


**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: January 24, 2017 **FILE:** 16-CV-81
TO: Historic Preservation Board
VIA: Alexandra Carcamo, Principal Planner 
FROM: Karina da Luz, Planning Administrator
SUBJECT: Seahorse Oceanside Apartments Condominium, request a Variance and a Certificate of Appropriateness for Design for a garage enclosure to an existing multiple-family building located at 201 Van Buren Street, within the Hollywood Beach Historic Overlay District.

APPLICANT'S REQUEST

Variance and Certificate of Appropriateness for Design for a garage enclosure to an existing multiple-family building located within the Hollywood Beach Historic Overlay District.

Variance 1: To waive the required setback of 5 feet.

STAFF'S RECOMMENDATION

Variance 1: Approval.

Certificate of Appropriateness for Design: Approval.

BACKGROUND

The existing three-story building, constructed in 1961 (based on Broward County records), on an approximate 0.29 acre lot is located at 201 Van Buren Street. The architectural style is Streamline - Art Moderne, which is appropriate to the setting, the time of construction, and is associated with the earliest development period of the city. The style, which began to flourish in the 1930s, became a futuristic form of architectural expression by rejecting the traditions and looking toward the future.

REQUEST

The Applicant is requesting a Variance and Certificate of Appropriateness for Design for a garage enclosure to an existing multiple-family building located at 201 Van Buren Street; the proposal includes a roll-up gate securing the existing parking area.

At the rear of the existing three-story building is an existing parking area accessory to the structure, which faces South Surf Road, totaling approximately 3,000 square feet. The parking area consists of 14 parking spaces; the existing parking area is paved and has a canopy that extends to the property line on the west side of South Surf Road. The exterior features of the roll-up gate will match the design and style of the building today. As demonstrated in the plans, the Applicant proposes to continue the existing line of the canopy; therefore, the Applicant is requesting a Variance to waive the required setback of 5 feet for the enclosure. The proposed garage enclosure is consistent with the architectural features of the building and its main purpose is to provide safety for the residents.

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 request is consistent with the character of the Hollywood Beach Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE INFORMATION

Applicant/Owner: Seahorse Oceanside Apartment Condos
Address/Location: 201 Van Buren Street
Size of Property: 12,800 sq. ft. (0.29 acre)
Present Zoning: Broadwalk Historic District Commercial (BWK-25-HD-C)
Present Use of Land: Residential
Year Built: 1961 (Broward County Property Appraiser)

ADJACENT ZONING

North: Broadwalk Historic District Commercial (BWK-25-HD-C)
Hollywood Beach Historic Overlay District (HPOD-3)
South: Broadwak Historic District Residential (BWK-25-HD-R)
Hollywood Beach Historic Overlay District (HPOD-3)
East: Broadwalk
West: Beach Resort Commercial District (BRT-25-C)
Hollywood Beach Historic Overlay District (HPOD-3)

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 garage enclosure is consistent with the scale and massing of the adjacent neighborhood, allowing the Applicant to secure the property utilizing elements that will improve the existing structure while maintaining the character of the Broadwalk. The new roll-up gate will enhance the area and provide a more enjoyable experience to patrons.

The request is consistent with the Comprehensive Plan based upon the following:

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving Hollywood Beach and its contribution to the quality of life for all residents and visitors of the City. It addresses the need for strict design controls to maintain the individual character of each neighborhood and the Broadwalk. The proposed garage enclosure is sensitive to the character of the Historic Beach Overlay District.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

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

The proposed request is consistent with residents' desire to maintain the Beach's unique charm while providing security to the existing building and maintaining the scale and character with adjacent buildings.

CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The Hollywood Beach Community Redevelopment Area (CRA) Master Plan places an emphasis on preserving the character and scale of Hollywood Beach. Hollywood Beach is notable for its natural beauty, intimate scale of architecture and the historic Broadwalk, which helps define the Beach as a unique resort destination in South Florida. The Master Plan is based on two overarching principles with a series of recommended strategies and actions to establish Hollywood Beach as an economically and environmentally sustainable community.

The intent of Strategy 1.1 is to protect features of the Broadwalk that are unique, character defining features of the Beach's urban form. Additionally, Action Item 5 under this strategy expresses creative design on the ground floor of structures. The proposed garage enclosure provides additional security for the residents and to the surrounding neighborhood.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance 1: To waive the required setback of 5 feet.

CRITERIA 1: That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

ANALYSIS: Setback requirements are established throughout the City to provide separation standards based on the desired character, scale and intensity of development appropriate to each neighborhood. Specifically, the beach setback regulations encourage the configuration of multiple lots while creating an environment, which directs and supports focus on the Broadwalk. The proposed garage enclosure is compatible with these provisions, as the existing canopy over the parking area exists within the required setbacks and the Applicant's intent is to continue the roll-up gate along existing line of the canopy.

FINDING: Consistent.

CRITERIA 2: That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The current canopy is consistent with other buildings in the surrounding area, which provide little or no setback. Additionally, as stated above, the proposed roll-up gate is not an opaque barrier; they contain spaces allowing for air to pass unobstructed and visibility throughout. Finally, the proposed garage enclosure will provide much desired security for the residents; as such, the request is not detrimental to the community.

FINDING: Consistent.

CRITERIA 3: That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: Recommendations for Central Beach within the City-Wide Master Plan encourage setbacks that "...recognize the urban character of [this area] and are specifically tailored to these needs as opposed to setback requirements that are based on mainland criteria." If approved, the requested variance maintains consistency with these guidelines by creating a new garage enclosure, which improves the structure by providing security while enhancing the building.

FINDING: Consistent.

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: Allowing for reduced setbacks on the west side allows the Applicant to provide reasonable security without compromising the aesthetics of the existing building. This is a minimal variance reasonably necessary to accommodate improvements of this parcel, as such, is not economically based or self-imposed. According to the Applicant, "In order to have security and safety for our residents, we are applying for a variance from the current setback codes and an appropriateness of design from the City of Hollywood for our enclosure."

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA: INTEGRITY OF LOCATION

ANALYSIS: The Applicant is proposing a garage enclosure in order to provide security and privacy with the addition of a roll-up gate to the existing parking area. The proposed design will preserve the architectural style of the building, as well as privacy to surrounding structures. As stated by the Applicant, "Our carport area faces the alley across from a privacy wall and a dumpster. We have designed a secured enclosure that is compatible with our building and its surroundings."

FINDING: Consistent.

CRITERIA: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages additions to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. 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. The proposed garage enclosure will not affect the architectural feature of the building. According to the Applicant, "We are not trying to construct anything that is not suitable in appearance to the area."

FINDING: Consistent

CRITERIA: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment*. The request as proposed demonstrates the compatibility between the existing building and neighborhood and does not disrupt the relationship.

FINDING: Consistent.

CRITERIA: MATERIALS

ANALYSIS: The Historic Design Guidelines state that 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 are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The exterior features of the roll-up gate will match the design and style of the building.

FINDING: Consistent.

CRITERIA: WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. The design of the proposed garage enclosure is consistent with current workmanship styles and methods. As stated by the Applicant, "Our carport area faces the alley across from a privacy wall and a dumpster. We have designed a secured enclosure that is compatible with our building and its surroundings."

FINDING: Consistent.

CRITERIA: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district*. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT C: CRA Letter of Support

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: Nov 8 2016

Location Address: _____

Lot(s): SEAHORSE OCEANSIDE APTS Block(s): 10 Subdivision: _____

Folio Number(s): 514213 CA 000

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: Condominium Sq Ft/Number of Units: 19

Is the request the result of a violation notice? () Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: INSTALL SECURITY ENCLOSURE TO PARKING AREA

Number of units/rooms: 19 Sq Ft: _____

Value of Improvement: 50K Estimated Date of Completion: _____

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

Name of Current Property Owner: SEAHORSE OCEANSIDE APTS CONDOS

Address of Property Owner: 201 VAN BUREN ST HF 33019

Telephone: _____ Fax: _____ Email Address: jaceaton@msn.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

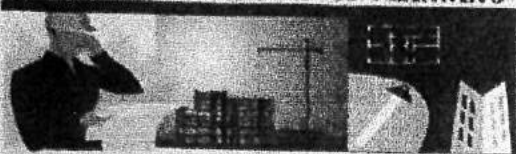
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Sharon Usinger (pres)

Date: 11/10/16

PRINT NAME: SHARON USINGER

Date: _____

Signature of Consultant/Representative: John F. Toro

Date: 10/20/2016

PRINT NAME: John F. Toro

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Carport enclosure to my property, which is hereby made by me or I am hereby authorizing (name of the representative) John Toro to be my legal representative before the Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 10 day of November

Samuel J. Martello, Jr.
Notary Public State of Florida

Sharon Usinger (pres)
SIGNATURE OF CURRENT OWNER

SIGNATURE OF CURRENT OWNER

SHARON USINGER

PRINT NAME

My Commission Expires: SAMUEL J. MARTIELLO, JR. (Check One) 7 Personally known to me; OR _____



SAMUEL J. MARTIELLO, JR.
MY COMMISSION # EE 846558
EXPIRES: February 25, 2017
Bonded Thru Budget Notary Services

City of Hollywood

Subject: Enclosure of carport into secured parking

Seahorse Oceanside Condo Assoc.

