5	PLANT 5	PLANT 5	PLANT 5	PLANT 5
PLANT 6	1006	PLANT 6	PLANT 6	PLANT 6	PLANT 6	PLANT 6	PLANT 6
PLANT 7	1007	PLANT 7	PLANT 7	PLANT 7	PLANT 7	PLANT 7	PLANT 7
PLANT 8	1008	PLANT 8	PLANT 8	PLANT 8	PLANT 8	PLANT 8	PLANT 8
PLANT 9	1009	PLANT 9	PLANT 9	PLANT 9	PLANT 9	PLANT 9	PLANT 9
PLANT 10	1010	PLANT 10	PLANT 10	PLANT 10	PLANT 10	PLANT 10	PLANT 10

PLANT NO. 1001
 PLANT NAME PLANT 1
 PLANT TYPE PLANT 1
 PLANT STATUS PLANT 1
 PLANT DATE PLANT 1
 PLANT COST PLANT 1
 PLANT VALUE PLANT 1

PLANT NO. 1002
 PLANT NAME PLANT 2
 PLANT TYPE PLANT 2
 PLANT STATUS PLANT 2
 PLANT DATE PLANT 2
 PLANT COST PLANT 2
 PLANT VALUE PLANT 2

PLANT NO. 1003
 PLANT NAME PLANT 3
 PLANT TYPE PLANT 3
 PLANT STATUS PLANT 3
 PLANT DATE PLANT 3
 PLANT COST PLANT 3
 PLANT VALUE PLANT 3

PLANT NO. 1004
 PLANT NAME PLANT 4
 PLANT TYPE PLANT 4
 PLANT STATUS PLANT 4
 PLANT DATE PLANT 4
 PLANT COST PLANT 4
 PLANT VALUE PLANT 4

PLANT NO. 1005
 PLANT NAME PLANT 5
 PLANT TYPE PLANT 5
 PLANT STATUS PLANT 5
 PLANT DATE PLANT 5
 PLANT COST PLANT 5
 PLANT VALUE PLANT 5

PLANT NO. 1006
 PLANT NAME PLANT 6
 PLANT TYPE PLANT 6
 PLANT STATUS PLANT 6
 PLANT DATE PLANT 6
 PLANT COST PLANT 6
 PLANT VALUE PLANT 6

PLANT NO. 1007
 PLANT NAME PLANT 7
 PLANT TYPE PLANT 7
 PLANT STATUS PLANT 7
 PLANT DATE PLANT 7
 PLANT COST PLANT 7
 PLANT VALUE PLANT 7

PLANT NO. 1008
 PLANT NAME PLANT 8
 PLANT TYPE PLANT 8
 PLANT STATUS PLANT 8
 PLANT DATE PLANT 8
 PLANT COST PLANT 8
 PLANT VALUE PLANT 8

PLANT NO. 1009
 PLANT NAME PLANT 9
 PLANT TYPE PLANT 9
 PLANT STATUS PLANT 9
 PLANT DATE PLANT 9
 PLANT COST PLANT 9
 PLANT VALUE PLANT 9

PLANT NO. 1010
 PLANT NAME PLANT 10
 PLANT TYPE PLANT 10
 PLANT STATUS PLANT 10
 PLANT DATE PLANT 10
 PLANT COST PLANT 10
 PLANT VALUE PLANT 10

10922 6-18-87 POO SVCS. 10922
 PLUMBING
 ROOF
 ELECTRIC-BASIC
 ELECTRIC-SAPP
 PLUMBING NO. FIX.
 L-P DRY WALL
 FENCE
 NOTES: County Surcharge: .20

PLUMBING	10922	6-18-87	POO SVCS.	10922
ROOF				
ELECTRIC-BASIC				
ELECTRIC-SAPP				
PLUMBING NO. FIX.				
L-P DRY WALL				
FENCE				

