


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

DATE: July 18, 2017 **FILE:** 17-CM-22

TO: Historic Preservation Board

VIA: Alexandra Carcamo, Principal Planner 

FROM: Jean-Paul W. Perez, Planning Administrator

SUBJECT: Yaroslav Farber, Sr. requests a Certificate of Appropriateness for Demolition and Design for a single-family home located at 1020 North Northlake Drive within the Lakes Area Multiple Resource Historic District.

REQUESTS:

Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

RECOMMENDATIONS:

Certificate of Appropriateness for Demolition: To be determined by Historic Preservation Board.

Certificates of Appropriateness for Design: If Certificate of Appropriateness for Demolition is approved, approval with the following conditions:

- a. The perimeter wall shall comply with the applicable Zoning and Land Development Regulations.

BACKGROUND

The house proposed to be demolished was constructed in 1953 according the records of the Broward County Property Appraiser ("BCPA"), and is approximately 2,800 square feet. The building permit search indicates an addition 1970 which is consistent with the BCPA record of a major change to the original home in 1973. The existing one-story home is a brick home with a barrel tile home of no discernable architectural style. The defining features of the home are the brick finish on the exterior wall, and the open-air carport which is typical of South Florida homes. The south elevation of the home overlooks the pool, dock and Northlake. Homes similar to the existing were built *en masse* after World War II to accommodate the dramatic influx of new families and veterans moving to warmer climates.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Demolition for a 2,800 square feet one-story single-family home, and a Certificate of Appropriateness for Design for an approximate 4,000 square foot, two-story single-family home. The existing home is currently below the Federal Emergency Management Agency's Base Flood Elevation ("FEMA BFE"). Attached is a Feasibility Study provided by the Applicant which provides the cost estimate of the repairs and maintenance as well as the desired addition and improvements, which would put the estimated cost over 50-percent of the value of the structure, thus constituting a substantial improvement. Under FEMA rules, substantial improvements require the entire structure to be raised to meet the new FEMA BFE. As purported by the Applicant, the addition and costs of raising the finished floor elevation would exceed the cost of new construction and

would not be a financially viable option. Therefore, the Applicant is proposing to demolish the existing home except for the pool. In its place, the Applicant is proposing to construct a new home, the design of which has been influenced by multiple architectural styles.

Styles implemented in the home vary; however, it has contemporary bones, making practical use of asymmetry and large geometric shapes to allow natural light to penetrate throughout the interior through large windows with the concentration of the opening along the south façade that faces Northlake. Asymmetry has also allowed for the home to articulate its varied massing throughout the site. Elements from other architectural styles accentuate portions of the home, such as: Eyebrows, flat roofs, rectangular metal casement windows and minimal ornamentation from Art Moderne; asymmetry, emphasized change in material and emphasis on horizontal design from Mid-Century Modern. Incorporating natural lighting and maximizing the view of the lake played an integral role in the design.

Because the home is located on the lake, the City's Zoning and Land Development Regulations require the house be oriented further back on the lot towards the water. It is typical for Applicants to locate their garages in what is technically the front yard. The proposed home has located an attached two-car garage at the front of the home in addition to a generous paver driveway. Access to the home is provided through a recessed entrance, which is accessed via a pathway along the east side of the garage. There are five bedrooms, two on the first floor, with two masters on the second floor along with a guest suite. At the south end of the home is a great room with large windows that provide a view of the lake. Many of the communal uses such as the great room, kitchen and outdoor seating areas are located in the rear of the home.

The rear yard remains mostly untouched. The existing pool remains. The layout of the pool deck and the dock remain unchanged. The only improvements proposed in the rear yard will be landscaping and some minor changes to site grading. A formal landscape plan has been submitted and incorporates lush subtropical landscaping design with non-invasive species.

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 design of the proposed addition is consistent with the character of Lakes Area Historic Multiple Resource Listing District. As proposed, the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Yaroslav Farber, Sr.
Address/Location:	1020 North Northlake Drive
Size of Property:	11,707 sq. ft. (±0.27 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
Present Use of Land:	Single Family Home
Year Built:	1953 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
South:	Government Use (GU)/Northlake Open Space and Recreation
East:	Single-Family Residential District (RS-6) Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-6) Lakes Area Historic Multiple Resource Listing District (HMPRLD-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 exterior renovations allows the Applicant to make necessary improvements while maximizing the use of their property. By allowing the Applicant to improve the existing structure, the City is accomplishing the desired reinvestment in an existing structure within the Lakes Area Historic Multiple Resource Listing District.

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 additions and improvements are sensitive to the character of the Historic Lakes Section through its design which is similar to existing structures in the surrounding neighborhood.

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 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*.

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 Applicant's significant investment in redevelopment of their property contributes to the overall enhancement of this neighborhood. The design is sensitive in scale of the adjacent properties and the surrounding neighborhood. The proposed renovations do not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

CRITERION 2: Association with the lives of persons significant in our past.

CRITERION 3: Embodiment of distinctive characteristics of a type, period, or method of construction.

CRITERION 4: Possession of high artistic values.

CRITERION 5: Representation of the work of a master.

CRITERION 6: Representation of a significant and distinguishable entity whose components may lack individual distinction.

CRITERION 7: Yield, or the likelihood of yielding information important in prehistory or history.

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

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. Although the existing two-story home was constructed in 1953, the Applicant finds no historical merit in their study of the property. Additionally, the Applicant purports they have checked the National Register, Florida Site File and the Hollywood Historic Society's listing of historical properties and the subject property does not appear on the lists.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: Presently, there is no portion of the structure or design element on the home or site that could not be reproduced or replicated without great difficulty or expense. Staff finds that removal of such elements may be reproduced with great difficulty for their lack of appropriateness for or enhancement of the property and district.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, although the existing one-story home was constructed in 1953, it does not possess distinct historic architectural features, and it is not an exemplar of a specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of their property. The design is enhanced by a formal landscape plan which provides approximately 40 percent pervious area and includes an array of native species. Required parking is accommodated with a carport, garage and existing asphalt driveway. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financial feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option, and is proposing major renovations to enhance the structure and property in a manner consistent with the goals of the district.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The Applicant states in their Criteria Statement that a determination the home has no historic merit based on their research. It is not individually designated and a Florida Site File was not found. In addition, the City and the Hollywood Historical Society do not have any records that indicate historical value.

APPLICABLE CRITERIA

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.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Historic 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.* As proposed, the proposed design will rejuvenate the property and its functionality. The proposed home is proposed in a manner consistent with the City's Zoning and Land Development Regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic Design Guidelines recommend *compatible new additions with regards to scale, materials, texture and color.* It further recommends *protection of architectural details and features that contribute to the character of the building.* The Applicant purports that the design of the home is contemporary with concepts and climate related solutions. The architectural style of the home is a mixture of homages to Mid-Century

Modern and Art Moderne with a contemporary palette and comparable to other homes in the district.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment*. The proposed additions meet all applicable setback requirements. Largely, there is no change to the location on the lot. Therefore, the horizontal spatial relationship with surrounding properties is unchanged. However, the proposed home does include a second story with an accessible sundeck. The proposed sundeck complies City's Zoning Code and the Historic Design Guidelines.

FINDING: Consistent

CRITERION: 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 new home will use contemporary materials and finishes, such as stucco, stone, glass, aluminum and concrete. Neutral color and material palettes will be used to accent the varying architectural elements.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The Historic Design Guidelines state that new constructions should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. Materials of the home are consistent with the existing structure and are sensitive in design and nature to the period and neighborhood. The Applicant's design is contemporary, uses contemporary methods of construction and materials, which keeps it in character with the period.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: The Historic Design Guidelines recommend avoiding incorporating elements which are incompatible with other buildings in the neighborhood in materials, size, scale, and texture. While the proposed home significantly differs from the design of original the home. Specifically, the design is matured and can be described, where the existing home does not have a clear character or style in which it fits. A contemporary design complements the neighboring homes. It is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. The relation of the home to the street is enhanced by a formal landscape plan which provides approximately 40 percent pervious area. Required parking will be accommodated in the proposed garage and driveway.

FINDING: Consistent

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): 17-CM-22

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: APRIL 06, 2017

Location Address: 1020 N. NORTHLAKE DRIVE, HOLLYWOOD, FL. 33019

Lot(s): 10 Block(s): 47 Subdivision: NORTH LAKE

Folio Number(s): 5142 14 01 8360

Zoning Classification: RS-9 HISTORIC

Land Use Classification: _____

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: +/-2,704 / 1 unit

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): NO

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

Explanation of Request: DEMOLITION OF EXISTING 1 STORY RESIDENCE,
EXISTING POOL TO REMAIN. NEW CONSTRUCTION OF A
2 STORY +/- 6,091.5 GSF SINGLE-FAMILY RESIDENCE.

Number of units/rooms: 5 ROOMS Sq Ft: +/- 6,091.5 GSF

Value of Improvement: \$900,000 Estimated Date of Completion: JUNE 2018

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

Name of Current Property Owner: MR. YAROSLAV FARBER

Address of Property Owner: 946 N. Northlake Drive, Hollywood, Florida

Telephone: 786.202.3278 Fax: N/A Email Address: elena4siempre@yahoo.com

Name of Consultant/Representative/Tenant (circle one): R.E. CHISHOLM ARCHITECTS, INC.

Address: 4921 SW 74TH COURT, MIAMI, FL. 33155 Telephone: 305.661.2070

Fax: 305.661.6090 Email Address: bob@chisholmarchitects.com

Date of Purchase: NOV. 14, 2016 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: MR. ALI REZAI

Address: P.O. BOX 85235 Hallandale Beach, FL. 33008

Email Address: rezaias@gmail.com

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: _____

Date: 04/06/2017

PRINT NAME: MR. YAROSLAV FARBER

Date: _____

Signature of Consultant/Representative: _____

Date: 04/05/2017

PRINT NAME: MATTHEW POLAK, AIA, LEED AP

Date: 04/05/2017

Signature of Tenant: N/A

Date: N/A

PRINT NAME: N/A

Date: N/A

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

Sworn to and subscribed before me

this 5th day of April

Notary Public State of Florida

SIGNATURE OF CURRENT OWNER

PRINT NAME

My Commission Expires: 4/25/20 (Check One) X Personally known to me; OR _____



Paula Bravo
Commission # FF985414
Expires: April 25, 2020
Bonded thru Aaron Notary

LEGAL DESCRIPTION AND PROJECT INFORMATION

***Farber Residence – Single-Family Residence
1020 North Northlake Drive
Hollywood, Florida***

Legal Description:

Lot 10 less the North 30 feet thereof in Block 47 of HOLLYWOOD LAKES SECTION, according to the Plat thereof, as recorded in Plat Book 1, at Page 32, of the Public Records of Broward County, Florida; also all that parcel of land described and bounded as follows:

Being a part of Pierce Street and a part of Block 70, of HOLLYWOOD LAKES SECTION, bounded on the North by the South line of Lot 10, Block 47 of said subdivision, on the East by the East line of Lot 10, Block 47, extended in a Southerly direction, and on the West by the West line Lot 10, Block 47, extended in a Southerly direction, and on the West by the West line of Lot 10, Block 47, extended in a Southerly direction, as shown on the Plat of HOLLYWOOD LAKES SECTION, recorded in Plat Book 1, at Page 32, of the Public Records of Broward County, Florida, being all that parcel of land lying south of Lot 10, Block 47, HOLLYWOOD LAKES SECTION, extending to the North lake in said subdivision; said lands situated, lying and being in Broward County, Florida.

