

**1051 S Northlake Drive, Hollywood, FL
Certificate of Appropriateness for Demolition,
Determination of Historical Significance and Design**

DATE: May 2, 2022

TO: Hollywood City Commissioners

VIA: Deandrea Moise, Planning Administrator

FROM: Erich Veitenheimer & Andrew Cariaso

SUBJECT: History of the Non-Historical Classification of the Home & Protracted Permitting Process for Current Remodeling

I. Executive Summary

On February 8, 2022, after a nearly two-year City permitting process, the Historic Preservation Board (HPB) retroactively designated our 1958-era home as “historic” because it had been originally designed by Charles Reed, Jr, who sadly passed away 5 days before their vote. Until shortly before their vote, no one had informed us of the possibly “historic” designation of our home.

As explained and shown herein and in the attached Exhibits: (1) this home went through an extensive series of “irreversible and inappropriate modifications” of Reed’s original architectural style; and, (2) the structure of the home was severely compromised due to past damage from termites, hurricanes, water and mold. This fact situation closely parallels that of the approval process for the demolition of the SunTrust Building and the construction of an improved structure in its place.

We hereby request the Commissioners approve our (‘After The Fact’) Certificate of Appropriateness for Demolition and conclude that our home fails to meet the requirements of being retroactively classified as “historic” so that we may continue in our quest to build a remodeled home that improves the neighborhood.

II. Introduction

We have owned second homes in Hollywood since 2007. We purchased 1051 S Northlake Drive, which we now know to be referred to by some as “the Ritchie House,” in 2018 and it became our official, primary residence in 2020. This introduction serves to summarize the main points of our historical review of the property that follows.

The original home inspection indicated there were structural, electrical and mechanical issues with the home but at that time we believed that fairly minor renovations would be sufficient to fix these problems. After moving into the home, we learned that the structural deterioration was much more severe than expected, mostly due to extensive, prior termite and hurricane damage. Despite repeated expenditures on termite control and repairs to the roof, it was clear to us that more significant renovations would be necessary so that the integrity of the house would be livable and meet current hurricane standards.

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We engaged with a local general contractor (GC), structural engineer and architect to begin the process of planning for the remodeling of the home. The GC has remodeled many homes in Hollywood, including around Northlake, over almost four decades. The structural engineer, who sadly passed away during his work on our home, played in the house as a child and knew a lot about its concrete I-beam foundation, which we have preserved. We met with each of them individually and collectively numerous times over about half a year to carefully plan for the remodeling. Even though we were completely unaware of the history of the home despite our attempts to learn about it, at every one of these planning meetings we strongly reiterated our desire to maintain the existing footprint and general feel of the home as it then existed (*e.g.*, clear stories, overhangs, sloping roof) as that is what attracted us to it in the first place. The architect fully embraced our concept and worked hard to balance function, form and appearance with our stated desires, which included incorporating solar panels to power the house. We believe our current remodeling design captures, modernizes and builds upon the feel of the original Ritchie House.

Our construction application was submitted to the City on September 14, 2020. The permitting process has been long, frustrating and inefficient. We have had three different Planning Administrators over its course and the building requirements were constantly changing. For example, the required elevation of the remodeled home changed multiple times by as much as 2 to 4 feet higher than the current foundation. Our contractors repeatedly expressed to us their deeply felt frustrations at how slowly and inefficiently the permitting process was proceeding. While we understand that some of this frustration was linked to the new procedures initiated in view of the COVID epidemic, we collectively feel much of it could have been avoided.

Our GC believes the submitted demolition application with the approved demolition plans were consistent with the demolition that occurred. The “in process” demolition inspection was approved. The demolition scope of work that was submitted included the plan pages Sheets D-1, D-2, and D-3. These are demolition pages within the complete set of plans and in the demolition application. The permit was approved and issued based on D-1, D-2, D-3. Since some of the exterior walls were all wood framed windows or wood framed doors, and destroyed by termites as shown here-in, they would not stay up after the roofs were removed. As far as we can determine, all of the non-wooden, concrete block walls of the original house still remain, including all of the outside non-wooden features of the original house.

Then, to our great surprise, in February 2022 the HPB retroactively designated our modified and severely deteriorating home as “historic” primarily based on the fact it was originally designed in 1958 by architect Charles Reed, Jr.

As detailed herein, no one had informed us beforehand of the home’s possibly historic nature. Yes, the home resides in the Hollywood Lakes Historic District but most of the homes in this district are not individually designated as legally “historic.” Regardless, the home had undergone extensive remodeling and substantial additions were added prior to our ownership, most notably an extensive renovation by the Diamond’s in 1986 and a complete “conversion” of the home approved by the HPB in 2008 for the Rut’s.

Published reviews of the historical homes of Hollywood fail to mention the Ritchie House at all, let alone that it might be historical. The home as it existed in 2018 until its partial demolition in 2021 no longer

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retained any aspects of the integrity to design, materials, workmanship and/or spirit of the original 1958 home. In fact, a detailed and thoroughly researched review of Hollywood homes designed by Charles Reed, Jr. which published in 2007 (cited below) emphatically, dramatically and definitively concludes that the Ritchie Home had suffered “**irreversible and inappropriate modifications.**” An accompanying photograph of the “converted” Ritchie Home is captioned as “**showing modification inappropriate for the architectural style.**” Terry Cantrell recommended this article at the HPB hearing because he wanted us to be better educated about the work of Charles Reed, Jr.¹ While helping to educate us on the homes that Mr. Reed designed, we believe that these definitive statements clearly contradict retroactively designating our house as historical, particularly at this late date given its severely deteriorating condition. It is possible that the death of Charles Reed, Jr., on February 3, 2022 (i.e., 5 days before the HPB hearing),² further emotionally influenced the HPB’s overall negative reaction to the comments we, the professionals we hired and our neighbors made regarding the severely deteriorated condition of our home and in support of our new home design. As detailed herein and declared by HPB, there are many remaining examples within Hollywood of basically intact homes originally designed by Charles Reed, Jr. that are of historical and architectural significance, so his legacy will live on.