PATIO OF WALK
 MECHANICAL
 AI & CONDITION
 SEPTIC/SEWER
 SCREEN
 POOL
 DRY WALK
 FENCE

PLUMBING	10922	6-18-87	POO SVCS.	10922
ROOF				
ELECTRIC-BASIC				
ELECTRIC-SAPP				
PLUMBING NO. FIX.				
L-P DRY WALL				
FENCE				

PATIO OF WALK
 MECHANICAL
 AI & CONDITION
 SEPTIC/SEWER
 SCREEN
 POOL
 DRY WALK
 FENCE

DEPARTMENT OF CONSTRUCTION
 COUNTY OF LOS ANGELES
 PERMIT TO CONSTRUCT
 100 SOUTH MAIN STREET, LOS ANGELES, CALIF. 90012
 (213) 874-3000

County surcharge .20

NO.	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	REMARKS
			SEPTIC/SEWER			
			AIR/CONDITION			
			MECHANICAL			
			SCREEN			
			POOL			
			DRAINWAY			
			PATIO OR WALK			

DEPARTMENT OF CONSTRUCTION
 COUNTY OF LOS ANGELES
 PERMIT TO CONSTRUCT

NAME: **Richard Zapalona**
 JOB ADDRESS: **925 Van Buren St.**
 CITY: **LOS ANGELES**
 ZIP: **90012**

CONTRACTOR: **Richard Zapalona**
 ADDRESS: **925 Van Buren St.**
 CITY: **LOS ANGELES**
 ZIP: **90012**

TYPE PERMIT: **SEPTIC/SEWER**
 NUMBER: **1**
 DATE: **1/16/80**
 FEE: **116.80**
 VALIDATION: **1**

EXPIRE 180 DAYS
 EXPIRE 360 DAYS

COUNTY SURCHARGE 2.00

PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	ISSUED	DATE	EXPIRES
110541	4000	6-18-87	6-18-87	SEWERS	SEWERS		
				MECHANICAL	MECHANICAL		
				POOL	POOL		
				SEWER	SEWER		
				WATER	WATER		
				RATIO OF W&E			

GROUP PERMIT VALUE

DESCRIPTION OF CONSTRUCTION

110541	4000	6-18-87	6-18-87	SEWERS	SEWERS		
				MECHANICAL	MECHANICAL		
				POOL	POOL		
				SEWER	SEWER		
				WATER	WATER		
				RATIO OF W&E			

PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	ISSUED	DATE	EXPIRES
110541	4000	6-18-87	6-18-87	SEWERS	SEWERS		
				MECHANICAL	MECHANICAL		
				POOL	POOL		
				SEWER	SEWER		
				WATER	WATER		
				RATIO OF W&E			

JOB CARD
 JOB ADDRESS: 925 VAN BUREN ST.
 WILLIAM ZIEGLER
 LOT NUMBER: []
 BLOCK: []
 SECTION OF LOT: []
 VALUATION: \$ 75.
 PRICE: \$ 8.00

STRE: County surcharge .40

TYPE PERMIT	NUMBER	DATE	COMPACTOR	TYPE PERMIT	NUMBER	DATE	INITIALS
ELECTRIC BASIC	91251	9-17-84	Crawford & Tanner	MECHANICAL			
ELECTRIC SUPP				AIR CONDITION			
ROOFING NO. 111				SEWER/SEWER			
POOL							
SCREEN							
DRIVEWAY							
PATIO or WALK							

238' of 6" shadow box fence
 JOB ADDRESS: 925 VAN BUREN ST.
 WILLIAM ZIEGLER
 LOT NUMBER: []
 BLOCK: []
 SECTION OF LOT: []
 VALUATION: \$ 1,100.
 PRICE: \$ 22.00

TYPE PERMIT	NUMBER	DATE	COMPACTOR	TYPE PERMIT	NUMBER	DATE	INITIALS
ELECTRIC BASIC				MECHANICAL			
ELECTRIC SUPP				AIR CONDITION			
ROOFING NO. 111				SEWER/SEWER			
POOL							
SCREEN							
DRIVEWAY							
PATIO or WALK							