Project Information:

The project is a demolition of an existing 1-story residence, the existing pool is to remain, and a new construction of a 2-story single family residence is proposed. The proposed design utilizes the natural light and orientation of the site to create spaces that are fully accessible and comfortable for the residents and their guests, while respecting the new setbacks of the site.

The new building is designed with a garage that faces the street along the north side of the site. On the south, there is an outdoor, under cover seating area with an existing pool that faces the dock. The backyard is accessible through the house and there are 2 courtyards in total; one on the east and one on the west. Inside the building, the kitchen is located on the southern side of the site facing the east with a clear open view to the living room, dining room, outdoor seating area and pool. There are (2) bedrooms located next to the garage with their own closets and restrooms. There is a small powder room facing the central hallway between one of the bedrooms and the courtyard. The laundry room, storage space, and stairs are located to the east along the central hallway beside the kitchen. The condensing units and generator are located just outside of the eastern courtyard.

The 2nd floor contains (3) bedrooms: (2) master bedrooms on the south with a shared master bathroom and separate walk-in closets, (1) guest bedroom to the north with its own bathroom and closet, and a fitness room facing the street (northern most side of the house).

In addition, the 2nd floor contains a set of exterior stairs gives access to a private sun deck located on the roof to the south that private from the rest of the house and provides a clear view of the water.

April 06, 2017

Jean-Paul Perez
Planning Administrator
The City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
Hollywood, FL 33022

**Re: Demolition Criteria Statement – Project is eligible for a Certificate of Appropriateness for Demolition.
City of Hollywood Historic Preservation Board
Farber Residence – Single-Family Residence
1020 North Northlake Drive
Hollywood, Florida**

Dear Mr. Perez,

On behalf of the applicants, Mr. and Mrs. Farber, we would like to state that the Farber Residence is eligible for a Certificate of Appropriateness for Demolition of buildings, structures, improvements or sites.

Below is our point by point response addressing each criteria for the Certificate of Appropriateness for Demolition:

a. Demolition Criteria. The City Commission and the Board shall consider the following criteria in evaluating applications for a Certification of Appropriateness for Demolition of buildings, structures, improvements or sites:

- 1) The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark of Site.**

RESPONSE:

The building is NOT designated as an architectural landmark of site.

- 2) The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.**

RESPONSE:

This criteria does not apply, as the building is NOT historic, or of such design, craftsmanship, or material that is could be reproduce only with great difficulty and/or expense.

- 3) The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

RESPONSE:

The building is NOT one of the last remaining examples of its kind in the neighborhood, the country, or the region.

- 4) The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

RESPONSE:

The building does NOT contribute significantly to the historic character of a historically designated district.

- 5) Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular and heritage.

RESPONSE:

The building does NOT promote the general welfare of the city, does not provide an opportunity for study of local history, architecture, and design. The building does not develop an understanding of the importance and value of a particular heritage.

- 6) There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect on the historic character of the Historic District.

RESPONSE:

A new single family residence is planned. The proposed demolition, if carried out, will not adversely affect on the historic character of the Historic District.

- 7) The Unsafe Structure Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

RESPONSE:

The Unsafe Structure Board has NOT ordered the demolition of the building. A feasibility study has been provided which determines that due to the extent of the work it is not economically viable to keep the existing structure.

- 8) The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in

determining whether a Certification of Appropriateness for Demolition should be issued.

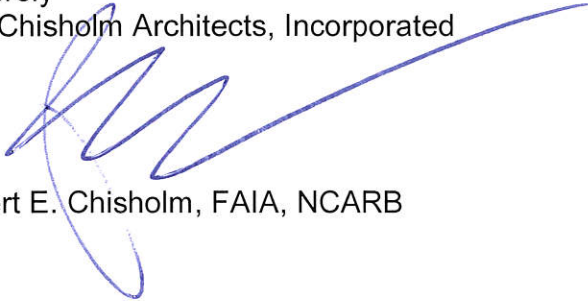
RESPONSE:

There was no information for this property found on any the Historic Properties Databases and confirmation with the City of Hollywood indicated that this is NOT a designated historical property.

On behalf of the applicants, Mr. and Mrs. Farber, we look forward to presenting our application to the Historic Preservation Board. Should you have any questions or require additional information please do not hesitate to contact our office.

Sincerely

R.E. Chisholm Architects, Incorporated



Robert E. Chisholm, FAIA, NCARB

CC: Mr. Yaroslav Farber --Farber Residence
Mrs. Yelena Farber --Farber Residence
Mr. Robert E. Chisholm, FAIA, NCARB --Chisholm Architects
Mr. Ali Rezai, --General Contractor
Ms. Roxana Macias --Chisholm Architects
Mr. Matthew Polak, AIA --Chisholm Architects

CHISHOLM

Date: 4/3/2017

Mr. Jean Paul Perez
City of Hollywood
Department of Planning, Historic Preservation Board
2600 Hollywood Boulevard, Room 315
Hollywood, Florida 33020

**Ref. Financial Feasibility Study
Farber Residence
1020 N. Northlake Drive
Hollywood, FL**

Dear Building Official:

The existing residence was appraised at \$723,830 in 2017 according to the Broward County Property Appraiser's office. In order to comply with my clients' space needs, the size of the expansion to the existing residence would require the following:

AC Space in New Construction	\$838,500
Existing Interior Space - Remodeled	0
Exterior Sitework	\$94,000
Total	\$932,500

As the cost of the Addition/Renovation would exceed 50% of the value of the existing residence, the existing structure would have to conform to today's codes and FEMA elevations. The highest elevation of the existing house is F.E.E. 3.61', and the minimum elevation is 5.0'. This would require raising the entire floor of the existing house to comply, which is not structurally practical.

The existing residence was constructed in 1953 and is not a historic structure.

For this reason, we have determined that a new residence, built to today's codes and standards, is the logical solution for their needs. A preliminary estimate of the proposed construction cost of the new residence is attached.

Sincerely,

R.E. Chisholm Architects, Inc.


APR 06 2017
Robert E. Chisholm, FAIA, NCARB
Chairman

CONSTRUCTION INT'L.

INC.

CGC 055951

PROJECT: Farber

DRAW # 1

DATE: 2-Apr-17

#	DESCRIPTION	VALUE
GENETRAL REQUIRMENTS		
1	Architect/Engineering	Not Incl
2	Permits (estimate)	\$20,000.00
3	Mobilization	\$10,000.00
4	Temporary Facilities	\$2,500.00
5	General Labor	\$20,000.00
6	Supervision	\$30,000.00
7	Cleanup	\$2,500.00
8	Dumpster	\$20,000.00
9	Barriers & Enclosures	\$2,500.00
10	Misc & contingencies	\$20,000.00
TOTAL GEN. REQUIRMENTS		\$127,500.00
SITWORK		
1	Demolition	\$45,000.00
2	Tree removal&Clnup	\$15,000.00
3	Soil Test	\$2,500.00
4	Utility fees	\$1,500.00
5	Surveys	\$3,500.00
6	Grading	\$20,000.00
7	Trucking & Hauling	\$5,000.00
8	Soil treatment	\$1,500.00
9	Irrigation	TBD
10	Landscaping	TBD
TOTAL SITWORK		\$94,000.00
SHELL (Concrete & Block)		
1	Piles (All)	\$50,000.00
2	Grade beams	\$30,000.00
3	Steel (Red Iron)	\$35,000.00
4	Slab backfill	\$20,000.00
5	Slab	\$30,000.00
6	Bobcat	\$10,000.00
7	Wood	\$5,000.00
8	Form Rentals	\$4,500.00
9	columns & tie beams	\$25,000.00
10	Slab 2nd flr	\$20,000.00
11	2nd Flr Tie Beam	\$20,000.00

CONSTRUCTION INT'L.

INC.

C G C 0 5 5 9 5 1

12	Roof deck	\$20,000.00
13	supervision	\$25,000.00
14	Block Work	\$30,000.00

TOTAL CONCRETE **\$324,500.00**

EXTERIOR WALLS AND ROOFING

1	Crane	\$5,000.00
2	Fascia	\$5,000.00
3	Soffit	\$3,000.00
4	Roofing Water proofing	\$10,000.00
5	Windows	\$30,000.00
6	Stucco	\$35,000.00
7	Railings	\$15,000.00
8	Front Dr	\$2,500.00
9	Front dr Lab	\$1,000.00
10	Rear and Garage drs	\$3,500.00
11	OH Gar Dr & Opener	\$500.00
12	Pavers	\$15,000.00
13	Painting	\$10,000.00
14	Misc Material	\$5,000.00

TOTAL EXTERIOR WORK **\$140,500.00**

INTERIOR WORK

1	Framing	\$8,000.00
2	Insulation	\$3,000.00
3	Drywall	\$25,000.00
4	Painting	\$10,000.00
5	Door Mat&Lab	\$8,000.00
6	Hardware	\$2,500.00
7	Cabinets	\$25,000.00
8	Counter tops	\$10,000.00
9	Vanities	\$5,000.00
10	Closet shelving	\$3,000.00
11	Floor tile	\$20,000.00
12	Wall tile	\$8,000.00
13	Basebrd	\$5,000.00
14	Shower encl	\$3,000.00
15	Furring strips	\$1,500.00

TOTAL INTERIOR WORK **\$137,000.00**

PLUMBING

1	City sewer & Water	\$8,000.00
2	Floor cut	\$1,500.00

CONSTRUCTION INT'L.

INC.