There are so many parallels between the deteriorating condition of the SunTrust Building and its lack of historical significance at the time City Planning recommended approval of its demolition when compared to that of our home that it truly baffles us why City Planning decided to take a completely opposite view as regards their conclusions for the remodeling of our home.³

We request the Commissioners approve our (‘After The Fact’) Certificate of Appropriateness for Demolition and conclude that our home fails to meet the requirements of being classified as “historic.” We believe that the evidence presented herein establishes the validity of both of those actions and would allow us to work with City Planning towards approving and building a more modern, more structurally sound home that is in keeping with the neighborhood while encompassing the general appearance and feel of the original Ritchie House.

¹ Video recording of the HPB hearing of February 8, 2022, at about 36 minutes into the 2-hour, 11-minute recording.

² <https://www.modernsouthflorida.com/modernist-angle-blog/modernist-architect-and-friend-chuck-reed-1926-2022>

³ We note that City Planning’s support of the demolition of the SunTrust Building (over the HPB’s vote to designate it “historical”) was largely based on them finding the building had suffered “major alterations,” had a “lack of historical materials and architectural integrity,” and that it “no longer retains aspects of integrity related to design, materials, workmanship and/or feeling.” Another major reason they gave for supporting its demolition was due to the building’s “very poor condition” and “large amounts of deterioration.” Attachment I, July 23, 2020 Planning and Development Board Staff Report.

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The Original “Ritchie House” – It No Longer Exists and the Home as it Existed in 2021 Was Not Historic

Louis Friend, *Hollywood Houses – The Work of Architect Charles Reed, Jr.*, Broward Legacy, 2007, Vol. 27, No. 1, 25-43 (emphasis added). *ATTACHMENT B Additional Documents.*

“One only needs to inspect **the irreversible and inappropriate modifications** to the Ritchie House to realize what is at stake.”

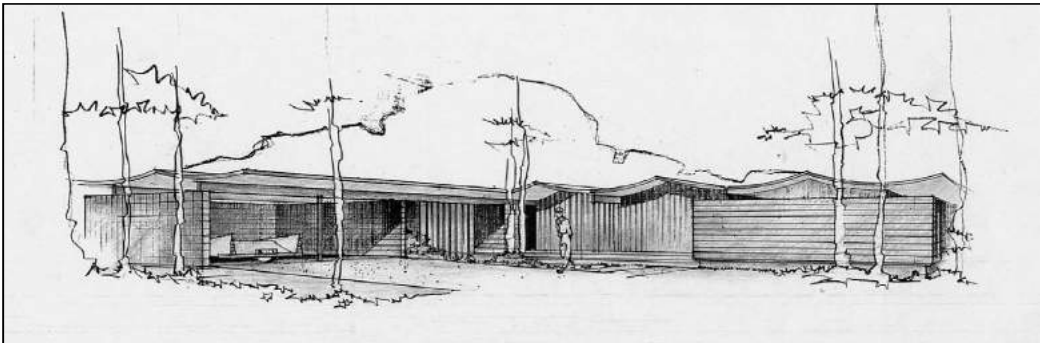


Fig. 20e – Brill House [Charles Reed, Jr. collection, c. 1959]

It is interesting to note that it has been over 40 years since Reed left South Florida and it is only until recently that his work is being rediscovered as a significant contribution to the South Florida built environment.

Hollywood has a rich architectural legacy, and Charles Reed, Jr. has a rightful place in a fine fraternity of significant architects who have enriched the City with meaningful buildings. The Lakes Area Historic District and the Downtown Hollywood Historic District include buildings designed by noted architects whose work epitomizes significant periods of architectural history. The Mediterranean Revival architecture of the 1920s is represented by the work of Miami architect Martin Luther Hampton and the Indianapolis firm of Rubbush & Hunter. Art Deco and Streamline Moderne architecture of the 1930s is represented by Miami Beach architect Henry Hohauser and Hollywood architects Bayard Lukens and Cedric Start. Florida Modern architecture of the 1940s and 1950s is represented by Miami Beach architect Igor Polevitzky and Hollywood architect Charles Reed, Jr.

Unfortunately, the majority of Reed’s work is located outside of historic district boundaries. These homes include the Jaffe-Garrett, the String, the Wicker, the Lawson, the Brill, and the Hulmes houses.

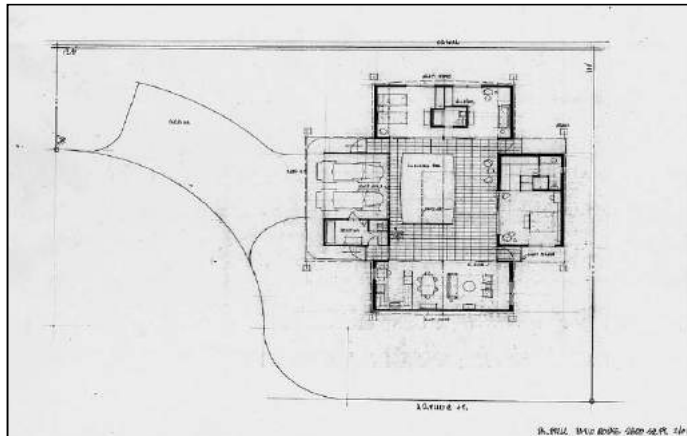


Fig. 20d – Brill House [Charles Reed, Jr. collection, c. 1959]

These houses represent the best examples of Reed’s architecture, yet none of them have protection from inappropriate modifications or, worse yet, from demolition. As the pressure associated with infill development and attainable housing in Broward County increases, the status of these houses could be in jeopardy. One only needs to inspect the irreversible and inappropriate modifications to the Ritchie House to realize what is at stake. The author believes there is a strong argument to designate all of Reed’s buildings collectively as a

local historic landmark because his work exceeds the minimum criteria mandated by the City of Hollywood Code of Ordinances for evaluation and designation of historic sites. Reed’s work has association with events that have made a significant contribution to the broad patterns of history, namely the influx of service men who were stationed in South Florida during World War II and who returned here after the war to live, thereby generating a building boom that expanded the economy and spurred population growth.