2281 of 6 shadow box fence

DESCRIPTION OF CONSTRUCTION

1800

22.110

PERMITS

PER

PERMITS

PERMITS

PERMITS

PERMITS

PERMITS

PERMITS

PERMITS

925 VAN BUREN ST

925 VAN BUREN ST

JOB ADDRESS

JOB ADDRESS

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

DATE OF WORK

1350.00

118.00

1350.00

118.00

1350.00

1350.00

1350.00

1350.00

LAND BOUNDARY SURVEY FOR: ROMAN R. PENTSA

LEGAL DESCRIPTION:

EAST 45.00 FEET OF LOT 8, ALL OF LOT 9, BLOCK 61, "HOLLYWOOD LAKES SECTION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION

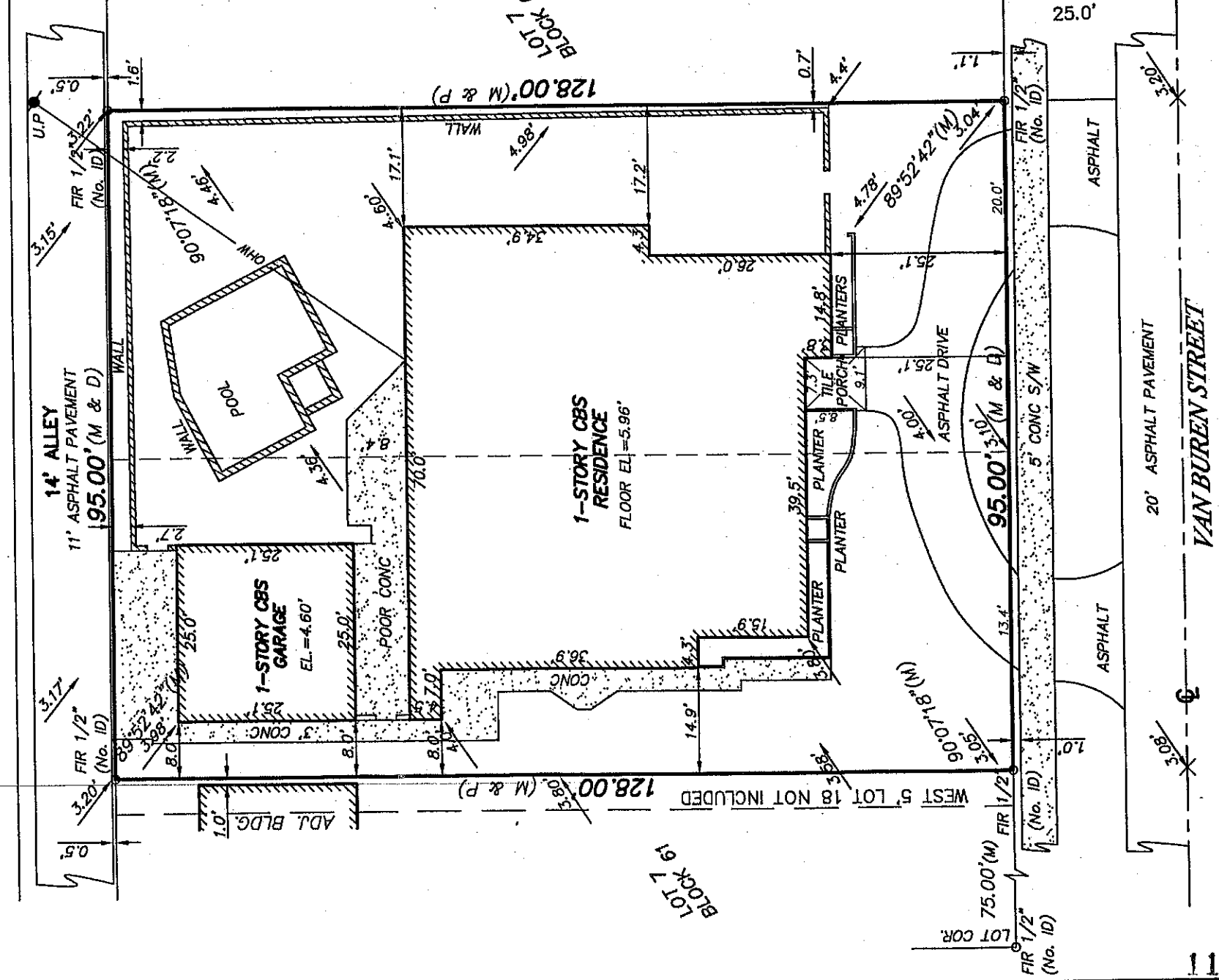
COMMUNITY No.: 125113
 PANEL No.: 0317 G
 ZONE: AE
 BASE FLOOD ELEVATION: 7.0'
 EFFECTIVE: 10/2/97