CGC 055951

3	Ground rough	\$8,000.00
4	Wall rough	\$8,000.00
5	Fixture Mat	\$5,000.00
6	Fixture installation	\$3,000.00
TOTAL PLUMBING		\$33,500.00

ELECTRICAL

1	Temp Power	\$2,500.00
2	Low voltage	\$8,000.00
3	Walls Rough	\$20,000.00
4	Ceiling Rough	\$15,000.00
5	Fixture installation	\$3,000.00
6	Final Trim	\$2,000.00
TOTAL ELECTRICAL		\$50,500.00

MECHANICAL

1	Ductwork	\$15,000.00
2	Unit Installation	\$10,000.00
	Exhaust	\$25,000.00
TOTAL MECHANICAL		\$25,000.00

TOTAL ABOVE		\$932,500.00
--------------------	--	---------------------

June 01, 2017

Jean-Paul Perez
Planning Administrator
The City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
Hollywood, FL 33022

**Re: Criteria Statement – Project is consistent with all applicable criteria in Article 5 of
Zoning and Land Development Regulations.
City of Hollywood Historic Preservation Board
Farber Residence – Single-Family Residence
1020 North Northlake Drive
Hollywood, Florida**

Dear Mr. Perez,

On behalf of the applicants, Mr. and Mrs. Farber, we would like to state that the Farber Residence is consistent with all of the applicable criteria found in Article 5 of the Zoning and Land Development Regulations for the City of Hollywood.

The subject site is on an occupied parcel located on the west side of North 10th Avenue in an area zoned RS-9 Historic. Single-Family Residential is permitted on this site and a single-family residence and pool currently existing on this lot.

The project requires the demolition of an existing 1-story residence, the existing pool is to remain, new construction of a 2-story single family residence is proposed. The proposed design utilizes the natural light and orientation of the site to create spaces that are fully accessible, comfortable for the residents and their guests, while respecting the new required setbacks of the site.

The new residence is designed with a two-car garage that faces the street along the north side of the site. On the south, there is an outdoor, covered seating area incorporated into the volume of the residence with an existing pool that faces the dock. At ground floor level, the backyard is accessible through the house and there are 2 courtyards in total for natural light provision to the long inner corridor; one on the east and one on the west. Inside the building, the kitchen is located on the southern side of the site facing the east with a clear open view to the living room, dining room, outdoor seating area and pool. There are (2) bedrooms located next to the garage with closets and restrooms respectively. There is a small powder room facing the central hallway between one of the bedrooms and the courtyard. The laundry room, storage space, and stairs are

located to the east along the central hallway beside the kitchen. The air conditioning condensing units and emergency generator are located just outside of the eastern courtyard.

The 2nd floor contains (3) bedrooms in total: (2) master bedrooms on the south with a shared master bathroom and separate walk-in closets, (1) guest bedroom to the north with its own bathroom and closet, and a fitness room facing the street (northern-most side of the house).

In addition, the 2nd floor contains a set of exterior stairs gives access to a private sun deck located on the roof to the south that private from the rest of the house and provides a clear view of the water.

Below is our point by point response addressing the City of Hollywood's Design Guidelines for Historic Properties and Districts:

- a. **Certificate of Appropriateness for Design for Historic Preservation Board:**
The Historic Preservation Board reviews all requests for additions to existing buildings, major restoration work or substantial alterations for locally designated historic sites or sites located within a historic District. These projects are considered by the Board for Certificates of Appropriateness for Design which is evaluated based upon the City of Hollywood's Design Guidelines for Historic Properties and Districts along with the following criteria: integrity of location, design, setting, materials, workmanship, and association.

1) Integrity of Location:

RESPONSE:

The property is not designated as historical and has not been moved or relocated since its construction and therefore does not have integrity of location or historical significance.

2) Design:

RESPONSE:

The existing one-story rectangular residence has a simple hip roof, (2) car-ports at the front/north, and a pool with a pool deck at the rear/south. The design of the existing building does not have historical significance and it does not contribute to the character of the neighborhood; It is basic, non-descript, and does not enrich the neighborhood. The demolition of this residence will not have an impact. The new design is not based on response to the existing structure; It is a two-story design with volumetric emphasis.

3) Setting:

RESPONSE:

The existing residence is set back from the road in the north and the rear/south faces the water ("lake").

The site is very long and narrow facing north/south axis and south/rear side faces the water ("lake"). The proposed residence will have the same orientation.

The integrity of the setting will not be compromised given that its neighboring buildings vary in style and design. The building is not in any way an exemplary example of its kind in the neighborhood. The proposed design will not adversely impact the surrounding properties.

4) Materials:

RESPONSE:

The existing materials are CMU block construction, 4"x8" brick red accents, aluminum window frames and glass. The façade of the building is mainly stucco with brick veneer; However, the design is not well articulated or in a particular pattern or configuration of a period or past architectural style.

The proposed design consists of standard materials in contemporary construction in South Florida. CMU/block construction, stucco, keystone accents, aluminum window frames and glass, and paint for the exterior.

5) Workmanship:

RESPONSE:

The existing residence almost qualifies as a typical spec house. The building is not of such design, craftsmanship, or material that could be reproduced only with great difficulty and/or expense. It does not include crafts of a particular culture or people during any given period of history and does not illustrate the aesthetic principles of a historic period. The proposed design will have the advanced detailing of a custom residence.

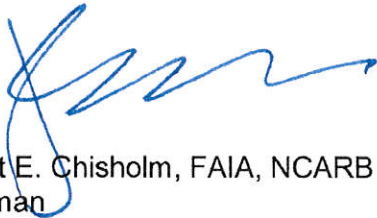
6) Association:

RESPONSE:

The existing residence is very basic and rudimentary. The red brick veneer is the only outstanding feature and it's a common detail. The property does not have a direct link to a significant event or person. The building does not contribute to the integrity of the setting or location, and does not have integrity of workmanship, design, or materials. The new residence will be well detailed and articulated.

On behalf of the applicants, Mr. and Mrs. Farber, we look forward to presenting our application to the Historic Preservation Board. Should you have any questions or require additional information please do not hesitate to contact our office.

Sincerely
R.E. Chisholm Architects, Incorporated



Robert E. Chisholm, FAIA, NCARB
Chairman

CC: Mr. Yaroslav Farber --Farber Residence
Mrs. Yelena Farber --Farber Residence
Mr. Robert E. Chisholm, FAIA, NCARB --Chisholm Architects
Mr. Ali Rezai, --General Contractor
Ms. Roxana Macias --Chisholm Architects
Mr. Matthew Polak, AIA --Chisholm Architects

CHISHOLM

LABELED PROPOSED PAINT CHIPS AND/OR MATERIALS

***Farber Residence -- Single-Family Residence
1020 North Northlake Drive
Hollywood, Florida***



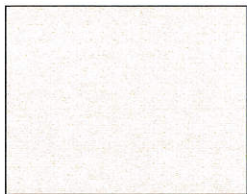
4x8 GRAY BRICK PAVERS
POOL DECK AND DRIVEWAY



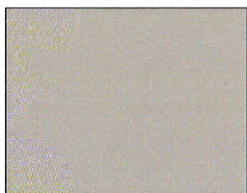
18x18 GRAY ROOF PAVERS
ROOF DECK



DOMINICAN KEYSTONE
ACCENT



SHERWIN-WILLIAMS
SW 6133 MUSLIN
BASE COLOR



SHERWIN-WILLIAMS
SW 6185 ESCAPE GRAY
ACCENT

Permit # _____

Date: 04/06/2017

LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 50'x 233.93' = 11,696.5 SF SQUARE FEET OF YOUR LOT (length x width)
2. 3,361 SF SQUARE FEET OF YOUR HOUSE
3. 526.5 SF SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N/A SQUARE FEET OF THE ADDITION, AND OR...
5. 3,112.2 SF SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 6,999.7 SF TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 59.8% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name FARBER, YAROSLAV SR				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 N. NORTHLAKE DRIVE				Company NAIC Number:	
City HOLLYWOOD		State Florida		ZIP Code 33019	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) HOLLYWOOD LAKES SECTION 1-32 B LOT 10 LESS N 30 FOR ST, TR OF LAND LYING S OF LOT 10 & LAKE BLK 47 B.C.F.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL					
A5. Latitude/Longitude: Lat. 26° 1'0.10"N Long. 80° 7'35.73"W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1B					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) N/A sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A8.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage N/A sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A9.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF HOLLYWOOD 125113			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011 C 0569	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 5.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 N. NORTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **BC # 1915 ELEV. 3.268'** Vertical Datum: **NGVD 1929**

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>2.92</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>3.61</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>2.20</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>3.00</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name NARCISO J. RAMIREZ	License Number 2779		
Title PROFESSIONAL LAND SURVEYOR & MAPPER			
Company Name NARCISO J. RAMIREZ P.S.M.			
Address 8341 SUNSET DRIVE			
City MIAMI	State Florida		ZIP Code 33143
Signature 	Date 03-10-2017	Telephone (305) 596-0888	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C.O.R. ELEV.= 1.70';
A3. HOLLYWOOD LAKES SECTION 1-32 B LOT 10 LESS N 30 FOR ST, TR OF LAND LYING S OF LOT 10, BET LOT 10 & LAKE BLK 47, BROWARD COUNTY, FL. ID # 5142 14 01 8360
A5. THE LONGITUD & LATITUDE WAS OBTAINED BY GOOGLE EARTH;

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

[illegible]

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 N. NORTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: N/A ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: N/A ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: N/A ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 N. NORTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption **FRONT VIEW APRIL 1, 2017**[Clear Photo One](#)

Photo Two

Photo Two Caption **REAR VIEW APRIL 1, 2017**[Clear Photo Two](#)

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 N. NORTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption **WEST SIDE VIEW APRIL 1, 2017**

Clear Photo Three



Photo Four

Photo Four Caption **EAST SIDE VIEW APRIL 1, 2017**

Clear Photo Four

JOB CARD

JOB ADDRESS

1020 N. N. Lake Drive

ADDITION

AND LAKES 1/32

Paul Gatto

LOT NUMBER

10 LESS N 30'

BLDG

47

ARCHITECT

FEE

\$ 45.00

VALUATION

\$ 2000.00

DESCRIPTION OF CONSTRUCTION

Wood deck and storage shed

SEPTIC TANK
SEWER TIE

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
BUILDING	113731	11-13-87	OWNER	SEPTIC/SEWER		
ELECTRIC-BASIC				AIR/CONDITION		
ELECTRIC-SUPP.				MECHANICAL		
PLUMBING				SCREEN		
L-P-DRY WALL				POOL		
FENCE				DRIVEWAY		
				PATIO or WALK		

County surcharge - \$.70

AD-87-152

NOTES:

OWNER

JOB CARD

JOB ADDRESS

PAUL GRETTO

LOT NUMBER

1020 Adams Street, Bldg. 1011 N. North Lake Dr.
Hollywood Lakes 1-32

LEGAL DESCRIPTION

10

47

Hollywood Lakes 1-32

MICROFILM NO.

ARCHITECT

FEE

\$ 165.00

VALUATION

\$ 30,000.