Criteria Statement

Our building at 201 Van Buren St currently has a carport area of parking for the owners of the units in our condo building. We have in the past and are currently experiencing numerous (so far 13 count) acts of vandalism, theft of articles, a stolen car, human toileting and vomit (continuous after weekend or holidays), and homeless sleepers in our carport area. These are occurring in daylight (including mid-day when car was stolen) as well as night, even with motion detection, surveillance camera, and a well lit area.

We are located on the broadwalk beach area of Hollywood, 1 block south of Hollywood Blvd. Our carport area is located behind the building on the alley where no view is available from people on the broadwalk, making it prime conditions for vandalism and pseudo toilet facilities. After extensive research of contacting, defining, and designing what can be allowed by fema and flood zoning laws, we finally found a fabricator who could manufacture at reasonable cost an enclosing structure that would fit within our situation and submitted all the necessary information/costs for permits on October 27, 2014. While we are not a historic building, we are located in a designated historic area. We are not trying to construct anything that is not suitable in appearance to the area; indeed the same style has been used 2 blocks south of us and elsewhere on the broadwalk. We are aware of and are not conflicting with any city zoning and planning of land development regulations.

Our building is non-compliant with the current set back codes which were changed after the building's construction, therefore we were grandfathered in. In order to have security and safety for our residents, we are applying for a variance from the current set back codes and an appropriateness of design from the City of Hollywood for our enclosure. Our carport area faces the alley across from a privacy wall and a dumpster. We have designed a secured enclosure that is compatible with our building and its surroundings.

After 2 years, our residents are anxiously awaiting an attractive as well as safe parking area. Thank you for helping to make this possible.

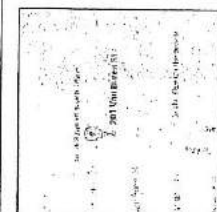
Regards,

The Seahorse Condo Assoc.

[illegible]

PAUL GONZALEZ, P.E.
C. No. 50753

5-1
FRET MUGEN



SITE PLAN

3.7.3

SCOPE OF WORK:

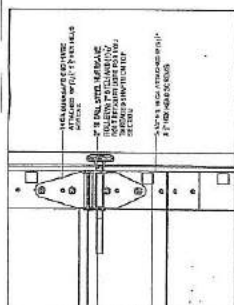
1. NEW AUTOMATIC OPERATED GATES TO BE INSTALLED IN EXISTING PARKING.

NOTE

ELECTRICAL SCOPE UNDER A
DIFFERENT PERMIT

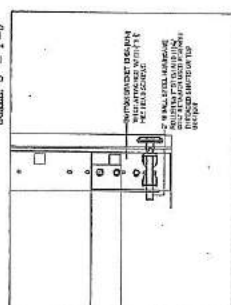
SPECIFICATIONS

3. FINISH: POWDER COATING BASE COLOR: SHERWIN WILLIAMS CODE 7552 BACHA DUKES. THE FINISH COATING MUST BE APPLIED AFTER ALL OF THE REQUIRED FABRICATION IS COMPLETE.
2. TOP AND BOTTOM FRAME: 125" ALUMINUM TUBE
3. WELDING: WELDING Dwg. ALLY WHITE COLOS
4. ALL REQUIRED CUTTING, FITTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH THE WELDING SPECIFICATIONS AND SHALL BE IN COMPLIANCE WITH THE WELDING STANDARDS.
5. GATE WILL BE INSTALLED FLANGE, LEVEL AND NO INTERFERENCE. LEAVE APPROXIMATELY 2" MINIMUM BETWEEN FIRST GRADE AND BOTTOM RAIL UNLESS OTHERWISE NOTED. ADJUST THE HARDWARE FOR PROPER OPERATION AND LUBRICATE WHERE NECESSARY.
6. SECTION AND PLATES TO BE FABRICATED WITH ALUMINUM ALLOY 6061-T6.



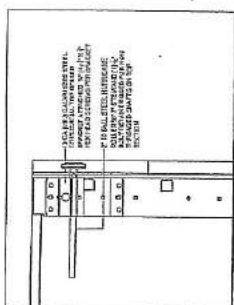
DETAIL 2-END HINGE (TYP.)

SCALE: 3" = 1'-0"



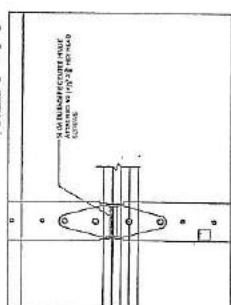
TAIL 4-BOTTOM HINGE (TYP)

SCALE: 3" = 1'-0"



DETAIL 1-TOP HINGE (TYP.)

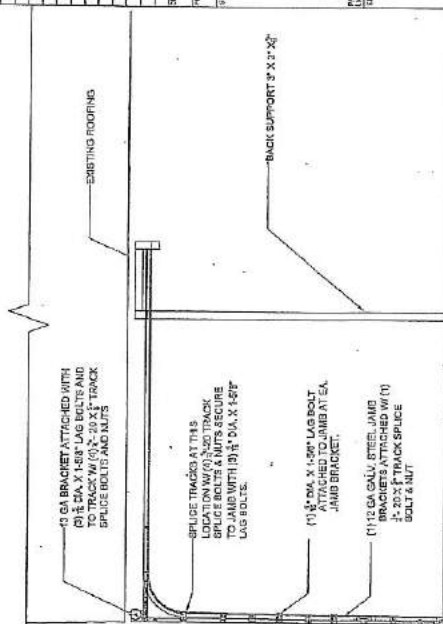
SCALE: 3" = 1'-0"



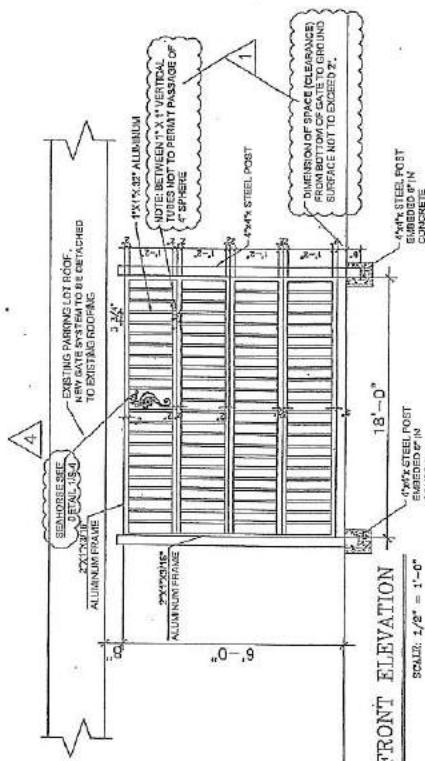
BTAIL 3-CENTER HINGE (TYP.)

CALC: $3'' = 1'-0''$

GATE FLOOR PLAN REFER TO S-3

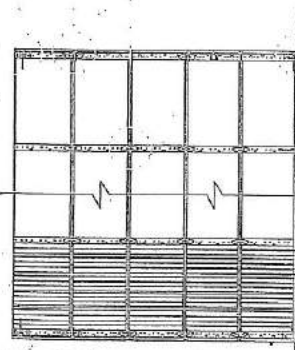


STANDARD TRACK DETAIL

$$\frac{\partial \mathcal{L}}{\partial \mathbf{A}^n} = \mathbf{0}$$


GATE TYPICAL PANEL FRONT ELEVATION

RECEIVED



GATE INTERIOR ELEVATION

RECAP: N.T.S.

201 VAN BEUR RESIDENCE PARKING GATE

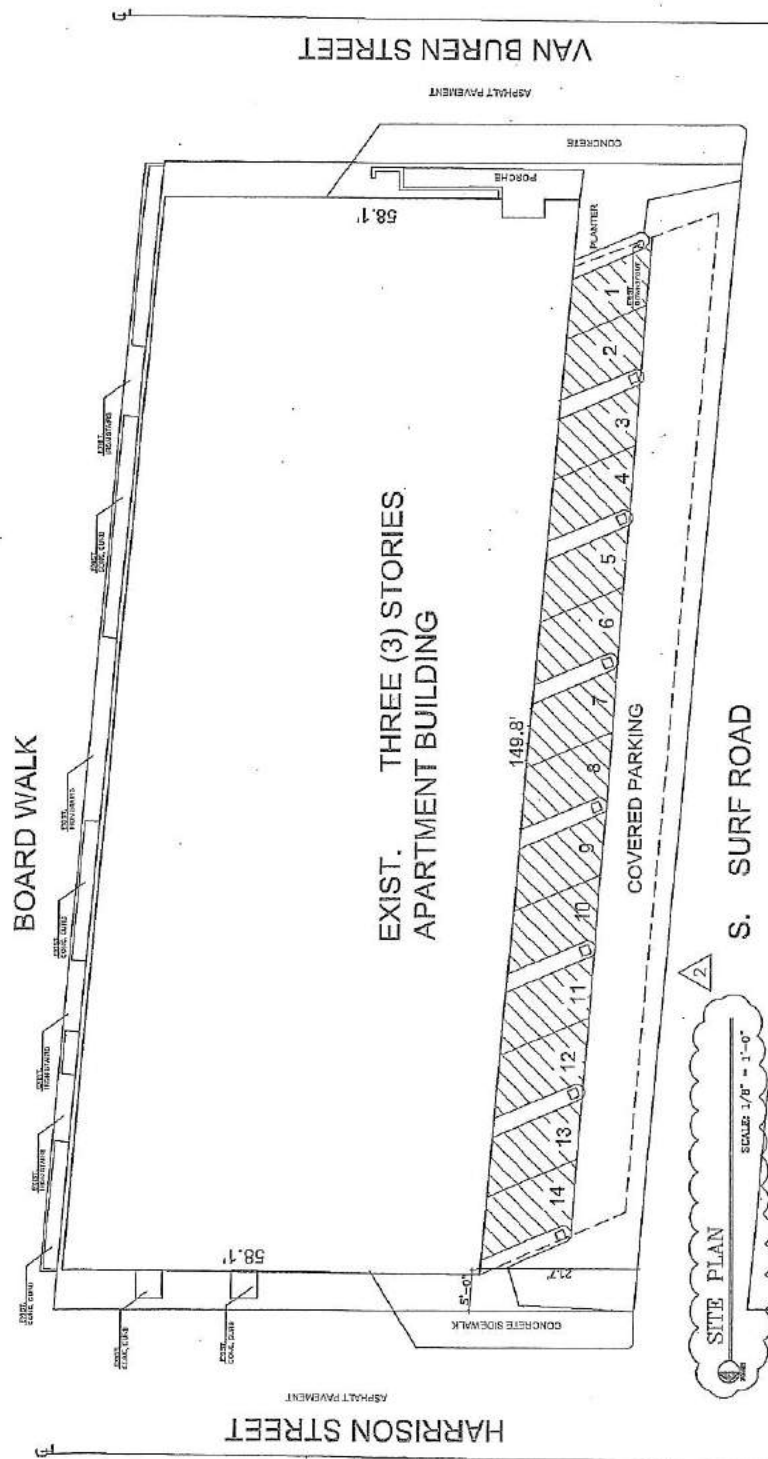
201 VAN BEUR AVENUE
 HOLLYWOOD, FL 33019