NOTES:

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN ARE BASED ON NGVD (1929) AND ORIGINATE FROM CITY OF HOLLYWOOD BENCH MARK.
5. MEASURED BOUNDARY DIMENSIONS AGREE WITH RECORDED DIMENSIONS WITHIN ONE TENTH OF A FOOT (0.1') EXCEPT OTHERWISE SHOWN.
6. THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS EXCEPT OTHERWISE SHOWN.
7. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

LEGEND:

- A/C AIR CONDITIONER
- A.E. ANCHOR EASEMENT
- ALF ALUMINUM FENCE ---x---
- BM BENCH MARK
- C COMPUTED
- CL CLEAR
- CL CENTERLINE
- CB S. CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- C.L.F. CHAIN LINK FENCE ---x---
- CONC. CONCRETE
- D DESCRIPTION
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- EL. ELEVATION
- FND FOUND NAIL & DISC
- FHD FOUND DRILL HOLE
- FH+ FIRE HYDRANT
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FNC FOUND NAIL AND CAP
- FNT FOUND NAIL & TAB
- GV+ GATE VALVE
- I.E. IRRIGATION EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.P. LIGHT POLE
- L.E. LANDSCAPE EASEMENT
- M MEASURED
- M.E. MAINTENANCE EASEMENT
- MH MANHOLE
- MF METAL FENCE ---//---
- No.ID NUMBER NOT IDENTIFIED
- ### NON VEHICULAR ACCESS LINE
- OHW OVERHEAD UTILITY WIRE ---OHW---
- O.R.B. OFFICIAL RECORDS BOOK
- P PLAT
- P.C. POINT OF CURVATURE
- PLF PLASTIC FENCE ---//---
- P.P. PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.P. POWER POLE
- P.R.C. POINT OF REVERSE CURVE
- P.R.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- SIP SET 5/8" STEEL PIPE
- SIR SET 1/2" IRON ROD #LB4684
- S/W SET NAIL AND CAP LB#4684
- S/L SIDEWALK
- S/L STREET LIGHT
- U.E. UTILITY EASEMENT
- U.P. UTILITY POLE
- WM WATER METER
- WF WOOD FENCE ---x---
- WI F WIRE FENCE ---x---



PROPERTY ADDRESS: 925 VAN BUREN STREET, HOLLYWOOD, FL 33019

DATE	REVISIONS	DATE
11/8/11		
SCALE 1" = 20'		
JOB NO. 491-11		
DRAWN BY: MD		
DATE OF SIGNATURE: 11/9/11		

R.T. BOGLE & ASSOC., INC.

LAND SURVEYORS (LB # 4684)
 7080 TAFT STREET, HOLLYWOOD, FL 33024
 TEL. (954)961-8008 FAX (954)961-8119

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SIGNATURE: 11/9/11

SEAL
 NOT VALID UNLESS SIGNED AND STAMPED WITH EMBOSSED SEAL

ROBERT T. BOGLE
 PROFESSIONAL SURVEYOR AND MAPPER (NO. 3277)
 STATE OF FLORIDA

ATTACHMENT B
Aerial



925 Van Buren Street