DESCRIPTION OF CONSTRUCTION

Interior Renovations

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING

8406

2-8-83

OWNER

SEPTIC/SEWER

ROOF

80570

3-11-83

KANTAROV L&S

AIR/CONDITION

ELECTRIC-BASIC

27994

4/1/83

A.A. Jones

MECHANICAL

1446

2/13/83

A.A. Jones

ELECTRIC-REAR

28271

1-28-83

Sweeney S/S

SEWER/BURIED

14137

3-23-83

Sweeney S/S

PLUMBING

18968

4/1/83

A.A. Jones

POOR

L.P. DRY WALL

DRY VENT

FENCE

PATIO AC. WALL

NOTES:

County Surcharge: 6.00

☐ SEPTIC TANK
☐ SEWER TIE

JOB CARD

OWNER: Paul Gatto
 JOB ADDRESS: 1041 N. Northlake Dr.
 CITY: Chicago, IL 60642

LOT NUMBER: 1041
 SUBDIVISION OR ADDITION: 1041

LEGAL DESCRIPTION: 1041 N. Northlake Dr.
 ARCHITECT: [Blank]
 FEE: \$ 60.00
 VALUATION: \$ 8,750

83-00165
 DESCRIPTION OF CONSTRUCTION: PATIO AND OVERHAND AND SLAB

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	324	6444	1-1-63	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				RATIO OF AREA			

NOTES: County Surcharge: 1.80

JOB CARD

OWNER P. Gatto		JOB ADDRESS 1020 Address changed 8/7/86	
LEGAL DESCRIPTION 10		LOT NUMBER 47	
MICROFILM NO. 51 new		ARCHITECT Hwd. Lakes Sec.	
FEE \$ 22.40		VALUATION \$ 3000.	

DESCRIPTION OF CONSTRUCTION					SEPTIC TANK	
Seawall repair 50 ft & dock rep'ir						
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
BUILDING	69192	6/3/81	Bill Cough	SEWER		
ROOF				AIR CONDITION		
ELECTRIC-BASIC				MECHANICAL		
ELECTRIC-SUPP.				SCREEN		
PLUMB 10				POOL		
L-P-DRY WALL				DRIVEWAY		
FENCE				PATIO or WALK		

NOTES: County surcharge fee \$1.05

JOB CARD changed to 5/1/80

OWNER		Brown		JOB ADDRESS		1020		1044 North North Lake Drive	
LEGAL DESCRIPTION		LOT BLADE		BLOCK		SUBDIVISION OR ADDITION			
MICROFILM NO.		ARCHITECT		FEE		VALUATION			
				\$ 12.00		\$ 350			
DESCRIPTION OF CONSTRUCTION				fumigation					
TYPE PERMIT		NUMBER		DATE		CONTRACTOR		TYPE PERMIT	
BUILDING		63694		8/20/80		So. Fum. Inc.		SEPTIC SEWER	
ROOF								AIR CONDITION	
ELECTRIC-CABLE								MECHANICAL	
ELECTRIC-SUPPLY								SCREEN	
PLUMBING								POOL	
L-P-BWT WALL								DRI VENT	
PERCE								PATIO or BAL	

NOTES:

JOB CARD

OWNER FRANK BROWN		JOB ADDRESS 1011 N North Lake Dr.		SUBDIVISION OR ADDITION Block	
LOT NUMBER		ARCHITECT		VALUATION \$ 2000	
LEGAL DESCRIPTION 22-1151		MICROFILM NO.		FEE \$ 16.20	
DESCRIPTION OF CONSTRUCTION Patio Piling					
Patio Porch					

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 240	39181	3/2/77	LOW BUILDING	SEPTIC TANK			
ROOF 240	39755	4-4-77	Z. K. L.	AIR/CONDITION			
ELECTRIC-BASIC	13111	3-29-77	Hard Elec	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO AT REAR			

NOTES:

JOB CARD

OWNER

FRANK BROWN

JOB ADDRESS *Address Changed 5/1/82*
 - FORT N N Lake Dr.

LEGAL DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

VALUATION

\$ 7. 30

DESCRIPTION OF CONSTRUCTION

Storm Panels 37 L/F

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	42304	8/5/77	Seaview Arch.	SEPTIC/SEWER			
ROOF				ALN/CONCRETE			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO AT SIDE			

NOTES:

NAME OF C.O. MILLER.

OWNER

LEGAL DESCRIPTION

Permit Type

No.

Date Issued

Align.

Electrical

Plumbing

Gas

FOUNDATION 10-10-52

COLUMNS

THE BEAM 11-4-52

WCOF

GAS 1-20-52

Remarks:

11-4-52

11-4-52

Single Family Res.

Owner's Present Address

Description of Construction

ONE 18,500.

To Whom

PERMITS OF CONSTRUCTION

10891

9-20-52

49725

6-25-48

11650

10-2-48

19015

7-1-48

8026

10-8-52

2005

1-2-47

8026

10-8-52

REMARKS

1st Rough Pile

Temp. Service Permit

Final Rough Pile

Rough Electric 1-2-48

Septic Tank 1-2-48

Temporary Final

2-18-52

Final Electric 1-2-48

Grosses Trap

Final Plumbing

Final Electric 1-2-48

Final Plumbing

Final Electric 1-2-48

Cert. of Occupancy

Final Electric 1-2-48

Final Electric 1-2-48

Cert. of Occupancy

Final Electric 1-2-48

Final Electric 1-2-48

Cert. of Occupancy

Final Electric 1-2-48

Final Electric 1-2-48

Cert. of Occupancy

Final Electric 1-2-48

Final Electric 1-2-48

Cert. of Occupancy

Final Electric 1-2-48

Final Electric 1-2-48

NAME OF OWNER FRANK BROWN

ADDRESS 1011 NO. NORTH LAKE DR.

LEGAL DESCRIPTION LOT 10 Bk 47 Hwp Lakes COST # 9425.

DESCRIPTION OF CONST.

ARCHITECT:

ADDITION

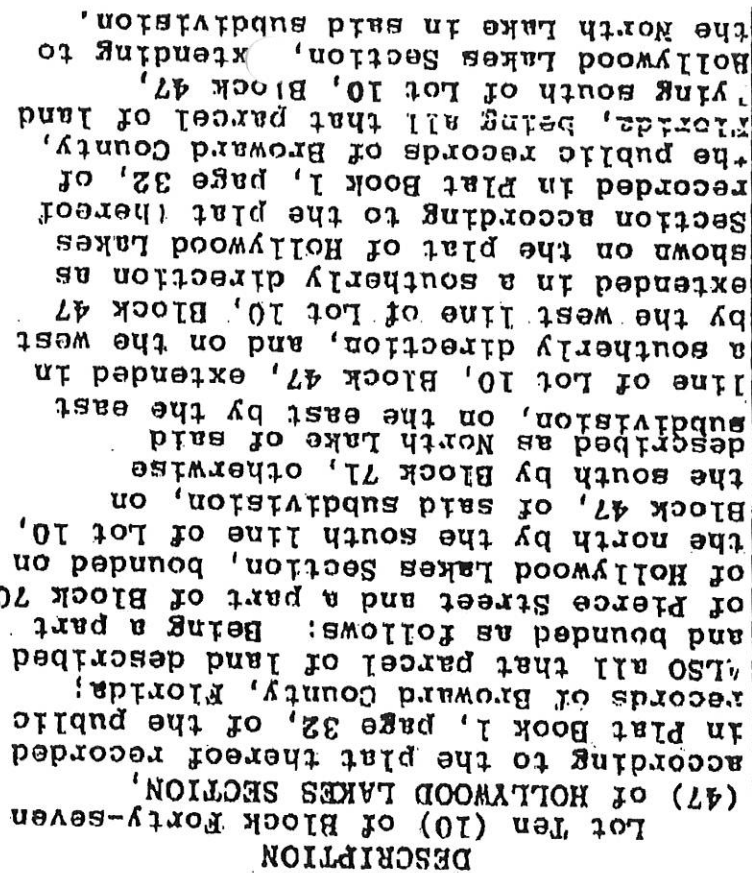
PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.	3192	6-19-70	Low Weiseneck	
ROOF				
ELECTRICAL	1738	7-27-70	Ucker	200
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	1867	7-1-68	Whitson	
SCREEN E.P.L.				
POOL				
DRIVEWAY	4380	9-10-70	Mandine	70-1812
FENCE				

Permit Search Results

Search > Properties located at/on/near '...1020...'

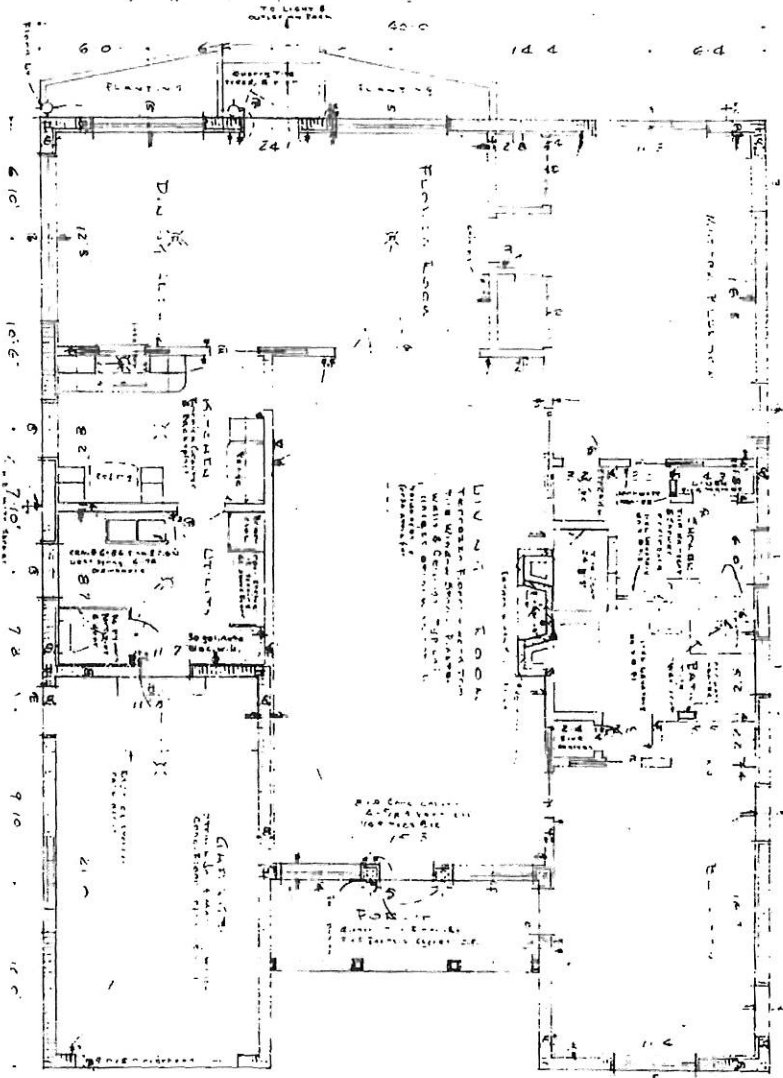
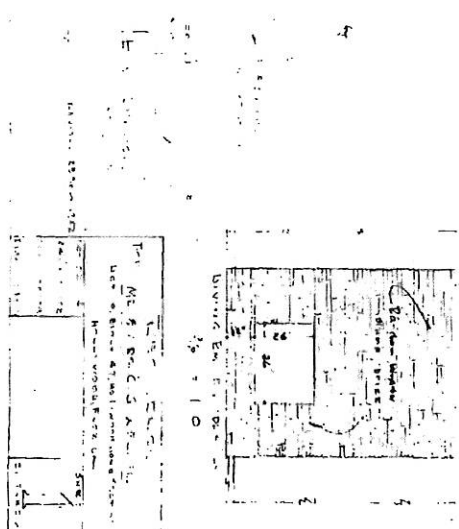
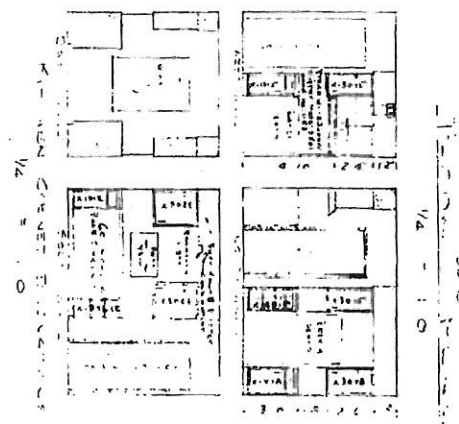
13 permits were found for
1020 N NORTHLAKE DR