PROJECT:

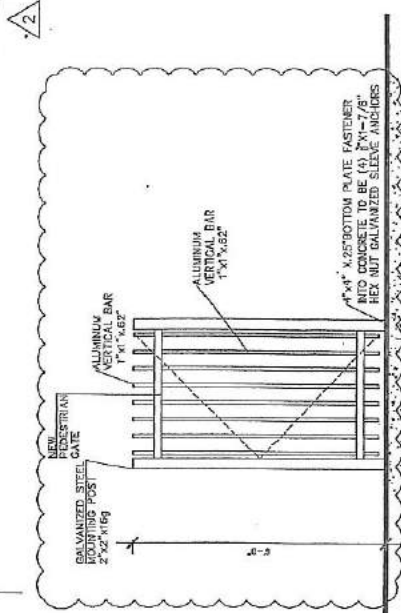
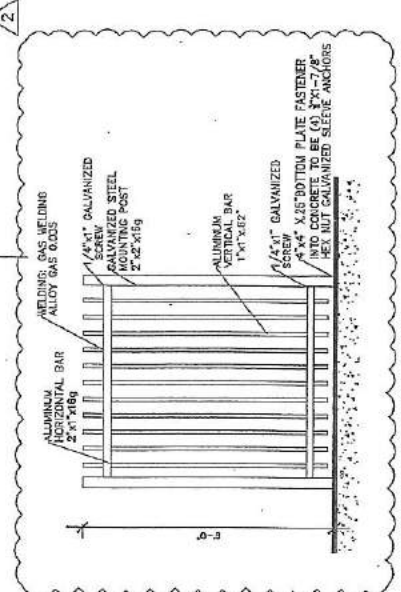
DATE	10/20/2018
BY	PAVEL GONZALEZ
CITY	MIAMI
STATE	FL
COUNTY	DADE
PROJECT NO.	18-001
DATE	10/20/2018
BY	PAVEL GONZALEZ
CITY	MIAMI
STATE	FL
COUNTY	DADE
PROJECT NO.	18-001

PAVEL GONZALEZ, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 12543
 STATE OF FLORIDA
 CIVIL ENGINEERING

SHEET NUMBER
 S-2



SITE PLAN
 SCALE: 1/8" = 1'-0"



3

201 VAN BEUR RESIDENCE PARKING GATE

201 VAN BEUR AVENUE
HOLLYWOOD, FL 33019

PROJECT:

NO.	DATE	REVISION
1	10/10/2019	ISSUED FOR PERMIT
2	10/10/2019	REVISED PER COMMENTS
3	10/10/2019	REVISED PER COMMENTS
4	10/10/2019	REVISED PER COMMENTS
5	10/10/2019	REVISED PER COMMENTS
6	10/10/2019	REVISED PER COMMENTS
7	10/10/2019	REVISED PER COMMENTS
8	10/10/2019	REVISED PER COMMENTS
9	10/10/2019	REVISED PER COMMENTS
10	10/10/2019	REVISED PER COMMENTS

DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT NO.	SCALE
AS SHOWN	AS SHOWN
EXHIBIT NO.	AS SHOWN

PAVEL GONZALEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12501
OFFICE: 10000 N.W. 11TH AVENUE, SUITE 100
DADE COUNTY, FL 33150
TEL: 305-555-1234
FAX: 305-555-1235
WWW.PG-ENGINEERING.COM

DATE: 10/10/2019
SHEET: 1 OF 1
S-4

EXISTING PARKING LOT ROOF.
PAVING SYSTEM TO BE DETACHED
TO EXISTING FOOTING

SEAHORSE SEE
DETAIL 1/S-4

GATE FRONT ELEVATION

SCALE: 1/8" = 1'-0"

4

SEAHORSE SPECIFICATIONS
SEAHORSE SHALL BE WELDED AND POWDER
COATED AT THE TIME OF FABRICATION.

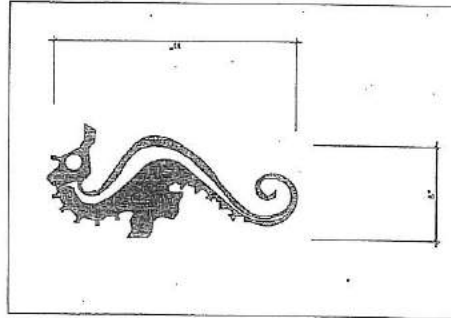
DIMENSIONS:
HEIGHT: 11'-0"
WIDTH: 8'-0"
DEPTH: 1" (THICKNESS)

1. FINISH:
POWDER COATING BASE
COLOR: SHERWIN WILLIAMS
CODE: 6782 DELRAY BLUE
TO MATCH TRIM ON THE BLDG.

2. TOP AND BOTTOM FRAMES:
.125" ALUMINUM TUBE

3. WELDING:
WELDING GAS
ALLOY WIRE 6005

4. ALL REQUIRED CUTTING, FITTING AND WELDING
SHALL BE PERFORMED IN THE MANUFACTURER SHOP
IN ACCORDANCE WITH THE APPROVED
CONTRACT AND SHALL BE IN COMPLIANCE
WITH THE WELDING STANDARDS.

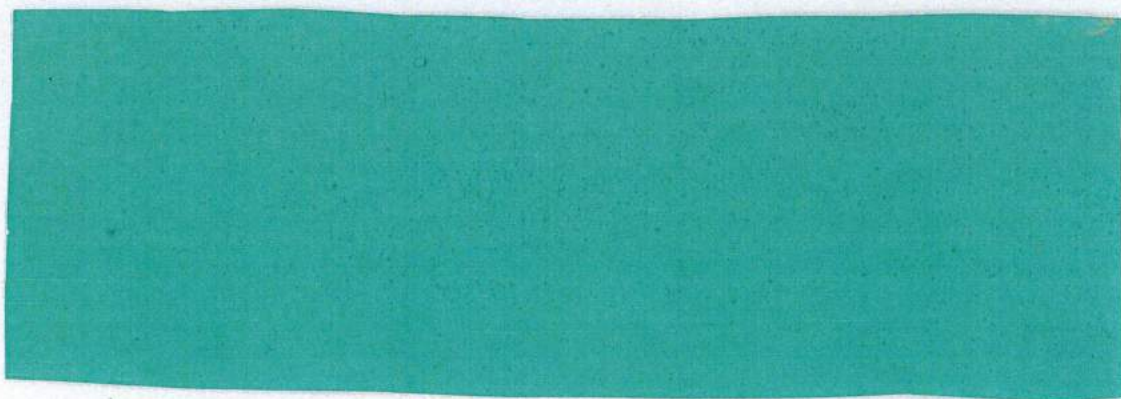
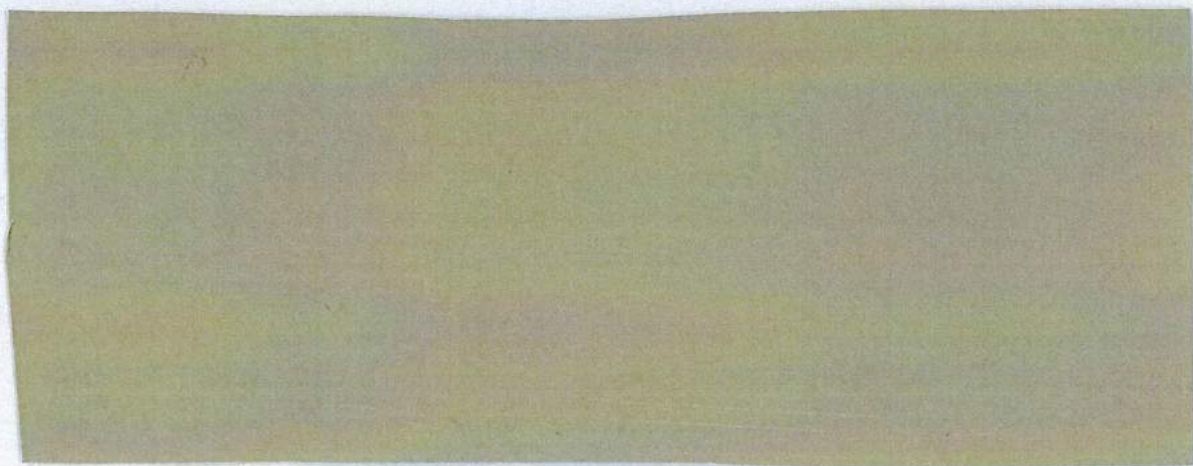