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“Fig. 22b – Current photo of Ritchie House showing modification inappropriate for the architectural style of the Ritchie House.”



Fig. 22b – Current photo of Ritchie House showing modification inappropriate for the architectural style of the Ritchie House [photo by Louis Friend, 2006]

Reed, age 80, currently lives in Raleigh, North Carolina. He is quite pleased by the recognition received for the architectural legacy he has bestowed. Reed is also very proud of the artistic heritage of his family. “There’s a kind of continuity there,” exclaims Reed. He acknowledges his wife Elaine as a “wonderful artist” and credits her with helping him in his success as an architect. Elaine Reed is a talented sculptor whose work, in part, has architectural references. Her oil painted porcelain sculptures can be found in prestigious collections and museums. She has received many honors and awards. Both of Charles and Elaine Reed’s daughters are also artists. One is a painter and the other is a writer.

After spending a few hours in the company of Chuck Reed during the taping of the oral history, all were inspired by his admirable humility. Although the focus of the interview was on Chuck Reed, he typically redirected the attention toward the work or to stories about people other than himself — namely his family, his clients,

and his colleagues. True to form, Reed edited the draft of this article with added acknowledgements of his colleagues, thereby improving it with the following list of “especially capable associates”:

- 1) Jay Dusard, “a University of Florida graduate who became a famous photographer of cowboys from the Rio Grande to Canada, who now resides in Douglas, AZ”;
- 2) Tom Bridges, “a University of Florida graduate who was an excellent architectural draftsman”;
- 3) Bob MacDonald, “one of Fort Lauderdale’s best architects”; and
- 4) Bob Daniels, “a University of Florida graduate who was very good at quick sketch architectural presentations.” He also included the following list of “building contractors with exceptional skills”: 1) Ned Smith, who built the Simon and Brill Houses; 2) Bob & Frank Erickson, who built the Ritchie and Jaffe Houses; and 3) Allan Downing, who built the String and Lawson Houses.

Notes

¹ “Morris Lapidus from Wikipedia, *The Free Encyclopedia*”, n.d., < http://en.wikipedia.org/wiki/Morris_Lapidus > (November 21, 2006).

² Horst de la Croix and Richard G. Tansey, *Art through the Ages 8th Edition* (Orlando, FL: Harcourt Brace Jovanovich, 1986), p.483.

³ Kevin Matthews and Artifice, Inc., “Bruce Goff,” Great Buildings Online”, “website < http://www.greatbuildings.com/architects/Bruce_Goff.html > (November 19, 2006).

⁴ Kevin Matthews and Artifice, Inc., “Harwell Hamilton Harris from Great Buildings Online”, website http://www.greatbuildings.com/architects/Harwell_Hamilton_Harris.html (November 19, 2006).

⁵ Allan T. Shulman, “Igor Polevitzky’s Architectural Vision for a Modern Miami”, *The Journal of Decorative and Propaganda Arts*, Florida Theme Issue, Issue 23 (1998)

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III. Home Chronology of Development and Use

A. Long History of Major Alterations & Renovations Approved by City Planning and HPB

- 1. Original architectural style and elements from 1958 design effectively destroyed.**



ARCHIVE PHOTO 6001 NORTH LAKE DRIVE



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- b. “Conversion” approved by HPB in 2007.



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c. Severe termite damage (*circa* 2021)



Termite damage to support beams and support walls within the home.



Termite damage to ceiling truss

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Water and termite damage to doors.

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d. Ceiling and support damage.

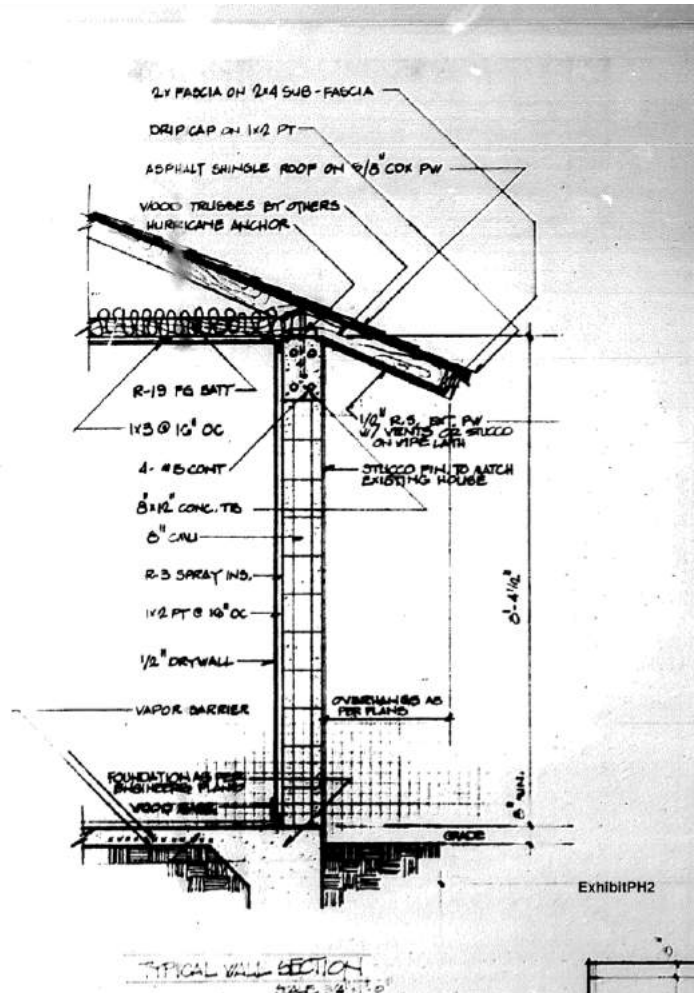


e. Video of water pouring into home during rainstorm from termite damage.
Exhibit Video 1



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2. All original 1958 exterior materials were removed or permanently altered during the 1986 renovations. Dr. Diamond told us that the extensive renovations were all easily approved including the requested second story addition. Per our recent conversation with Mr. Diamond, he explained their processes for extensively redesigning his home. He loved his home and told us he had never heard nor thought his home was historic or special even after purchasing it from the original owners, the Ritchie's.