	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
<u>Details</u>		B12-101309	DECK - WITHOUT ROOF	4/4/2012	5/18/2012
<u>Details</u>	61560	M0400117	A/C - CENTRAL - REPLACEMENT	1/7/2004	1/22/2004
<u>Details</u>	51581	B0303551	RE-ROOF FLAT	6/24/2003	7/1/2003
<u>Details</u>		E0000977	ALARM - RESIDENTIAL - CENTRAL - AUDIBLE		3/21/2000
<u>Details</u>		B9608447	FENCE- WOOD, CHAIN LINK, ETC.		12/2/1996
<u>Details</u>		B9402228	STORM SHUTTERS		4/11/1994
<u>Details</u>		B9108075	FENCE- WOOD, CHAIN LINK, ETC.		12/9/1991
<u>Details</u>		M9000166	A/C DUCTS		2/12/1990
<u>Details</u>		E9000335	ELECTRICAL WORK		2/9/1990
<u>Details</u>		P9000126	FIXTURES- PLUMBING		2/8/1990
<u>Details</u>		B9000803	RENOVATIONS		2/7/1990
<u>Details</u>		E9000260	BURGLAR ALARM, INTERCOM, TELEPHONE, OR TV		1/31/1990
<u>Details</u>		B9000614	DEMOLITION- STRUCTURAL (W/O W/S CREDIT)		1/31/1990

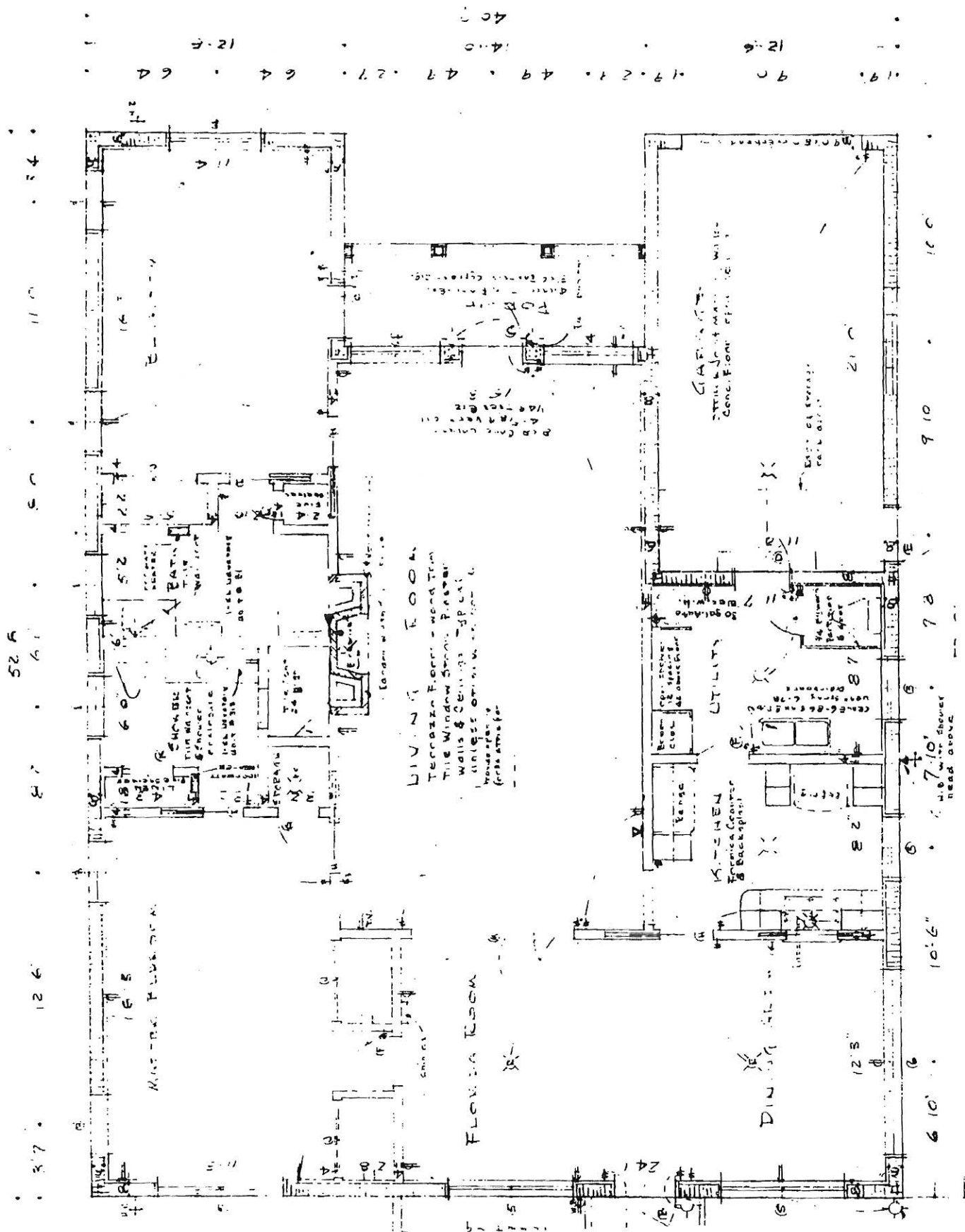


DOOR SCHEDULE

A	6'0" x 8'0"	1/2" Solid Pine
B	6'0" x 8'0"	1/2" Solid Pine
C	6'0" x 8'0"	1/2" Solid Pine
D	6'0" x 8'0"	1/2" Solid Pine
E	6'0" x 8'0"	1/2" Solid Pine
F	6'0" x 8'0"	1/2" Solid Pine
G	6'0" x 8'0"	1/2" Solid Pine
H	6'0" x 8'0"	1/2" Solid Pine
I	6'0" x 8'0"	1/2" Solid Pine
J	6'0" x 8'0"	1/2" Solid Pine
K	6'0" x 8'0"	1/2" Solid Pine
L	6'0" x 8'0"	1/2" Solid Pine
M	6'0" x 8'0"	1/2" Solid Pine
N	6'0" x 8'0"	1/2" Solid Pine
O	6'0" x 8'0"	1/2" Solid Pine
P	6'0" x 8'0"	1/2" Solid Pine
Q	6'0" x 8'0"	1/2" Solid Pine
R	6'0" x 8'0"	1/2" Solid Pine
S	6'0" x 8'0"	1/2" Solid Pine
T	6'0" x 8'0"	1/2" Solid Pine
U	6'0" x 8'0"	1/2" Solid Pine
V	6'0" x 8'0"	1/2" Solid Pine
W	6'0" x 8'0"	1/2" Solid Pine
X	6'0" x 8'0"	1/2" Solid Pine
Y	6'0" x 8'0"	1/2" Solid Pine
Z	6'0" x 8'0"	1/2" Solid Pine

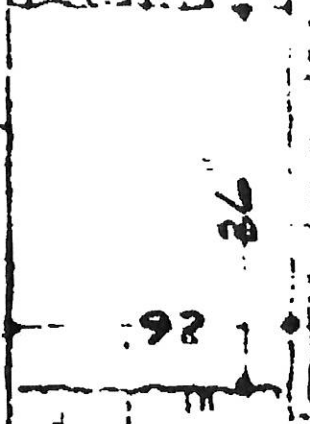


70 12.6 47.21 49 47 27 64 64 12.6 40



$$1/4 = 0.25$$

Random Width
Hump, Brick



DIVISION E.M. F. I. D.