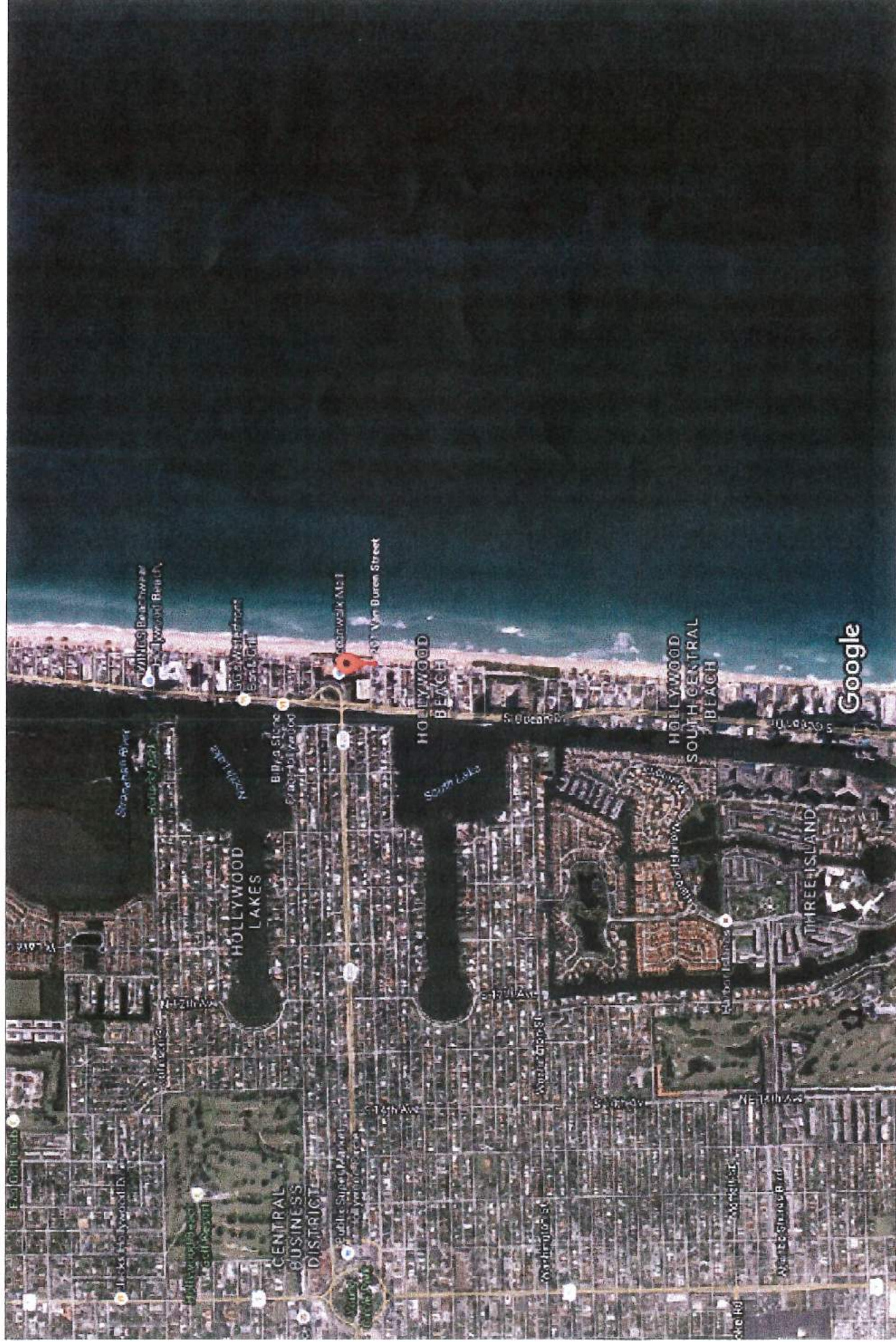
SEAHORSE DETAIL 1/S-4

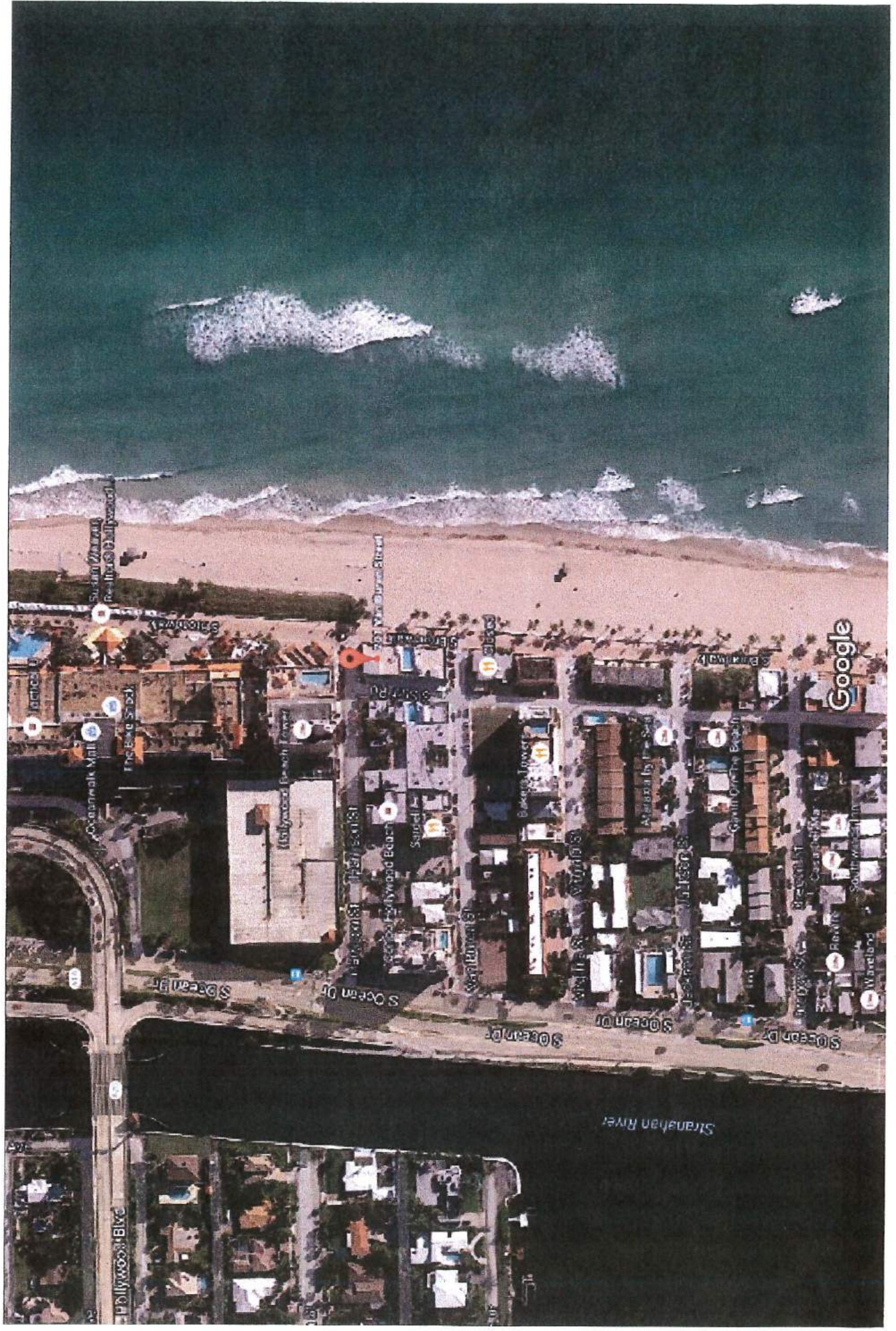
SCALE: 1/2" = 1'-0"