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| JOB CARD | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------|-------------------------|--------------------------------------------------------|--------|---------|---------------------------------------------------------------------------------------|
| OWNER Dr. Diamond | | | | JOB ADDRESS 1051 S. North Lake Dr. | | | |
| LEGAL DESCRIPTION | LOT NUMBER 29 - 30 | | BLOCK 48 | SUBDIVISION OR ADDITION Hollywood Lakes 1-32 | | | |
| MICROFILM NO. 84-082 | ARCHITECT Designs M.D. | | FEE \$ 465.00 | VALUATION \$ 90,000; | | | |
| DESCRIPTION OF CONSTRUCTION Relocate kitchen add bedroom, living room and bath 2 story | | | | | | | <input type="checkbox"/> SEPTIC TANK <input checked="" type="checkbox"/> SEWER TAP |
| TYPE PERMIT | NUMBER | DATE | CONTRACTOR | TYPE PERMIT | NUMBER | DATE | CONTRACTOR |
| BUILDING 1914 | 6527 | 4-22-83 | DiTocco | SEPTIC/SEWER | | | |
| ROOF 2293 | 83561 | 8-4-83 | Plantation Co. | AIR/CONDITION | 14929 | 7-21-83 | Passley's AC |
| ELECTRIC-BASIC | 28604 | 5-23-83 | S.R. ELL | MECHANICAL | | | |
| ELECTRIC-SUPP. | | | | SCREEN | | | |
| PLUMBING NO. 12 | 17260 | 5-4-83 | ATLAS RMB | POOL | | | |
| SPRINKLER | 20036 | 7-14-83 | Waterbury SPC | DRIVEWAY 1000 # | 84698 | 9-20-83 | DiTocco |
| L.P. DRY WALL | | | | PATIO or WALK | | | |
| FENCE | | | | | | | |
| NOTES: County Surcharge: 18.00 Energy Bldg. - Furn. letter of Certification prior to C/O Var. #19-2V-83 - Foundation Only FULL PERMIT 6-8-83 | | | | | | | |

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PERMIT REQUIRED

SEPARATE PLUMBING PERMIT REQUIRED

Foundation Only

4/22/83 6527

Owner: **DR. DIAMOND**

Design: **DEDECOY (KITCHEN RELOCATE)**

Location: **1051 S. No. LAKE DR.**

Size: **29' x 30' 48'** H.W. L.A.R.S. P.S. - P.S. 2

Contractor: **D. Tocco CONST.**

License No. **1**

DESIGNS M.D.

Amount: **21054** Fee: **90000**

Check: **1214** Fee: **2293**

Permit: **465.00**

SC: **18.00**

Foundation: **483.00**

3018
96W

GET CHECKS FROM:

1) **UA Room 4/22/83**

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**1051 S Northlake Drive, Hollywood, FL
Certificate of Appropriateness for Demolition and Design
Documents to be Presented to City Planning by May 2, 2022**

Building Division
Permit Self-Service
Application / Permit Data
Plan Review Status
Inspection Results
Register for Email
Notification

[Register for E-Mail Notifications](#)

New Search Permit Reviews Inspections Contractor

Permit Details

| | | |
|-------------------------------------|---------------------------|--------------------------------|
| Process #: | Permit #: B9207596 | Master Permit: B9207596 |
| Status: Closed | | |
| List All Subpermits | | |

| Site Information | |
|----------------------------------------------|-----------------------------|
| Address: 1051 S NORTH LAKE DR | Folio#: 514214018740 |
| Sub-division: HOLLYWOOD LAKES SECTION | Value: \$14,000.00 |
| Lot: 29 Block: 48 | Sq Ft: 0 |

| Permit Information | |
|----------------------------------------|-----------------------------------|
| Application Type: RE-ROOF-FLAT | Application Date: 00/00/00 |
| Job Name: DIAMOND,J A & MARIA A | Permit Date: 11/16/92 |
| Film Number: 9302633 | CO/CC Date: |
| | Total Fees: \$229.90 |

| Applicant / Contact Information | |
|-------------------------------------------------|--|
| Name: PAUL DAVIS SYSTEMS INC | |
| Address: 1775 BLOUNT RD #408 POMPANO, FL | |

| Property Owner Information | |
|------------------------------------|--|
| Name: DIAMOND,J A & MARIA A | |
| Address: | |

| Contractor Information | |
|-----------------------------------------------------------------------------|--|
| Name: PAUL DAVIS SYSTEMS INC (Permits + Details) | |
| Address: 1775 BLOUNT RD #408 POMPANO, FL | |

**1051 S Northlake Drive, Hollywood, FL
Certificate of Appropriateness for Demolition and Design
Documents to be Presented to City Planning by May 2, 2022**

The HPB's 2008 approval of a "Conversion" of the home further gutted the original home and removed any of the remaining spirit of the Reed-designed home. We have requested a copy of HPB Resolution 08-V-10 that approved this "Conversion" on February 26, 2008, but as of the date of this Memo, we have yet to receive a copy.

| | | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------|----------------|-------------|------------|-------------------------------------|--|--|
| Building Division Permit Self-Service Application / Permit Data Plan Approval Status Plan Review Status Inspection Results Register for Email Notification | Register for E-Mail Notifications | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse; background-color: #004a7c; color: white;"> <tr> <td style="padding: 2px 5px;">New Search</td> <td style="padding: 2px 5px; background-color: #006699;">Permit</td> <td style="padding: 2px 5px;">Approvals</td> <td style="padding: 2px 5px;">Reviews</td> <td style="padding: 2px 5px;">Inspections</td> <td style="padding: 2px 5px;">Contractor</td> </tr> </table> | New Search | Permit | Approvals | Reviews | Inspections | Contractor | | | |
| | New Search | Permit | Approvals | Reviews | Inspections | Contractor | | | | |
| | Permit Details | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 2px;">Process #:</td> <td style="width: 35%; padding: 2px;">Permit #: B07-101928</td> <td style="width: 35%; padding: 2px;">Master Permit: B07-101928</td> </tr> <tr> <td colspan="3" style="padding: 2px; text-align: center;">Status: CLOSED</td> </tr> <tr> <td colspan="3" style="padding: 2px; text-align: center;"> List All Subpermits </td> </tr> </table> | Process #: | Permit #: B07-101928 | Master Permit: B07-101928 | Status: CLOSED | | | List All Subpermits | | |
| | Process #: | Permit #: B07-101928 | Master Permit: B07-101928 | | | | | | | |
| | Status: CLOSED | | | | | | | | | |
| | List All Subpermits | | | | | | | | | |
| | Site Information | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> Address: 1051 S NORTHLAKE DR Sub-division: HOLLYWOOD LAKES SECTION 1-32 B , LOTS 29,30,LESS S 30 FOR ST,TR Lot: Block: </td> <td style="width: 50%; padding: 2px;"> Folio#: 514214018740 Value: \$21,000.00 Sq Ft: 0 </td> </tr> </table> | Address: 1051 S NORTHLAKE DR Sub-division: HOLLYWOOD LAKES SECTION 1-32 B , LOTS 29,30,LESS S 30 FOR ST,TR Lot: Block: | Folio#: 514214018740 Value: \$21,000.00 Sq Ft: 0 | | | | | | | |
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| Permit Information | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> Application Type: CONVERSION Job Name: Film Number: </td> <td style="width: 50%; padding: 2px;"> Application Date: 8/7/2007 Permit Date: 4/22/2008 CO/CC Date: N/A Total Fees: \$678.60 Recorded Payments: \$678.60 Balance: \$0.00 </td> </tr> </table> | Application Type: CONVERSION Job Name: Film Number: | Application Date: 8/7/2007 Permit Date: 4/22/2008 CO/CC Date: N/A Total Fees: \$678.60 Recorded Payments: \$678.60 Balance: \$0.00 | | | | | | | | |
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| Applicant / Contact Information | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;"> Name: IGK DESIGN GROUP INC Address: 5805 SW 21 ST HOLLYWOOD, FL </td> </tr> </table> | Name: IGK DESIGN GROUP INC Address: 5805 SW 21 ST HOLLYWOOD, FL | | | | | | | | | |
| Name: IGK DESIGN GROUP INC Address: 5805 SW 21 ST HOLLYWOOD, FL | | | | | | | | | | |
| Property Owner Information | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;"> Name: RUT,TOMASZ Address: 1051 S NORTHLAKE DR </td> </tr> </table> | Name: RUT,TOMASZ Address: 1051 S NORTHLAKE DR | | | | | | | | | |
| Name: RUT,TOMASZ Address: 1051 S NORTHLAKE DR | | | | | | | | | | |
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1051 S Northlake Drive, Hollywood, FL
Certificate of Appropriateness for Demolition and Design
Documents to be Presented to City Planning by May 2, 2022

Building Division
 Permit Self-Service
 Application / Permit Data
 Plan Approval Status
 Plan Review Status
 Inspection Results
 Register for Email
 Notification

Register for E-Mail Notifications

| New Search | Permit | Approvals | Reviews | Inspections | Contractor |
|------------|--------|-----------|---------|-------------|------------|
|------------|--------|-----------|---------|-------------|------------|

Permit Information

| | | |
|----------------|----------------------|----------------|
| Process #: | Permit #: B07-101928 | Master Permit: |
| Status: CLOSED | | |

Plan Review Status

This screen shows the most current results for each type of review. A blank in the "Approved?" column indicates that the review is pending. To see previous results click "**Review History**" in the left column. To be able to schedule a Final Inspection, ALL the reviews (both current and the ones in the Review History) for each discipline must be a **YES** or **N/A**.

| Date | Time | Comments | Reviewer |
|------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 11/28/2007 | 10:30 AM | Architect or owner should contact Leander in the Office of Planning to discuss previous comment regarding front setback. I left a message with the contact (Jordan) listed in the file and inquired about plans. He said he will relay my message to the owner/architect. | |
| 4/1/2008 | 10:52 AM | As approved by Historic Preservation Board on February 26, 2008. See Reso 08-V-10. | |

| View | Approved? | Review | Date | Reviewer |
|--------------------------|-----------|----------------------|----------|----------|
| Comments | YES | PLANNING-PLAN REVIEW | 4/1/2008 | |
| Comments | YES | PLANNING-PLAN REVIEW | 4/1/2008 | |

| View | Approved? | Review | Date | Reviewer | Review Cycle |
|--------------------------------|-----------|--------------------------------|------------|-----------------------------|--------------|
| Review History | YES | BLDG-STRUCTURAL-PLAN REVIEW | 10/23/2008 | | 7 |
| Review History | YES | PLANNING-PLAN REVIEW | 4/1/2008 | | 2 |
| Review History | YES | PLANNING-PLAN REVIEW | 4/1/2008 | | 2 |
| Review History | YES | BLDG-MECHANICAL-PLAN REVIEW | 10/30/2007 | | 2 |
| Review History | YES | BLDG-MECHANICAL-PLAN REVIEW | 10/30/2007 | | 2 |
| Review History | YES | UTILITIES-DRAINAGE-PLAN REVIEW | 8/27/2007 | CLARISSA IP 954-921-3915 | 1 |
| Review History | YES | ENGINEERING-PLAN REVIEW | 8/20/2007 | | 1 |
| Review History | YES | BLDG-ELECTRICAL-PLAN REVIEW | 8/16/2007 | | 1 |

**1051 S Northlake Drive, Hollywood, FL
Certificate of Appropriateness for Demolition and Design
Documents to be Presented to City Planning by May 2, 2022**