2'8" = 10

2

100

400

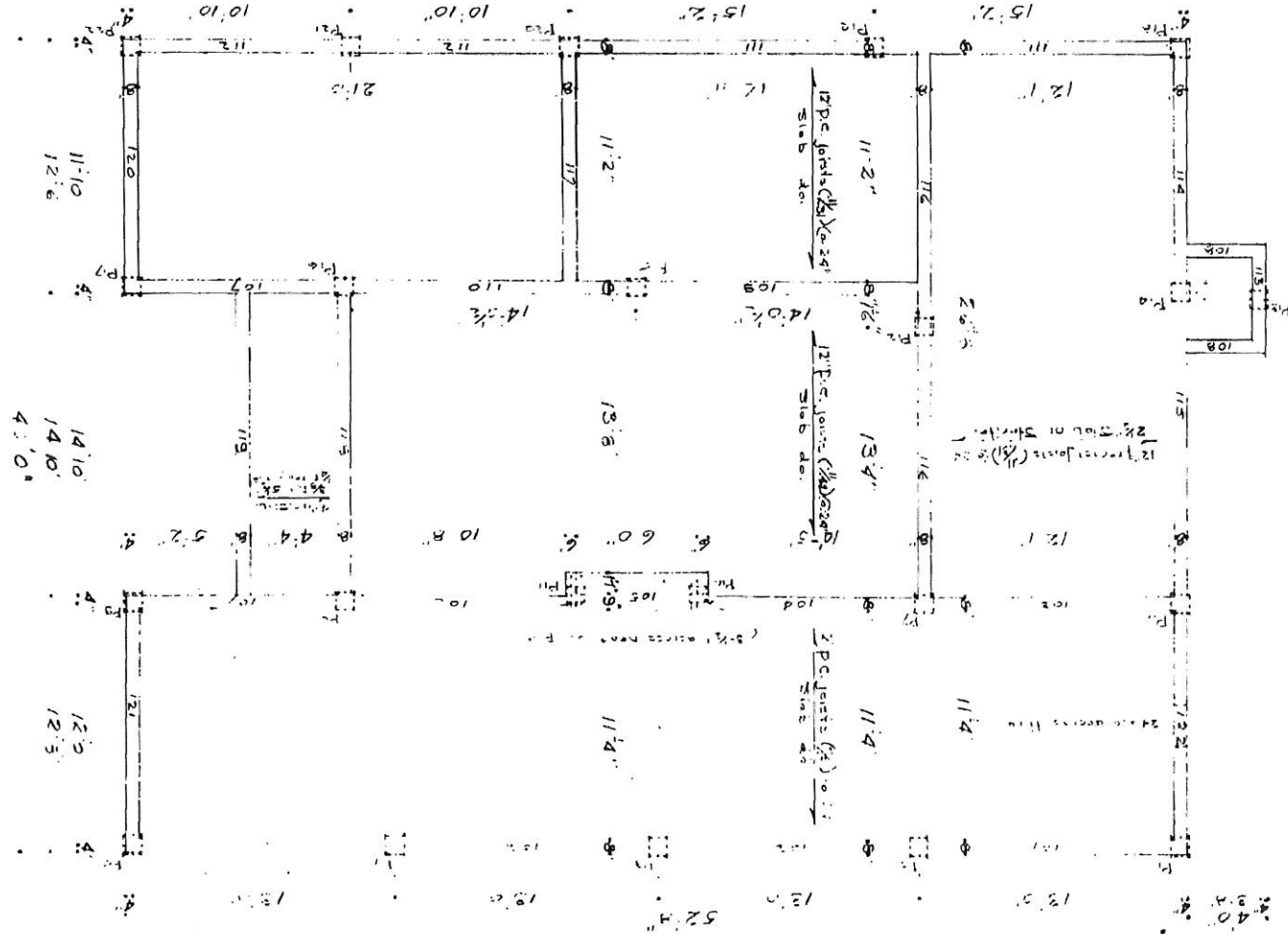
B	2 0 x 6 A	1 3/4	Gla Jalousie
C	2 6 x 6	1 3/4	
D	2 8 x 6 A	1 3/4	Half
E	2 A x 7 0	1 1/4	
F	2 1 x 6 B	1 3/8	Fluted
G	2 1 x 6 A	1 3/8	
H	2 6 x 6 P	1 3/8	Fluted - 1/2 - 1/2
I	2 6 x 6	1 3/8	
J	4 6 x 6 A	1 3/8	in 1/2 1/2
K	2 4 x 6 F	1 3/8	louver
L	1 6 x 6 S	1 3/8	
M	8 0 x 6 B	1 3/8	Top 1/2 Fluted 1/2

WINDOW SCHEDULE		
1	2 2	1 1/2
2	2 2	1 1/2
3	2 2	1 1/2
4	2 2	1 1/2
5	2 2	1 1/2
6	2 2	1 1/2

Notes

1. All windows to be made of aluminum.

2. All windows to be made of aluminum.



N

50

540
540
540
540
540

50

52.67

Escape

Blacktop
River

540
540
540
540
540
100 FT. TIE
IN ROCK

1000

1. L A G

White Cement Base at the
over 100 Bell Roofing
over 800 ft. 15.

Pitch
12
3

2 x 8 16' 0"
2 x 6 16' 0"
1" x 6" 16' 0"
1" x 6" 16' 0"

Metal Anchors @ 48"
1/2" dia @ 48"

Plaster & Lath

4 x 8 secured
with @ 48"
B x 12 lintel
4 - 5/8" φ
2/4 kip

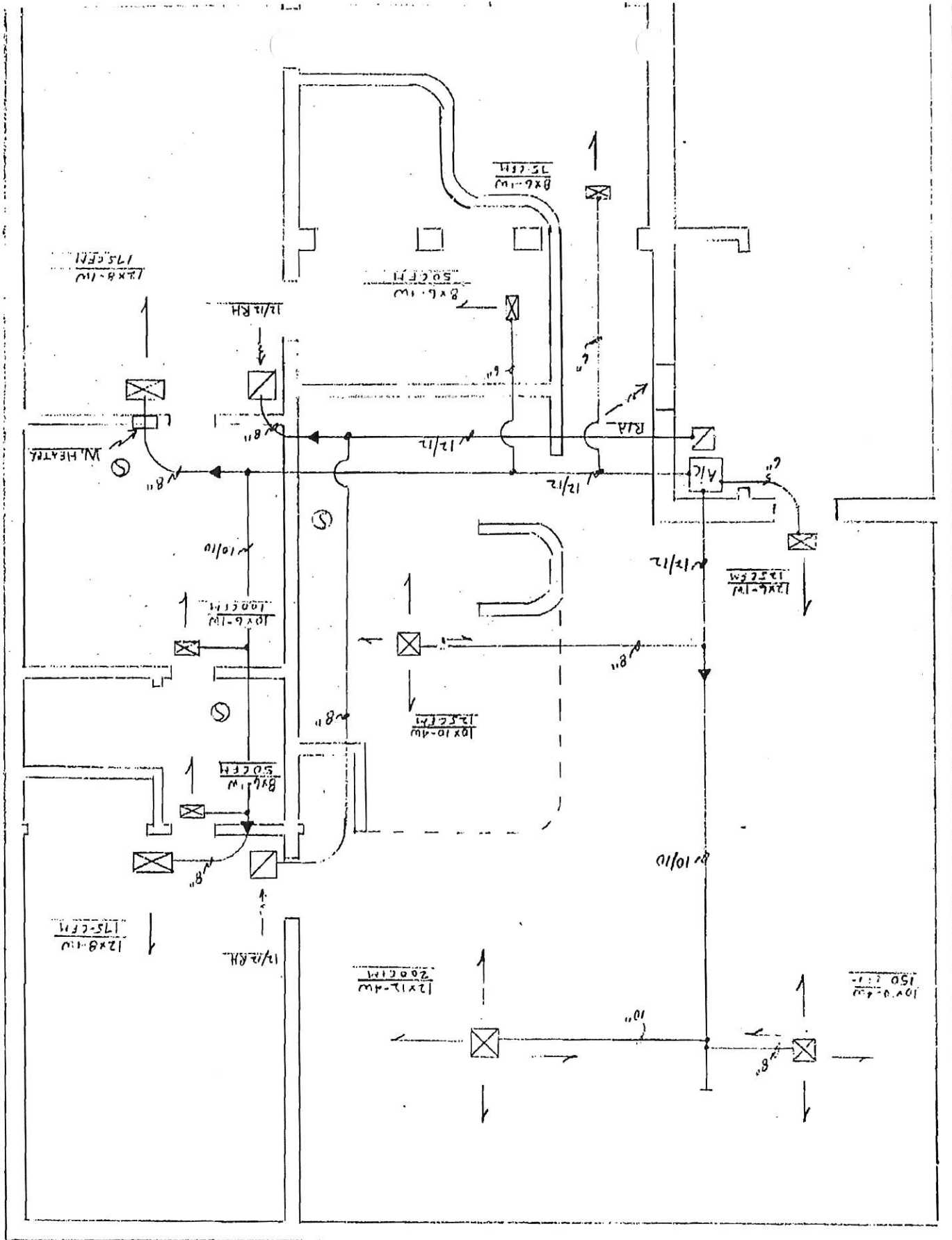
1/4 Furring

Flat Finish
Stucco

2 1/2" concrete slab on steel deck
TERRAZZO

12" Precast Joist @ 24"

See URA-1 Beam
Schedule check



EXISTING STUDY

FOUNDATION PLAN

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

EXISTING ROOF

EXIST TIE BEAM

20' x 20' =

ROOF PLAN

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

PAUL GATTC
141 E. 11th St. FRANK BROWN RICHFIELD

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

U-75

EXIST TIE BEAM

EXIST 8" x 8" FLOOR JOIST

2 2x4 STUDS
4 1x6 S.O.S.
18" x 4" 2x8 FLOOR

ROOF DECK -
9/8" COR. FLOOR W/
1-3/4" THICK RUS
1-1/2" 4" REINFORCED
RUS 1-3/4" REIN
MORTAR UNDER
BETWEEN WALLS &
FINISHED ROOF TO BE
CEMENT TILE.

6" x 10" x 1' TYPE X 1' REIN
W/OUT IN EXISTING FLOOR
BEAM JOISTMENT. FLOOR
INTERIOR

EXISTING SLAB
EXISTING BEAM

NOTE:
USE EXISTING "DUAL A" JOIST
TO RAIL W/OUT FLOOR JOIST

SECTION A-A

13' 0" x 20' 0"

EXIST 8" x 8" FLOOR JOIST
2x12 W/ BEAM
2x12 W/ BEAM
2x12 W/ BEAM

DETAIL A-A

W/ 1" x 1" STUD
W/ 1" x 1" STUD
W/ 1" x 1" STUD

City of Hollywood, Fla.
Building Dept.

DeRose & Slopey

CONSULTING ENGINEERS, INC.
LAND PLANNING & CIVIL STRUCTURAL



10/1/77

10/1/77

DATE	10/1/77
PROJECT	141 E. 11th St.
CLIENT	FRANK BROWN
LOCATION	RICHFIELD

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 2287 • ZIP 33022

BOARD OF APPEALS AND ADJUSTMENT

9.2V-RT

C.W. Douglas Inc.

1121 North Northlake Drive

- 1: Approval of an application to allow expansion of a kakuhi non-conforming single-family structure by construction of a screened porch an additional 3'6" into rearward yard abutting Northside.