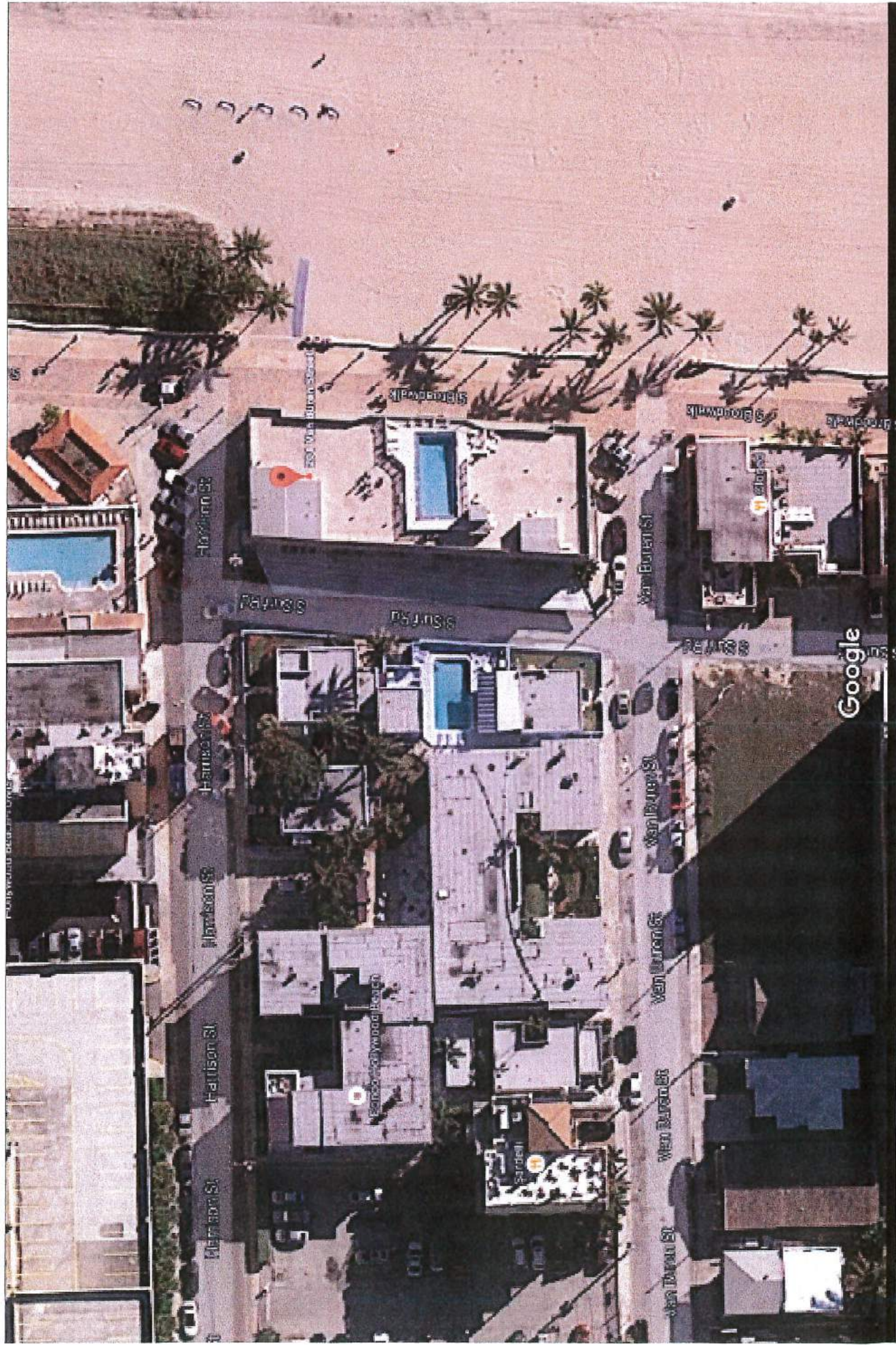


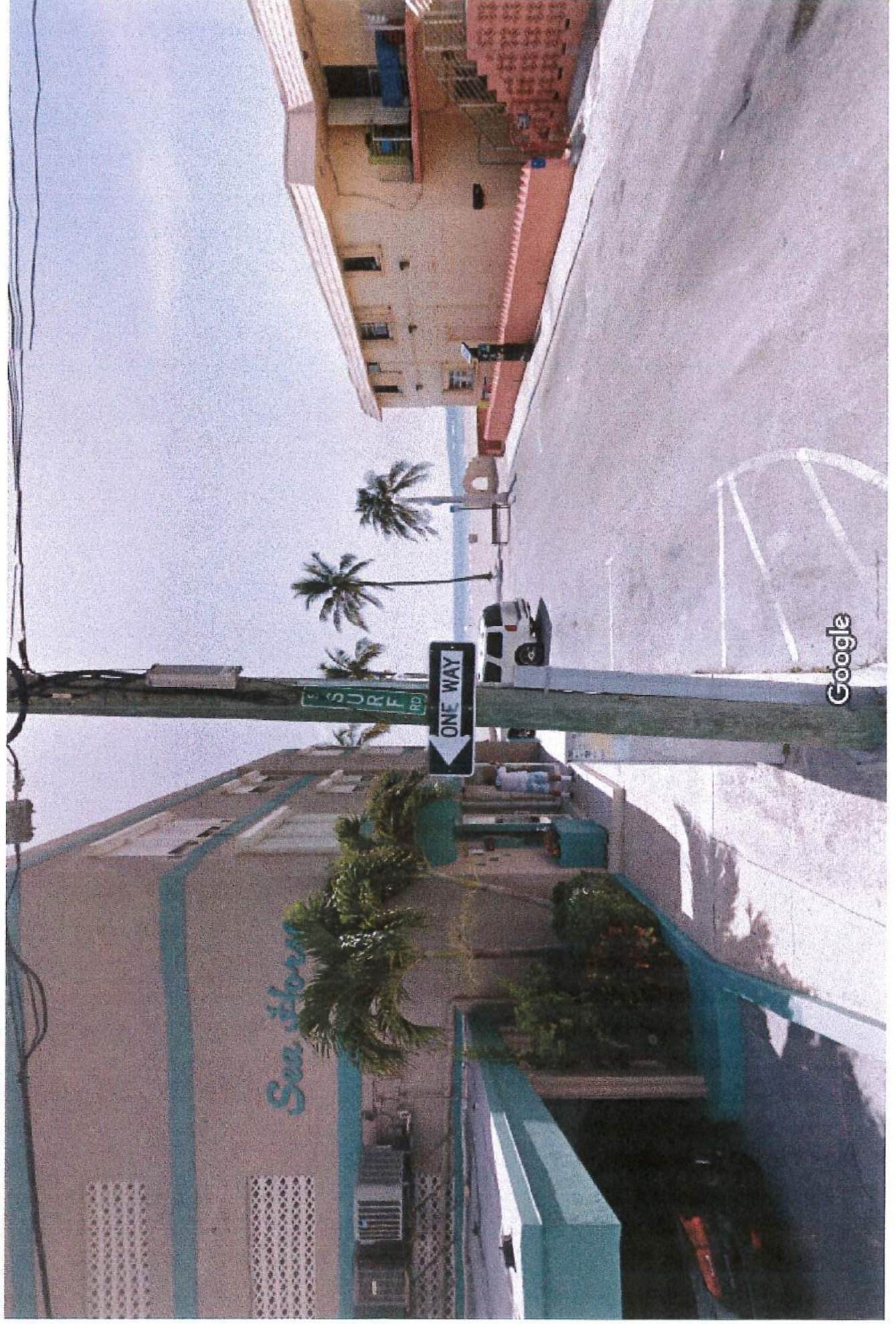
724





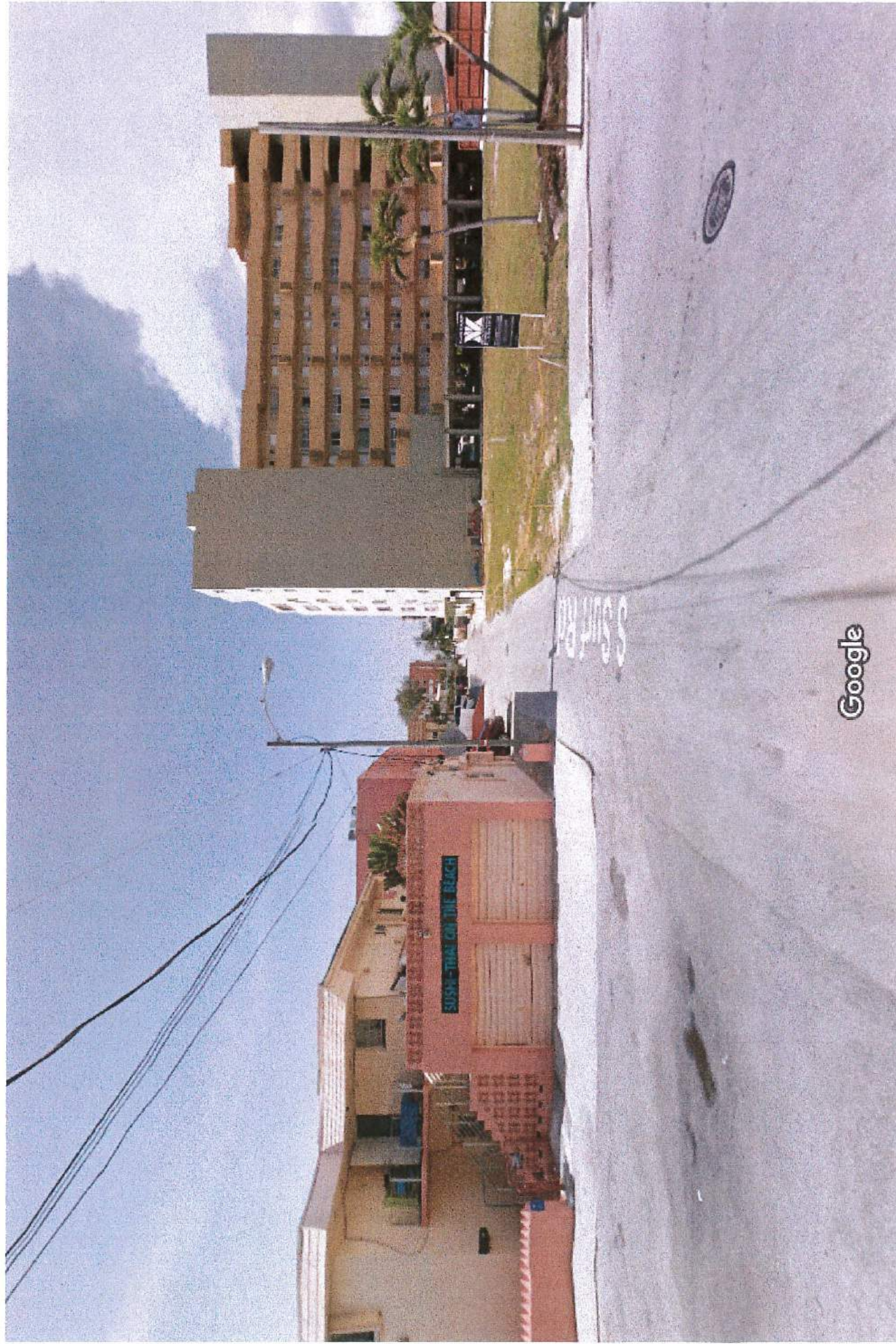






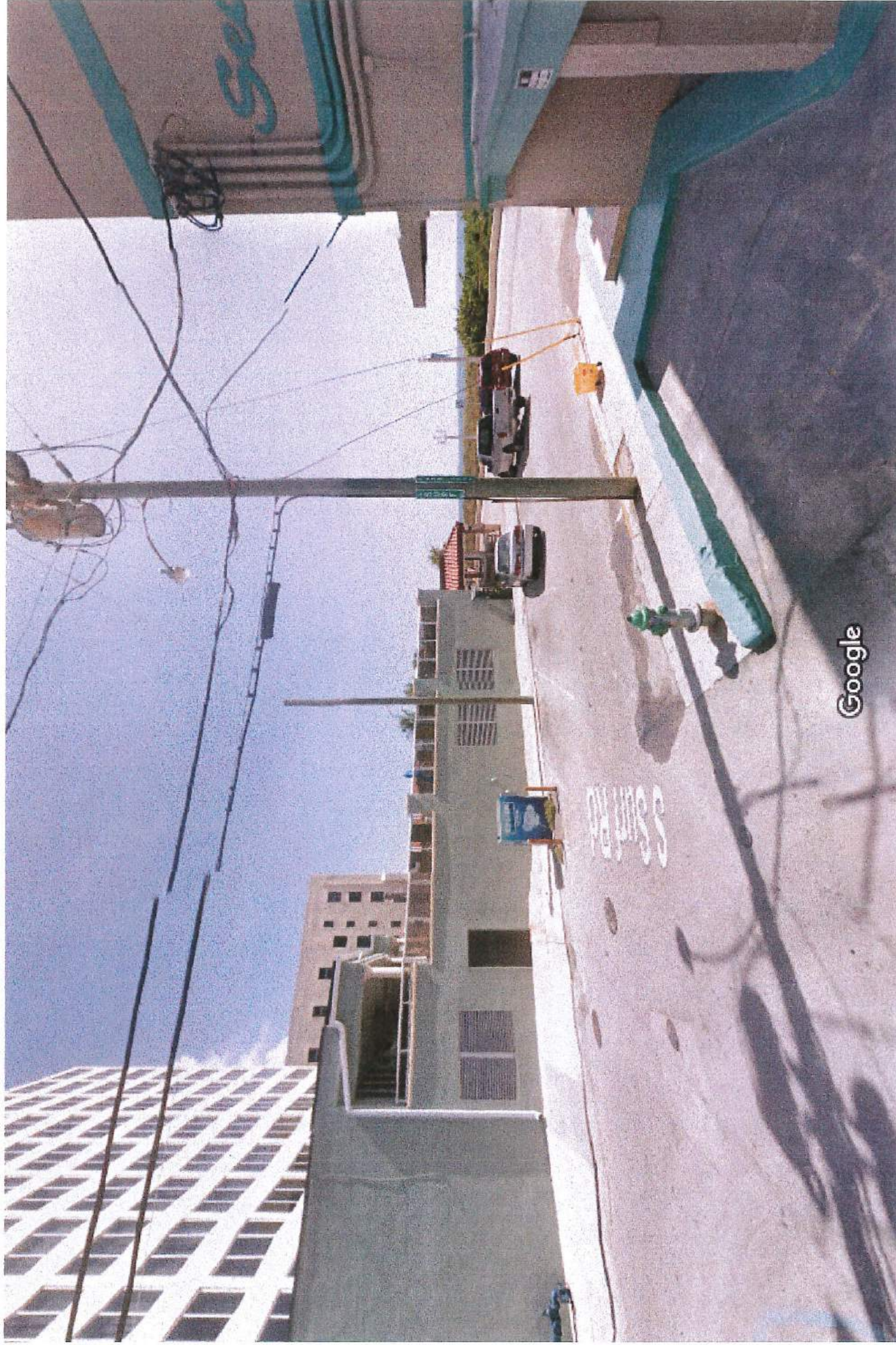


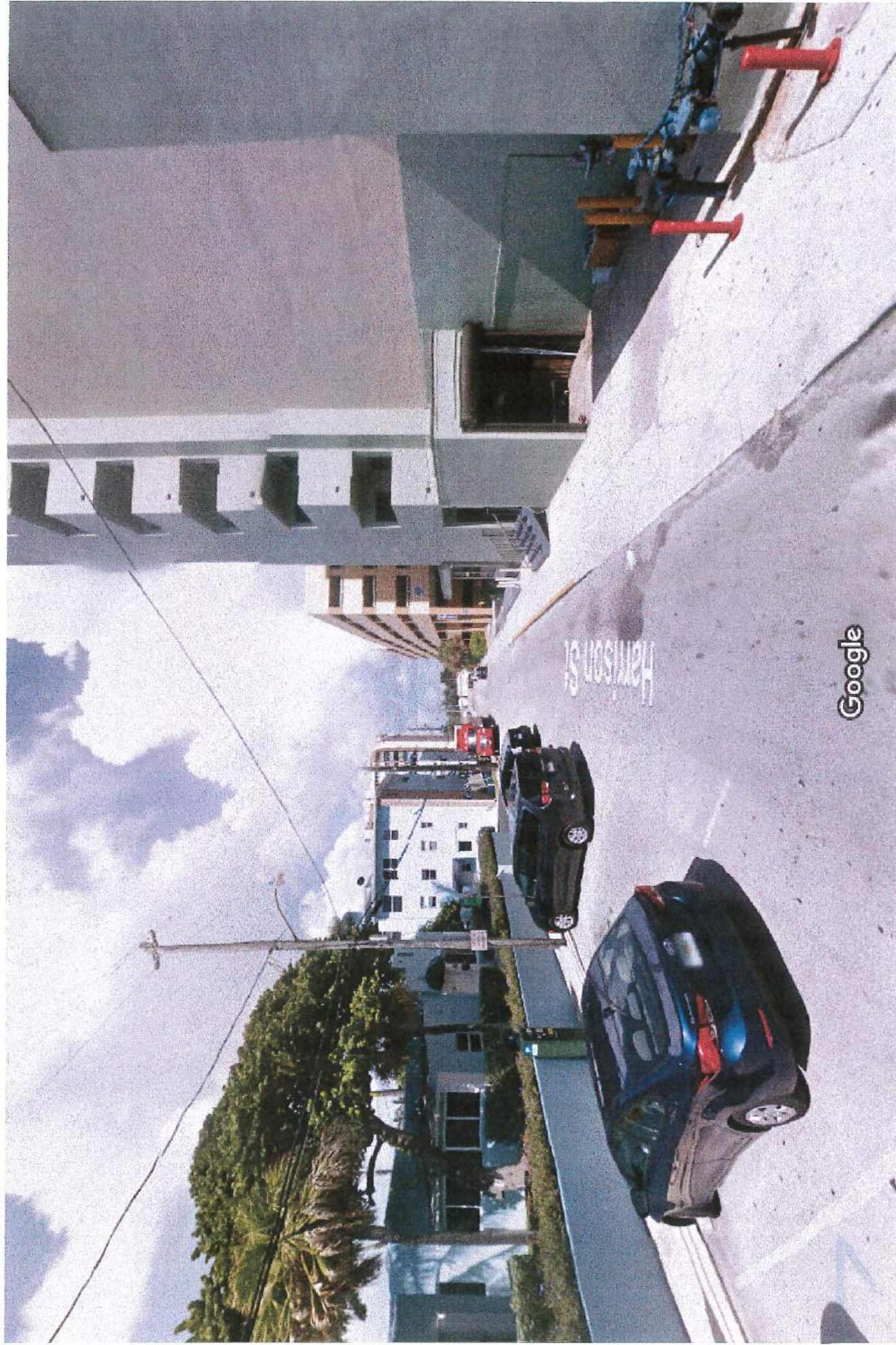












201 VAN BUREN ST

<u>View</u>	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
Details		B15-102406	WINDOW &/OR DOOR REPLACEMENT	5/8/2015	5/29/2015
Details		B14-105094	WINDOW &/OR DOOR REPLACEMENT	10/27/2014	
Details		B14-103518	REPAIRS- STRUCTURAL	7/17/2014	7/31/2014
Details		B14-100274	ALTERATIONS- EXTERIOR	1/22/2014	3/31/2014
Details		E12-102812	FIRE ALARM SYSTEM	12/19/2012	1/11/2013
Details		B12-101729	ALTERATIONS- EXTERIOR	5/1/2012	6/22/2012
Details		B11-101027	REPAIRS- STRUCTURAL	3/18/2011	3/23/2011
Details		B08-105240	REPAIRS- STRUCTURAL	11/19/2008	12/8/2008
Details		B08-100028	SLAB - FOR FUTURE STRUCTURE	1/3/2008	1/4/2008
Details		B07-103457	WINDOW REPLACEMENT	11/6/2007	12/10/2007
Details		B07-103385	DUMPSTER ENCLOSURE	11/1/2007	12/4/2007
Details		P07-100174	AREA DRAIN OR ROOF DRAIN	6/14/2007	6/29/2007
Details	23972	B0702725	REPAIRS- STRUCTURAL	10/19/2006	5/4/2007
Details	24472	B0704165	REPAIRS-	5/12/2007	5/12/2007

MARTIN WHITE

NAME OF
OWNER

5 E 4th St
WYOMING

ADDRESS
CITY AND STATE

201 Van Buren St
CHICAGO, ILL.

LEGAL DESCRIPTION

Lot 1-2-3-4

Block 10, 11th, 12th, 13th

Owner's Present Address

110 No. 20th St.

CHICAGO, ILL.