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------|-------------------|----------------------------------------|----------|-----------------------------------------------------------------------------------------|--|--|
| Building Division Permit Self-Service Application / Permit Data Plan Review Status Inspection Results Register for Email Notification | Register for E-Mail Notifications | | | | | | | | | | | | | |
| | <div style="display: flex; justify-content: space-around; background-color: #0056b3; color: white; padding: 2px;"> New Search Permit Reviews Inspections Contractor </div> | | | | | | | | | | | | | |
| | Permit Details | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Process #:</td> <td style="width: 33%;">Permit #: B0004818</td> <td style="width: 33%;">Master Permit: B0004818</td> </tr> <tr> <td colspan="3" style="text-align: center;">Status: Closed</td> </tr> <tr> <td colspan="3" style="text-align: center;"> List All Subpermits </td> </tr> </table> | | | | | Process #: | Permit #: B0004818 | Master Permit: B0004818 | Status: Closed | | | List All Subpermits | | |
| | Process #: | Permit #: B0004818 | Master Permit: B0004818 | | | | | | | | | | | |
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| | Site Information | | | | | | | | | | | | | |
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| | Address: 1051 S NORTHLAKE DR | Folio#: 514214018740 | | | | | | | | | | | | |
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| Permit Information | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Application Type: RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE) Job Name: MICHAELS Film Number: 0022413 </td> <td style="width: 50%;"> Application Date: 00/00/00 Permit Date: 06/28/00 CO/CC Date: Total Fees: \$142.80 </td> </tr> </table> | | | | | Application Type: RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE) Job Name: MICHAELS Film Number: 0022413 | Application Date: 00/00/00 Permit Date: 06/28/00 CO/CC Date: Total Fees: \$142.80 | | | | | | | | |
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| Applicant / Contact Information | | | | | | | | | | | | | | |
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| Name: AFFORDABLE ROOFTEC Address: 2117 SW 57TH AVE WEST PARK, FL | | | | | | | | | | | | | | |
| Property Owner Information | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100%;"> Name: MICHAELS,ALEXANDER Address: </td> </tr> </table> | | | | | Name: MICHAELS,ALEXANDER Address: | | | | | | | | | |
| Name: MICHAELS,ALEXANDER Address: | | | | | | | | | | | | | | |
| Contractor Information | | | | | | | | | | | | | | |
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| Name: AFFORDABLE ROOFTEC (Permits + Details) Address: 2117 SW 57TH AVE WEST PARK, FL | | | | | | | | | | | | | | |

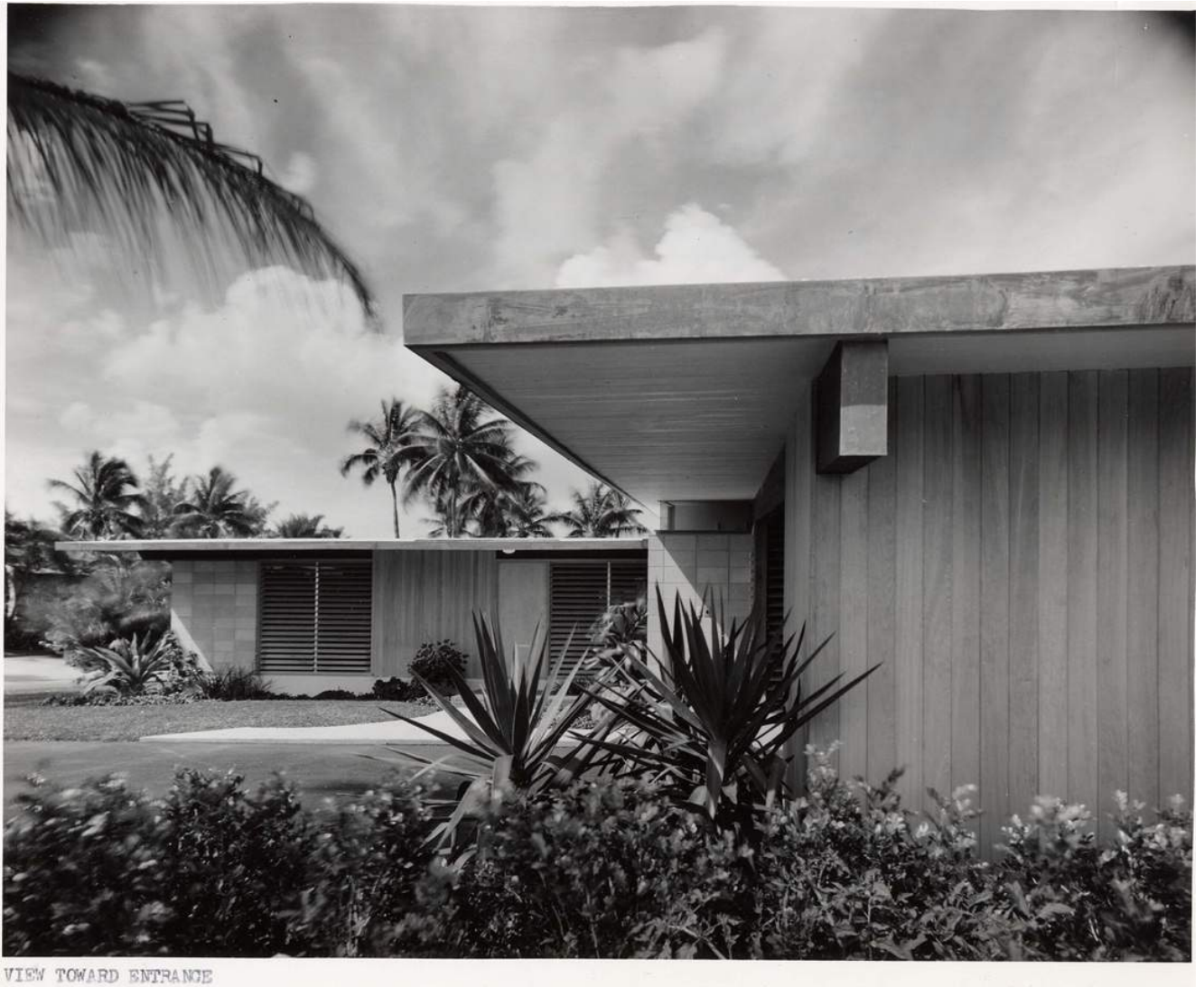
The above-approved Hollywood permits from 1986-2008 allowed the complete gutting and redesign of both the interior and exterior of the home. These dramatic and major modifications of the original structure included but were not limited to removal of the exterior cypress wood; permanently covering all polished concrete blocks with white stucco, plaster board and brick façades; addition of a large and heavy river stone wall at the house entrance; and removal of extended glue lam eaves/beams. In addition, the original asphalt shingle roof was completely replaced, mostly with heavy Mediterranean barrel tiles. Due to these modifications, disjointed forms were imposed, thereby augmenting as well as replacing portions of the original home. As can easily be seen from the provided photographs, this resulted in a loss of the original low-slung roofing and the mixing of taller incompatible roof lines. Our Delray Beach-based architect refers to the 2020 house as “a cacophony of unsympathetic forms.” For additional comments by him regarding the extremely poor condition of our home and its numerous major renovations, see the video recording of the HPB hearing of February 8, 2022, at about 46 minutes into the 2-hour, 11-minute recording.