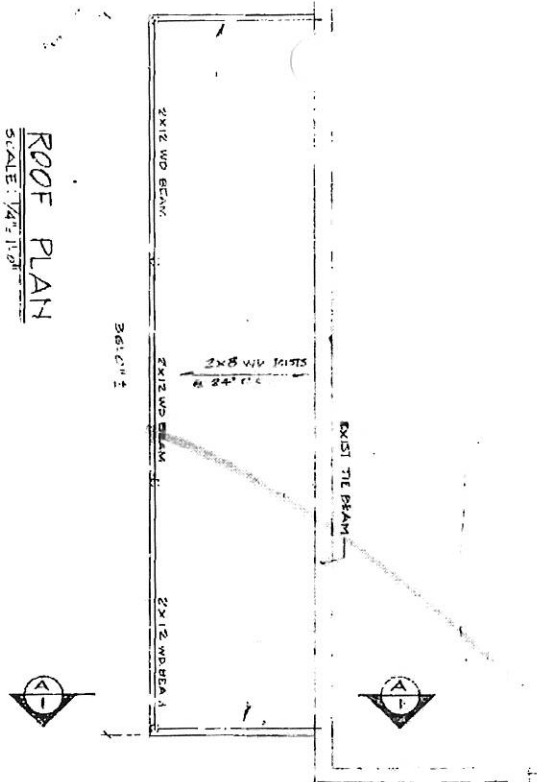
ACCEPTED

DATE: 17th DAY OF January, 1985

Flora

of Appeals and Adjustment acts in an advisory capacity approving or denying density or use variances, since the Commission of the City of Hollywood must finally approve such variances. Also, all approvals or denials may be subject to the Commission's review and approval or disapproval or the decision of the board of appeals and adjustment.

Section 54.2 subsection 1, h provides that a use granted by the City Commission shall be effective to the individual or entity applying therefor and as to the easements in the application and as to the third parties in the application such use. THE VARIANCE SHALL BE INTENDED TO BE VOID AND VOID UNLESS THE APPLICANT OR APPLICANTS PURSUANT THEREIN ARE APPLIED IN WRITING (50) DAYS AFTER THE DATE OF SUCH GRANT.



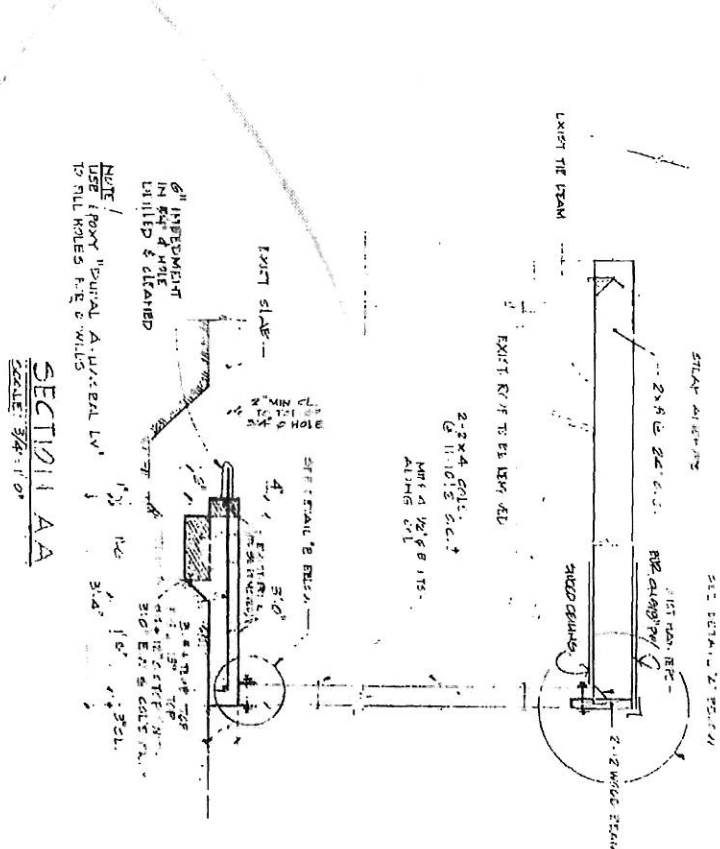
ROOF PLATH

SCALE: 1/4" = 1'-0"

• MR. & MRS. PAUL GATTO RESIDENT.

PATIO ADDITION

SECRET



SECTION 11 A.A

SCALE: 3/4" = 1' 0

4x4 incl
2-3x4
RECD)

DETA 1 "A"

RETAIL "E"

I-3



DeRose & Slopey
CONSULTING ENGINEERS, INC.
LAND PLANNING • CIVIL • STRUCTURAL

100-44361-100
FBI
ME.
Carter

100-111 2nd St
LAURENCE 111-1111

DATE: 2000.02.22
TIME: 11:00
FILE: 11-11-11
PAGE: 1

EXISTING STRUCTURE

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

EXISTING ROOF

ROOF PLAN

SCALE: 1/4" = 1'-0"

MR. & MRS. PAUL GATTO RESIDENCE
PATIO ADDITION

SCALE: AS NOTED

NOTE: USE EPOXY "DURAL A" UNIVERSAL LV" TO FILL HOLES FROM DRILLS

SECTION A-A

SCALE: 3/8" = 1'-0"

DETAIL "A"

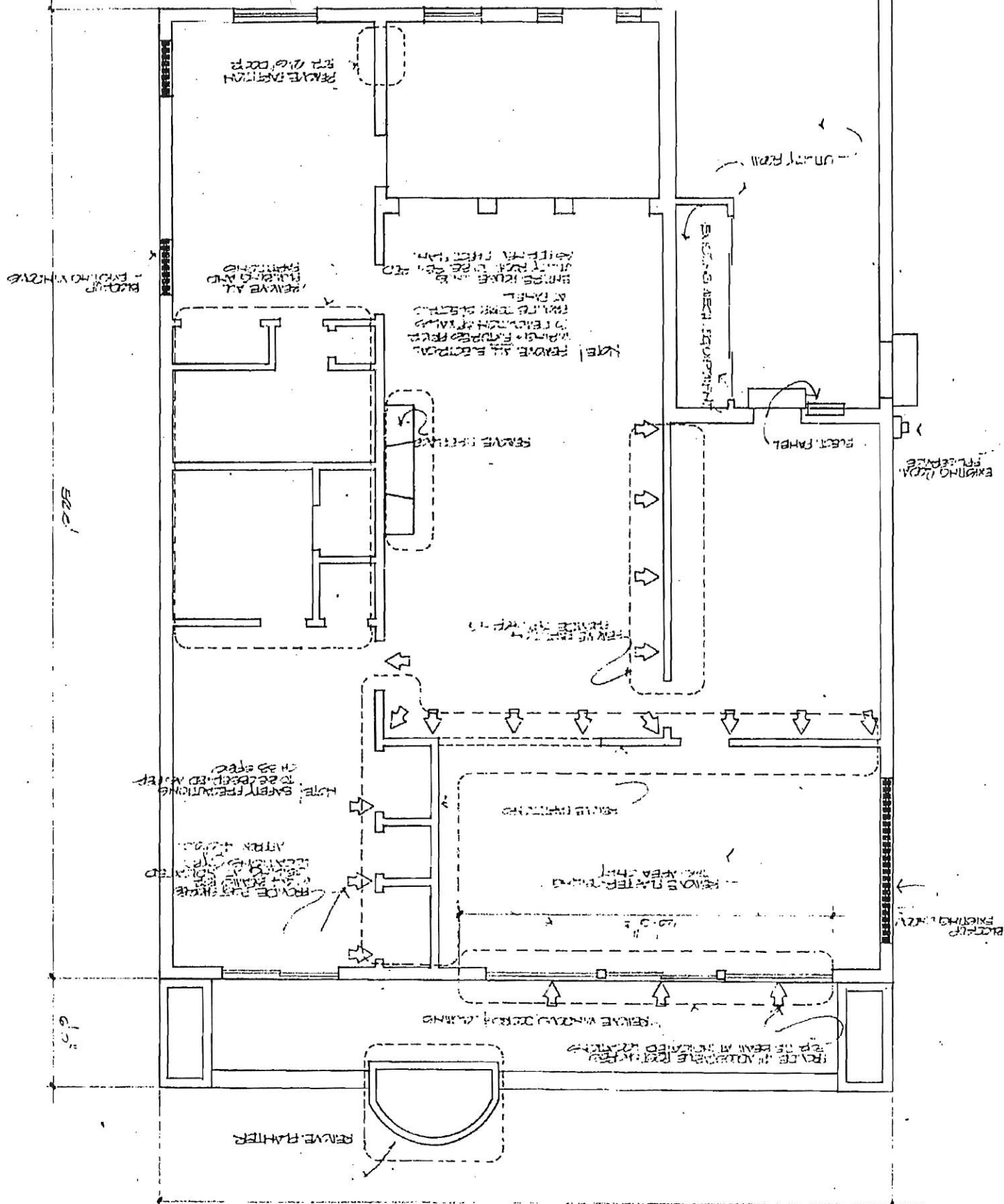
N.T.S.

DETAIL "B"

N.T.S.

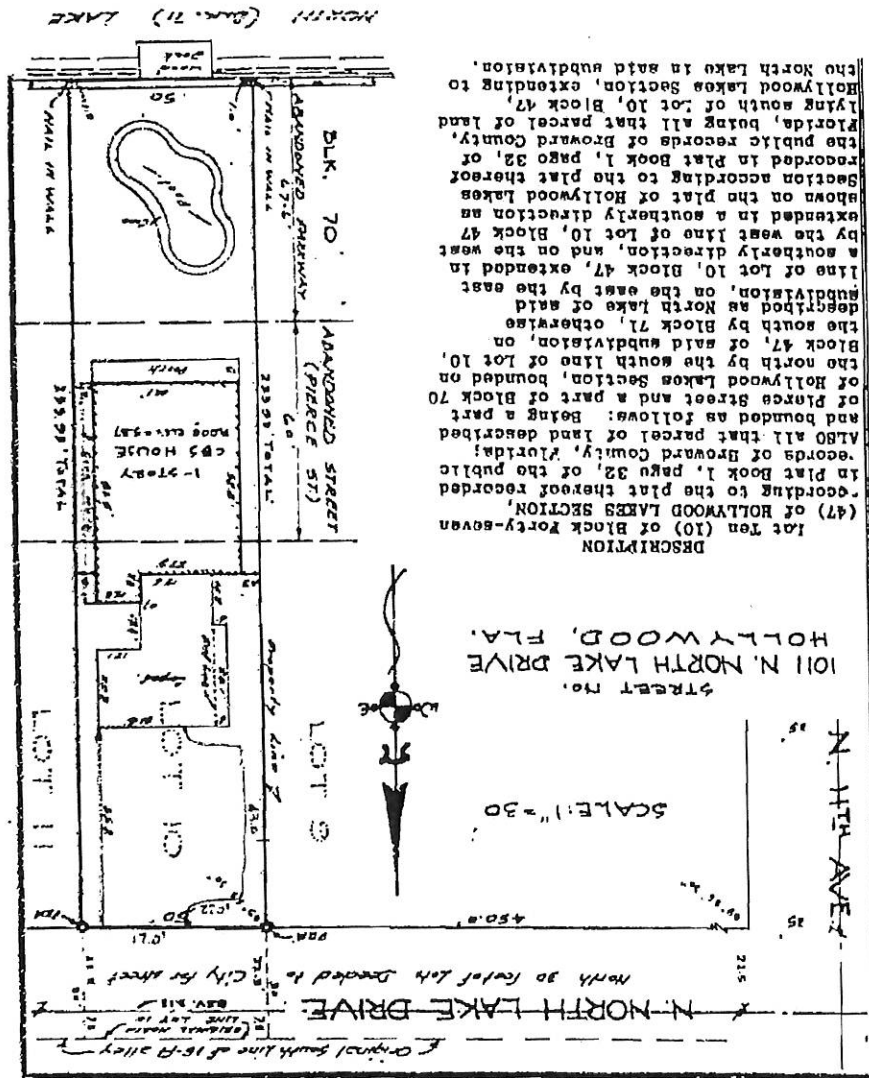
DeRose & Sipey
CONSULTING ENGINEERS, INC.
LAND PLANNING • CIVIL • STRUCTURAL
1000 S. 10TH AVE. SUITE 100
MILWAUKEE, WI 53214
TEL: 414-344-1111
FAX: 414-344-1112