F-1-36 (S-1)

Description of Construction

REVISION OF PLAN FOR 14 APT. BLDG.

RE: 14th St. Bldg.

TO WHOM

END. JAS. A. HARRIS

Features or Contents

Permit Type

10545

14-1-59

THOMAS WHITE

10545

14-1-59

THOMAS WHITE

10545

14-1-59

THOMAS WHITE

10545

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THOMAS WHITE

10545

14-1-59

THOMAS WHITE

NAME OF OWNER		MARTIN VOHL	
LEGAL DESCRIPTION		Lots 1-2, 3-4, Blk 10, 11th Beach	
OWNER'S Present Address		10512 Blvd Blvd	
Description of Construction		(18) Unit Apartment Bldg	
Permit Type	No.	Date Issued	To Whom
Electrical	36485	5-27-59	THOMAS VOHL
Plumbing			
Gas			
FOUNDATION	REVISIONS		
COL. WALLS	1st Rough Pk.		
TR. BEAM	Final Rough Pk.		
ROOF	Rough Pk.		
CLAS	Final Pk.		
Remarks	R/H by Lrns		

20/10/59

27-10-1000
5-27-59
12-1-59

Temp. Pk.

Rough Pk.

Final Pk.

Final Pk.

Final Pk.

MARTIN WHEEL

NAME OF
OWNER

LEGAL DESCRIPTION

OWNER'S ADDRESS

DESCRIPTION OF CONSTRUCTION

COST

\$ 8000.

ARCHITECT

100 GERRY PARKWAY, MILWAUKEE, WIS.

PERMIT TYPE

NO

DATE
ISSUED

TO SHOW

FIXTURES OR
OUTLETS

BLIND

3-22-60 EASTERN ELEVATOR

ROOF

MECHANICAL

PLUMBING

ELECTRICAL

etc.

INSPECTION DIVISION

NAME OF UNIT: SSA ROBERT A. THOMPSON

DATE: 20 MAY 1964

150.00

LOCATION OF UNIT:

UNIT:

UNIT: 100 MAY 1964

UNIT:

UNIT: 100 MAY 1964

UNIT: 100 MAY 1964

UNIT: 100 MAY 1964

UNIT:

UNIT:

UNIT:

UNIT:

UNIT:

UNIT:

UNIT: 100 MAY 1964

UNIT: 100 MAY 1964

UNIT:

UNIT:

UNIT:

UNIT:

UNIT:

UNIT:

UNIT:

JOB NAME
JOE CARL

JOB ADDRESS
201 VAN BUREN STREET

SEA HORSE APARTMENTS

SUBDIVISION OR ADDITION

LOT NUMBER

BLOCK

LEGAL
DESCRIPTION

ARCHITECT

FEE

VALUATION

\$ 22.30

\$ 3,300.00

DESCRIPTION OF CONSTRUCTION

UTILITY ROOM ON ROOF

☐ SEPTIC TANK
☐ SEWER

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
ELECTRIC	7862	10-2-72	H.M.C.	SEPTIC/SEWER			
ELECTRIC-BASIC	8465	10-25-72	(del)	AIR/CONDITION			
ELECTRIC-SUPP.				MECHANICAL			
PLUMBING				SCREEN			
POOL				POOL			
DRIVEWAY				DRIVEWAY			
PATIO or WALK				PATIO or WALK			

NOTED

ONE PERCENT OPEN SPACE SURCHARGE \$ 33.00

JOB CARD

JOB ADDRESS

San Horus Auto.

241 Van Buren St., Apt. 201

LOT NUMBER

BLK

SHED / SIGN OR ADDITION

LEGAL DESCRIPTION

EXEMPTION NO.

ARCHITECT

FEE

VALUATION

10.50

1 1450.00

DESCRIPTION OF CONSTRUCTION

1 - 3 Ton Central System

☐ SERVICE TANK
☐ SLEWER TANK

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC TOWER	1035	5/15/79	E. H. WHITE
POOL				WATER CONDITION			
ELECTRIC BASIC				Mechanical			
ELECTRIC WIRE				SCREEN			
PAVING				POLE			
CONCRETE WALL				DRIVEWAY			
CEILING				PAVING WALK			
ROOFING							

JOB CARD

JOB ADDRESS

Sea Horse Hotel

201 Van Buren St.

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

LEGAL DESCRIPTION

MICROFILM NO.

ARCHITECT

FEE

VALUATION

\$ 25.00

\$ 3,700.

DESCRIPTION OF CONSTRUCTION

Re-Roof carport only Fiberglass

☐ DEPT. TAX
☐ SEWER TAX

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTINUED
BUILDING				SEPTIC/SEWER			
ROOF	3000	89722	7-2-84	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
E.P.-DRY WALL				DRI VEWAY			
FENCE				PATIO OR WALK			

NOTES: County surcharge: .80

JOB CARD

OWNER		Geoffrey de Aguirre		JOB ADDRESS		201 Van Buren St.	
LEGAL DESCRIPTION		LOT NUMBER		BLOCK		SUBDIVISION OR ADDITION	
ALCORN FILM NO.		ARCHITECT		FEE		VALUATION	
				\$ 12.00		\$ 563.	
DESCRIPTION OF CONSTRUCTION				<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TIE			
Sandblast pool							
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	30062	9-25-78	A & L Paint	SEPTIC/SEWER			
WATER				AIR/CONDITION			
ELECTRIC WIRE				MECHANICAL			
ELECTRIC SUPPLY				SCREEN			
PAVING				POOL			
PAVING WALK				DRIVEWAY			
CEMENT				PATIO AT WALL			
NOTES							

April 15, 2015

City of Hollywood

Community Redevelopment Assoc.

My cleaning company, Sparkles Cleaning Service, has been employed by the Seahorse Condo Assoc. for 11 years. Since being employed, we have cleaned the carport area daily along with the exterior parts of the building premises. Every Monday of every week, we have to clean up urine; every other week vomit; and frequently feces from the carport area after the beachgoers have left from the weekend.

Along with the disrespectful behavior of private property clean-up, we get told by the owners that they frequently find homeless people sleeping in front of their cars at night and early morning startling them when they approach their cars to leave.

My team has thwarted a burglary/breaking in of a car in the broad daylight during the week; we had to run two men off by threatening to call the police.

The building's carport area is located in the alley and is hidden from any view unless you are driving down the alley between Van Buren and Harrison which makes it easily accessible for vandalism and bathroom usage.

We trust this helps you in your decision making in enclosing the carport into a garage structure.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Hinesley". The signature is written in a cursive, flowing style with a large initial "T" and "H".

Tim Hinesley

Sparkles Cleaning Service



HOLLYWOOD POLICE DEPARTMENT

CAD Incident by Location

From: 7/1/2004 12:00:00 AM

To: 8/16/2016 11:59:59 PM

Address/Street: 201 van buren st

Incident Type: 10IP, 10JO, 10D, 10R, 21IP, 21JO, 21D, 30IP, 30JO, 30D, 31IP, 31JO, 31D, 33IP, 33JO, 33D, 34IP, 34JO, 34D, 35IP, 35JO, 35D, 41IP, 41JO, 41D, 42IP, 42JO, 42D, 43IP, 43JO, 43D, 5

Beat/Zone:

Reporting District:

Address	RD	Date/Time	Signal	MOD	CIR	Disp.	Incident #	Report #
201 VAN BUREN ST <i>31D</i>	33B2	06/28/15 12:56	10D			RPT	L33150628089043	NR
<i>Assault</i>	33B2	03/18/16 11:07	31IP			NR	L33160318049900	NR
<i>Burglary</i>	33B2	06/11/16 13:01	21D	V		RPT	L33160611101982	NR
Address Total:								3
2201 VAN BUREN ST <i>Assault</i>	33K1	05/30/07 9:12	31JO			RPT	L33070530083152	R3307-018008
<i>Assault</i>	33K1	09/08/09 12:12	31JO			NRU	L33090908140439	NR
<i>Assault</i>	33K1	12/05/09 9:43	31JO			NR	L33091205193711	NR
<i>Leak</i>	33K1	10/13/11 9:41	43IP			NRW	L33111013140102	NR
<i>Assault</i>	33K1	04/28/13 16:18	31JO			RPT	L33130428062470	NR
<i>Burglary</i>	33K1	08/30/14 11:05	21D	V		RPT	L33140830116204	NR
Address Total:								6
4201 VAN BUREN ST <i>Burglary</i>	33P4	05/05/14 20:30	21D			RPT	L33140505060489	NR
<i>Burglary</i>	33P4	05/21/14 14:12	21IP			RPT	L33140521067622	NR
Address Total:								2
5201 VAN BUREN ST <i>Burglary</i>		04/04/15 10:08	21D			RPT	L33150404048352	NR
Address Total:								1