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The following photographs compare the original 1958 home with the *circa* 2019 home as it looked from the street after all of the above-detailed renovations and the HPB-approved “conversion” of the home in 2008.



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B. Very Poor Condition of Home at Time of Partial Demolition in 2021

- 1. Severe Termite, Storm and Mold Damage (as shown above) Despite Repeated, Expensive Attempts to Ameliorate Damage.**
 - a. Home Inspection, May 2018, ATTACHMENT B Additional Documents.**
 - b. Major roof repair August 2018, ATTACHMENT B Additional Documents.**
 - c. Multiple termite treatments per professional contracts from 2018-2021.**
 - 1. Subterranean treatments (twice).**
 - 2. Drilling into home foundation.**
 - 3. Drilling into wood structures.**
 - 4. Spraying of above-ground wooden structures.**
 - 5. Additional contract for wood boring termites.**
- 2. City Planning and HPB Fully Aware of Home's Rapidly Deteriorating Structural Condition**
 - a. Letter to Honorable Josh Levy, Mayor of Hollywood, January 25, 2021 (copied City Planning), ATTACHMENT B Additional Documents.**
 - 1. "extensive termite damage."**
 - 2. "severe hurricane damage."**
 - 3. "damage to the roof."**
- 3. Attempts were made at the HPB hearing to explain and demonstrate the poor condition of home at the time of the partial demolition.**
 - a. Physical evidence was presented but basically ignored.**
 - b. Neighbors attempted to give first-hand experience of the home's poor condition.**

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C. The Scope and Extent of City Planning Building Permits Require Original Home be Demolished.

- 1. USACE requires home elevation to be raised.**
 - a. City Planning home elevation requirements constantly changed.**
 - 1. 4'10" → 5' → 8' → 6' → 9' → 6'6"**
- 2. Home located in High-Velocity Hurricane Zone.**
 - a. Strict building codes not applicable to a 1958-type structure.**
 - b. High impact windows and doors required.**
 - c. Rigorous requirements for building materials.**

IV. Determination of Non-Historical Significance of the Home

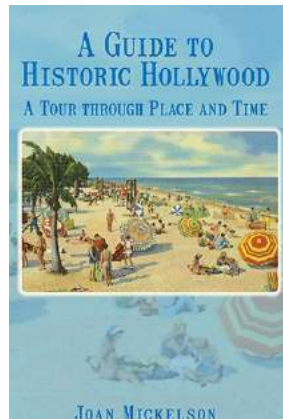
A. Not Designated by City as Possibly Historic Until Very Recently

- 1. First time “officially” designated as historic was by HPB in 2022.**

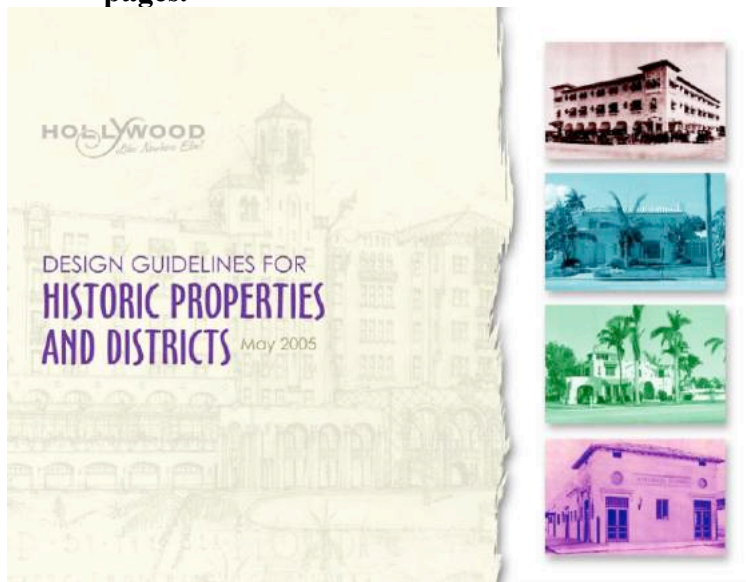
B. History Fails to Support Historic Designation by HPB

- 1. We had not located property in the ‘Historic Properties Database.’**
 - a. As far as we can determine, property had not been individually designated per ‘Florida Site File.’**
 - b. No mention of possible historic designation of home on any documents associated with our purchase of the home.**
 - 1. Realtor Jeff Mager, the sales agents who represented us for the purchase of the property in 2018, recently told us he was unaware of any historic designation of our home, either now or then.**
- 2. “Ritchie House” not included in Joan Mickelson’s excellent ‘A Guide to Historic Hollywood – A Tour Through Place and Time’ (2005).**