DATE	2/21/83
DESIGNED BY	W.A.
CHECKED BY	W.A.
IN CHARGE	W.A.
1	1



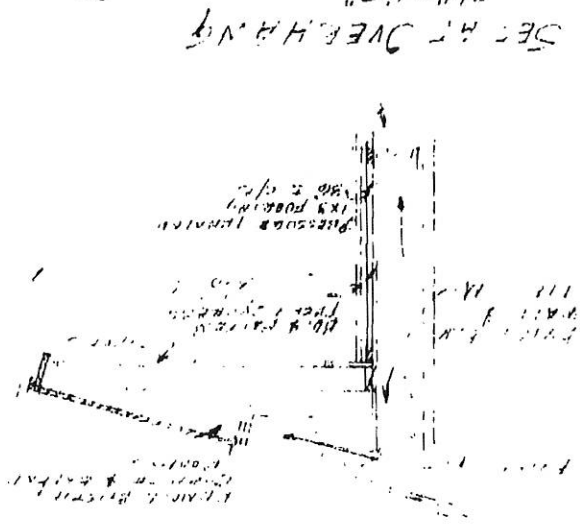
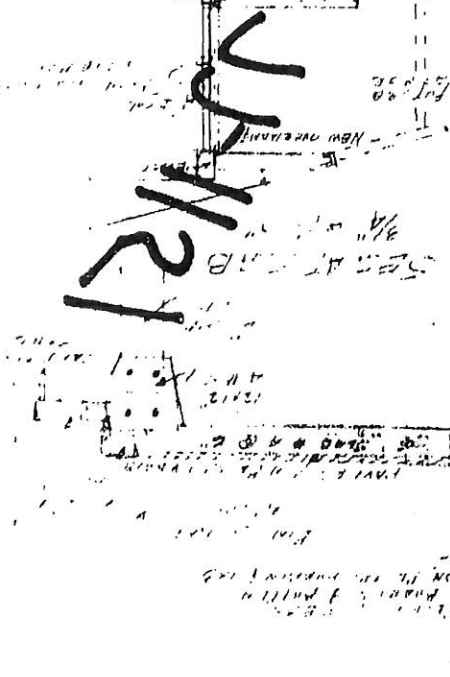
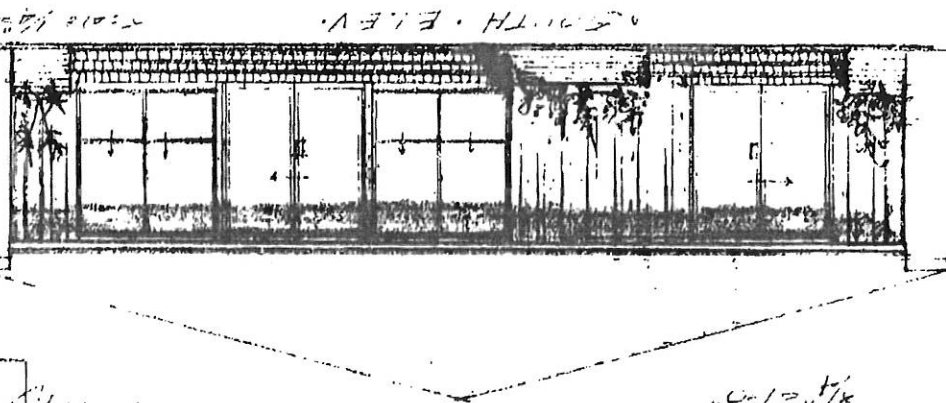
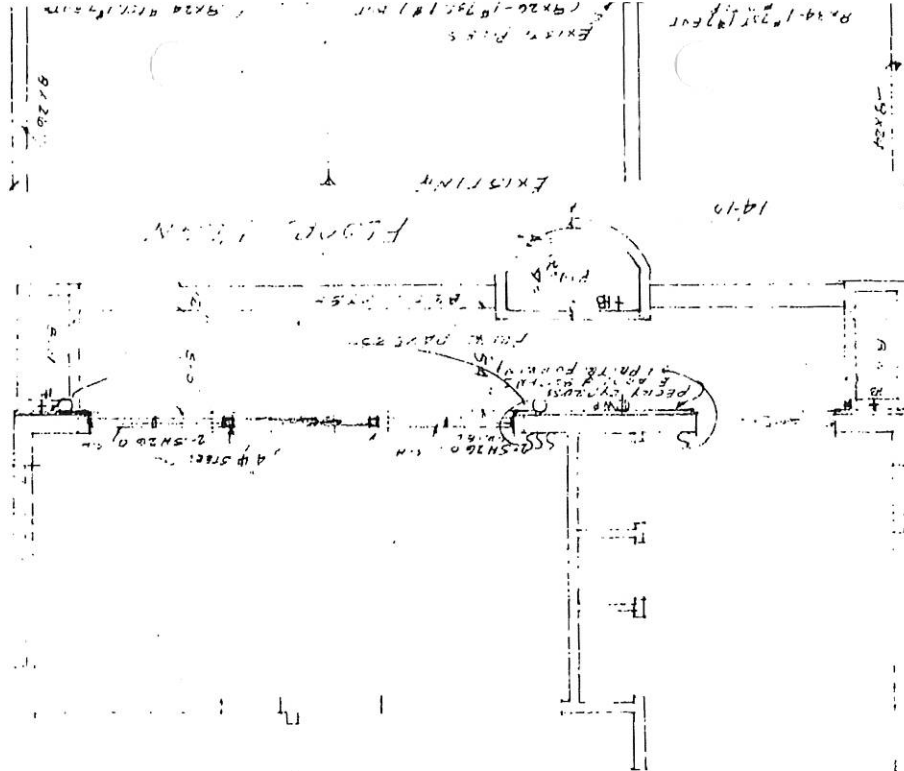
DATE:	1/19/83
CONTENT:	DEMO/SITE PLAN

design **99 5221**
438 385
800 678 0001 design@ndn.it 83309



NO.	DESCRIPTION	UNIT	QTY	REMARKS	DATE
1	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
2	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
3	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
4	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
5	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
6	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
7	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
8	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
9	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
10	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
11	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
12	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
13	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
14	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
15	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
16	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
17	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
18	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
19	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
20	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11

NO.	DESCRIPTION	UNIT	QTY	REMARKS	DATE
1	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
2	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
3	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
4	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
5	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
6	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
7	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
8	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
9	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
10	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
11	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
12	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
13	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
14	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
15	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
16	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
17	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
18	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
19	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11
20	WATER SUPPLY	1/2"	1	WATER SUPPLY	1/1/11



JE. H. J. V.

5574. E. E. V.

11. 11. 1910

[Handwritten signature]

Exhibit 100-100

[illegible]

11

DAVID

12x12"

544 B

1/2

NEW ORLEANS

11/17/2013

4/12



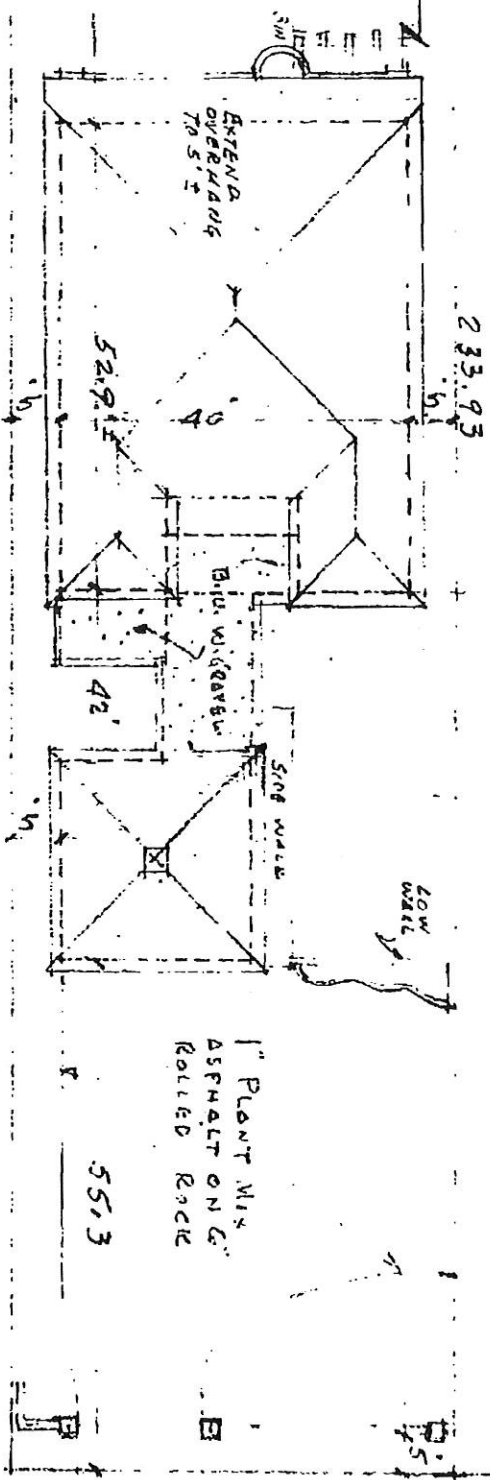
Feb. 21, 77

ME FARR, FREDERICK BROWNE
AT NORTH LANE, WIND
HILL, WINDHILL, F.B.

STUDY OF THE

QUESTIONS

W.C. 2



97.3

N. Y. LAKE DRIVE

ROOF E. PLOT PLAN

RES. OF

MR & MRS FRANK BROWN
1011 N. NORTH LAKE

SCALE 1/8" = 1'-0"

SEE SHEETS #1 & 2

Edwin Clark

C. O. N
131 2076
1958-77

FEB. 21, 77

GEORGE STANT
ARCHITECT
221 N. W. 10th St.
Anchorage, Alaska 99501

SURVEY FOR ARTHUR MALAKOFF HOLLYWOOD, FLA.