Grand Total: 12

INCIDENT DATA

Case#	33-1606-101982
Date / Time Reported	06/11/2016 13:01 Sat
Last Known Secure	06/06/2016 12:00 Mon
At Found	06/08/2016 10:00 Wed

Weapon / Tools. <i>NOT APPLICABLE</i>			Activity
Entry	Exit	Security	
Weapon / Tools			Activity
Entry	Exit	Security	
Weapon / Tools			Activity
Entry	Exit	Security	

METHOD OF ENTRY/NO FORCED, ALARM/NO ALARM

VICTIMS

OTHERS INVOLVED

P
R
O
P
E
R
T
Y

06/27/2016 09:23:45

SIGNAL	DESCRIPTION	MODIFIED CIRCUMSTANCE	PRIORITY	FR
1	DRUNK DRIVER		3	
2	DRUNK PEDESTRIAN		3	
3	HIT AND RUN NO INJURIES		4	
3I	HIT AND RUN W/ INJURIES		2	Y
3D	HIT AND RUN DELAYED REPORT		4	Y
4H	ACCIDENT ALONG HIGHWAY		2	Y
4	ACCIDENT NO INJURIES		4	
4I	ACCIDENT W/ INJURIES		2	Y
4D	ACCIDENT DELAYED REPORT		4	Y
5	MURDER		3	
6	ESCAPE		3	
7	DEAD PERSON		3	Y
8	MISSING PERSON		3	
8E	MISSING PERSON ENDANGERED		2	
8R	MISSING PERSON RECOVERY		4	
9IP	STOLEN TAG IN PROGRESS	A - ATTEMPT	1	
9JO	STOLEN TAG JUST OCCURRED		2	
9D	STOLEN TAG DELAYED		4	
9R	STOLEN TAG RECOVERY		4	
10IP	STOLEN CAR IN PROGRESS	A - ATTEMPT	1	
10JO	STOLEN CAR JUST OCCURRED		2	
10D	STOLEN CAR DELAYED		4	
10R	STOLEN CAR RECOVERY		4	
11	ABANDONED VEHICLE		4	
12	RECKLESS DRIVER		3	
13I	SUSPICIOUS INCIDENT		3	
13P	SUSPICIOUS PERSON		3	
13V	SUSPICIOUS VEHICLE		3	
14	INFORMATION		4	
15	SPECIAL DETAIL		4	
16I	CHILD/ELDERLY ABUSE INITIAL CALL		3	Y
16S	CHILD/ELDERLY ABUSE SUPPLEMENT		4	
17	CONTACT		4	
18	FELONY		4	
19	MISDEMEANOR		4	
20	MENTAL ILLNESS		3	Y
21IP	BURGLARY IN PROGRESS	A - ATTEMPT	1	
21JO	BURGLARY JUST OCCURRED	UNK - UNKNOWN	2	
21D	BURGLARY DELAYED	V - VEHICLE	4	
22	DISTURBANCE	0 - WEAPON	3	
22N	DISTURBANCE - NOISE COMPLAINT		4	
23	HITCHHIKER		3	
24IP	KIDNAPPING IN PROGRESS	A - ATTEMPT	1	
24JO	KIDNAPPING JUST OCCURRED	0 - WEAPON	2	
24D	KIDNAPPING DELAYED		4	
25BF	BOAT/MARINE FIRE		3	Y
25BR	BRUSH FIRE		3	Y
25CF	COMMERCIAL STRUCTURE FIRE		3	Y
25DU	DUMPSTER FIRE		3	Y
25EH	ELECTRICAL HAZARD		3	Y

25EV	ELEVATOR RESCUE		3	Y
25HM	HAZ MAT INCIDENT		3	Y
25HR	HEAVY RESCUE		3	Y
25OT	OTHER TYPE		3	Y
25RS	RESIDENTIAL STRUCTURE FIRE		3	Y
25SI	SMOKE INVESTIGATION		3	Y
25TR	TRASH FIRE		3	Y
25UF	UNKNOWN TYPE FIRE		3	Y
25VF	VEHICLE FIRE		3	Y
26	DROWNING		1	Y
27	PROWLER		3	
28	CIVIL DISORDER		4	
29	RECKLESS BOAT OPERATIONS		3	
30IP	THEFT IN PROGRESS		2	
30JO	THEFT JUST OCCURRED	A - ATTEMPT	3	
30D	THEFT DELAYED		4	
31IP	ASSAULT IN PROGRESS		1	Y
31JO	ASSAULT JUST OCCURRED	A - ATTEMPT	2	Y
31D	ASSAULT DELAYED	0 - W/ WEAPON	4	Y
32IP	SUICIDE - ACT IN PROGRESS	A - ATTEMPT	1	Y
32	SUICIDE - THREATS ONLY	0 - WEAPON	3	Y
33IP	SHOOTING IN PROGRESS		1	Y
33JO	SHOOTING JUST OCCURRED		2	Y
33D	SHOOTING DELAYED		4	Y
34IP	STABBING IN PROGRESS		1	Y
34JO	STABBING JUST OCCURRED		2	Y
34D	STABBING DELAYED		4	Y
35IP	SEXUAL ASSAULT IN PROGRESS		1	Y
35JO	SEXUAL ASSAULT JUST OCCURRED	A - ATTEMPT	2	Y
35D	SEXUAL ASSAULT DELAYED	0 - WEAPON	4	Y
36IP	FIGHT IN PROGRESS		1	Y
36JO	FIGHT JUST OCCURRED	0 - W/ WEAPON	2	Y
36D	FIGHT DELAYED		4	Y
37	JUVENILE DISTURBANCE	0 - WEAPON	4	
38IP	DOMESTIC IN PROGRESS		1	Y
38JO	DOMESTIC JUST OCCURRED	0 - W/ WEAPON	2	Y
38D	DOMESTIC DELAYED		4	Y
39	NEIGHBOR DISTURBANCE	0 - WEAPON	4	
40IP	VANDALISM IN PROGRESS		2	
40JO	VANDALISM JUST OCCURRED	V - VEHICLE	3	
40D	VANDALISM DELAYED	A - ATTEMPT	4	
41IP	ROBBERY IN PROGRESS	A - ATTEMPT		
41JO	ROBBERY JUST OCCURRED	0 - WEAPON	1	Y
41D	ROBBERY DELAYED	SA - STRONG ARMED	2	Y
		V - VEHICLE		
		HI - HOME INVASION	4	Y
42IP	CHILD MOLESTATION IN PROGRESS		1	Y
42JO	CHILD MOLESTATION JUST OCCURRED	A - ATTEMPT	2	Y
42D	CHILD MOLESTATION DELAYED	0 - WEAPON	4	Y
43IP	LEWD IN PROGRESS		2	
43JO	LEWD JUST OCCURRED		3	
43D	LEWD DELAYED		4	
44	BOAT ACCIDENT		4	Y
451, 452, 453	AIRCRAFT CRASH		2	Y
46	BOMB THREAT		3	Y

PRIORITY TYPES

PRIORITY 1	RED - IN PROGRESS
PRIORITY 2	YELLOW - JUST OCCURRED
PRIORITY 3	BRIGHT BLUE - HIGH PRIORITY
PRIORITY 4	BRIGHT GREEN - ROUTINE / DELAYED
PRIORITY 5	DARK GREEN - HOLDING FAU
PRIORITY 6	BROWN - PENDING (NO DISPATCH)

RI COMMAND - WILL NEED NEW COLOR - CURENTLY YELLOW

ATTACHMENT B

Aerial Photograph

Historic Preservation Board

201 Van Buren Street




ATTACHMENT C

CRA Letter of Support

**HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY
MEMORANDUM**

DATE: December 20, 2016 **FILE NO.** CRA-2016-56

TO: Tom Barnett
Director of Development Services

FROM: Jorge A. Camejo 
Executive Director, CRA

SUBJECT: 201 Van Buren St. (Seahorse Condominium)

ISSUE:

CRA recommendation regarding a certificate of appropriateness for design from the Historic Preservation Board for 201 Van Buren St. (Seahorse Condominium)

EXPLANATION:

CRA staff has reviewed the subject request for the certificate of appropriateness for the design of the carport canopy enhancements at the Seahorse Condominium, located at 201 Van Buren Street. The scope of work includes adding gates to the existing covered resident parking area along Surf Road. CRA staff has met with condominium representatives on several occasions and is in favor of the gate design as submitted. The CRA feels this enhancement will both provide a better functioning parking area for the residents by protecting their vehicles and preventing crime, but also enhance the existing non-descript parking canopy, making it aesthetically appealing and better integrated with the building. This project will greatly enhance the Surf Road façade and is historically appropriate to the building's design and the overall area. The CRA hereby submits this letter of support.

RECOMMENDATION:

The CRA staff fully supports this project and all aspects of the design.