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- a. **Only one house mentioned as historic on “North Lake Drive.”**
 - 1. **“815 North North Lake Drive,” page 210.**
- b. **We did not notice any mention of Charles Reed, Jr. in the book.**
 - 1. **Mentions architect whom he trained under.**
- 3. **Andrew Cariaso visited the Hollywood Historic Society (HHS) in early 2021**
 - a. **No archival history of 1051 S Northlake Drive was found.**
- 4. **“Ritchie House” not included in the extensive “Design Guidelines for Historic Properties and Historic Districts, Hollywood, City of Hollywood,” May 2005, 141 pages.**



- a. **Charles Reed, Jr. featured as a “prominent architect”, page 53**
 - 1. **Only discusses the “Polevitzky home” at 1519 Harrison St.**

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- 5. HHS, HLCA, City Planning and HPB Failed to Inform Us About the Supposedly Historic Designation of Our Home or its Design by Charles Reed, Jr.**
 - a. Despite our personal interactions with Terry Cantrell, Clive Taylor and others prior to 2021.**
 - 1. Including at Hollywood Lakes Civic Association social meeting for new members.**
 - b. July 2021 was the first time any of us remember City Planning mentioning Charles Reed despite our working with them since October 2020.**
- 6. Repeated Requests to City Planning to Schedule HPB Meeting.**
 - a. Application submitted and paid on April 6, 2021, for ‘Requesting Review by Historic Preservation Board for Approval.’ ATTACHMENT B Additional Documents**
 - 1. HPB meeting not scheduled by Planning until early 2022.**
- C. Home No Longer Possesses Distinct Historical Charles Reed, Jr. Architectural Features**
 - 1. Lack of historic materials and architectural integrity**
 - a. See information and pictures provided above and in the Exhibits.**
 - 2. No longer retains aspects of integrity related to design, materials workmanship and/or spirit**
 - a. Louis Friend, ‘Hollywood Houses – The Work of Architect Charles Reed, Jr.,’ Broward Legacy, 2007, Vol. 27, No. 1, 25-43.**
 - 1. “One only needs to inspect the irreversible and inappropriate modifications to the Ritchie House to realize what is at stake”, (underlining added) page 41, third column.**
 - 2. “Fig. 22b – Current photo of Ritchie Houses showing modification inappropriate for the architectural style of the Ritchie House,” (underlining added) page 43, top.**
 - 3. No longer possesses its original historic character**
 - a. See information and pictures provided above and in the Exhibits.**

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- 4. Could be reproduced only with great difficulty and/or expense**
 - a. HPB inappropriately asserts at the hearing that we can afford to rebuild it back to what it was in 1958. Video recording of the HPB hearing of February 8, 2022, at about 1 hour, 22 minutes into the 2-hour, 11-minute recording.**

D. Not a Contributing Structure or Definitive Piece of Architecture That is Vital to the Continued Perseverance of the Historic Hollywood Lakes Section

- 1. Not among the last remaining examples of its kind in Hollywood**
 - a. Indisputable that other excellent examples of original homes designed by Charles Reed, Jr. still remain within Hollywood**
 - 1. Louis Friend, ‘Hollywood Houses – The Work of Architect Charles Reed, Jr.,’ Broward Legacy, 2007, Vol. 27, No. 1, 25-43.**
 - a. Documents 10 homes in Hollywood designed by Charles Reed, some of which remain nearly intact. Page 28, first column.**
 - 2. Terry Cantrell admits on the public record that many other good examples of the work of Charles Reed, Jr. still remain within Hollywood.**
 - a. “dozens of them, at least 8, or 10, or 12, ... scattered about the City” (paraphrase of video of HPB hearing on February 8, 2022, at about 43 minutes into the 2-hour, 11-minute recording).**
- 2. Not indicative of a style of a determinative purpose.**
 - a. The “irreversible and inappropriate modifications” to the original home detailed above and in the Exhibits.**
- 3. Fails to provide an opportunity for study of local history, architecture or design.**
 - a. The “irreversible and inappropriate modifications” to the original home detailed above and in the Exhibits.**

V. Consistency of Remodel Design with the Comprehensive Plan

A. Original Architectural Feel & Elements Reintroduced in Proposed Design

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B. Proposed Design Compatible with Adjacent Properties and Surrounding Area

- 1. Proposed design will not adversely impact the historic character of the Hollywood Lakes Historic Section.**
 - a. See ‘ATTACHMENT C Neighborhood’ for pictures of neighboring houses.**
- 2. Proposed design compatible with the character of the neighborhood with regard to scale, materials, texture, and color.**
 - a. See ‘ATTACHMENT C Neighborhood’ for pictures of neighboring houses.**

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- 3. Proposed landscaping will contain a variety of native and other compatible plant types and forms**
 - a. Native plants newly introduced into the property since we assumed ownership.**
 - 1. *e.g.* wild coffee, coral honeysuckle, coontie cycad, *Guaiacum sanctum* named “Hollywood,” sage, Juda’s bush, portia tree, seagrape, beach sunflower, milkweed...**
 - b. Existing mature trees will be preserved**
 - c. Newly built, fully-permitted dock utilizes environmentally friendly materials.**
 - 1. Allows light through dock for critically important seagrasses and other aquatic plants.**
- C. Investment in Remodeled Home Maximizes Property Use and Further Revitalizes Neighborhood**
 - 1. Home prior to partial demolition was a non-contributing structure.**
 - a. Our architect refers to the 2020 house as “a cacophony of unsympathetic forms.”**

VI. Protracted and Inefficient City Planning Permitting Process

- A. Repeated Changes in Planning Administrator Resulted in Uneven and Disrupted Permitting Process**
 - 1. COVID protocols further exacerbated an already untenable situation.**
- B. The Partial Demolition was Consistent with the Approved Submitted Demolition Plans by an Experienced, Local GC**
- C. Partial Demolition Primarily Removed Wooden Structures, Mostly Windows and Doors**
 - 1. Concrete walls of the original, but greatly altered 1958 structure are mostly intact.**

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