

HISTORIC PRESERVATION BOARD (HPB)

#15019

Historic Designation Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Technical Specifications of Plan Submittal
- Page 3:** Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates). Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required

NOTE: Pursuant to Section 47-24.11.B.1, the applicant may be the property owner, a resident of Fort Lauderdale, or any legal entity in the city, including the City of Fort Lauderdale.

NOTE: Pursuant to Section 47-27.7 of the ULDR, mail notice shall be given to the owners of the land under consideration for designation at least thirty (30) days prior to the date set for the public hearing of the Historic Preservation Board.

FEES: All applications for a development permit shall have an application fee as established by the City Commission as set forth by resolution, as amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Historic District Designation	\$ 2450.00
<input type="checkbox"/> Historic Building Designation	\$ 650.00
<input checked="" type="checkbox"/> Landmark Designation	\$ 650.00
<input type="checkbox"/> Landmark Site Designation	\$ 650.00

Page 1: HPB - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	#15019
Date of complete submittal	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	TC Ventures LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3021 Alhambra St., Fort Lauderdale, FL 33304-4307
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Applicant 1 of 2 - ERIKA E. KLEE
Applicant / Agent's Signature	<i>Erika E. Klee</i>
Address, City, State, Zip	209 N. Ft. Lauderdale Bch Blvd SE, Ft. Land. FL 33304
E-mail Address	erika.klee@cahop.com
Phone Number	954-654-2927
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	ALHAMBRA BEACH RESORT	
Development / Project Address	Existing: 3021 Alhambra Street	New:
Legal Description	LAUDER DEL MAR 7-30 B LOT 18, 19 BLK 6	
Tax ID Folio Numbers (For all parcels in development)	5042 12 10 0730	
Request / Description of Project	Historic Landmark Designation	
Applicable ULDR Sections	47.24.11	
Total Estimated Cost of Project	\$ 650	(Including land costs)

Future Land Use Designation	C-Regional Activity Center
Proposed Land Use Designation	Same
Current Zoning Designation	ABA
Proposed Zoning Designation	Same
Current Use of Property	Hotel - 10 rooms
Residential SF (and Type)	N/A
Number of Residential Units	
Non-Residential SF (and Type)	4,498
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	12,500 sf/ .29 acres	N/A
Lot Density	N/A	N/A
Lot Width	N/A	N/A
Building Height (Feet / Levels)	N/A	N/A
Structure Length	N/A	N/A
Floor Area Ratio	N/A	N/A
Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Landscape Area	N/A	N/A
Parking Spaces	N/A	N/A

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front []		
Side []		
Side []		
Rear []		

Page 1: HPB - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	TC Ventures LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3021 Alhambra St., Fort Lauderdale, FL 33304-4307
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Applicant 2 of 2 — ESPOSITO, CHARLIE E.
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	3009 SEVILLE ST #6 STANFORD 354-560-0313
E-mail Address	STANFORD@GMAIL.COM
Phone Number	
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	ALHAMBRA BEACH RESORT	
Development / Project Address	Existing: 3021 Alhambra Street	New:
Legal Description	LAUDER DEL MAR 7-30 B LOT 18, 19 BLK 6	
Tax ID Folio Numbers (For all parcels in development)	5042 12 10 0730	
Request / Description of Project	Historic Landmark Designation	
Applicable ULDR Sections	47.24.11	
Total Estimated Cost of Project	\$ 650	(Including land costs)

Future Land Use Designation	C-Regional Activity Center
Proposed Land Use Designation	Same
Current Zoning Designation	ABA
Proposed Zoning Designation	Same
Current Use of Property	Hotel - 10 rooms
Residential SF (and Type)	N/A
Number of Residential Units	
Non-Residential SF (and Type)	4,498
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	12,500 sf/ .29 acres	N/A
Lot Density	N/A	N/A
Lot Width	N/A	N/A
Building Height (Feet / Levels)	N/A	N/A
Structure Length	N/A	N/A
Floor Area Ratio	N/A	N/A
Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Landscape Area	N/A	N/A
Parking Spaces	N/A	N/A

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front <input type="checkbox"/>		
Side <input type="checkbox"/>		
Side <input type="checkbox"/>		
Rear <input type="checkbox"/>		

Page 3: HPB - Submittal Checklist

SUBMITTAL CHECKLIST:

Applicant shall provide to Urban Design & Development, a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

HISTORIC DESIGNATION:

- Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application.
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner. *N/A*
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius
- Legal description of the landmark site, historic building or district written out. *Page 1 of application*
- Photographs of subject building from all four sides and label the direction each side faces.
- Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name ERIKA E. KLEE
Signature Erika E. Klee
Date 6/26/2015

Staff Intake Review

For Planning & Zoning Department staff use only:

Date _____
Received By _____
Tech. Specs Reviewed By _____
Case No. _____

Page 3: HPB - Submittal Checklist

SUBMITTAL CHECKLIST:

Applicant shall provide to Urban Design & Development, a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

HISTORIC DESIGNATION:

- Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner. *N/A*
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius
- Legal description of the landmark site, historic building or district written out. *Page 1 of Application*
- Photographs of subject building from all four sides and label the direction each side faces.
- Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

Applicant's Affidavit	Staff Intake Review
<p>I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p>	<p>For Planning & Zoning Department staff use only:</p>
<p>Print Name <u>Esposito, CHARLIE</u> Date _____</p>	<p>Received By _____</p>
<p>Signature <u><i>Charlie Esposito</i></u></p>	<p>Tech. Specs Reviewed By _____</p>
<p>Date <u>JUNE 26, 2015</u></p>	<p>Case No. _____</p>



Site Address	3021 ALHAMBRA STREET, FORT LAUDERDALE	ID #	5042 12 10 0730
Property Owner	TC VENTURES LLC	Millage	0312
Mailing Address	3021 ALHAMBRA ST FORT LAUDERDALE FL 33304-4307	Use	39

Abbreviated Legal Description	LAUDER DEL MAR 7-30 B LOT 18,19 BLK 6
-------------------------------	---------------------------------------

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$625,880	\$733,750	\$1,359,630	\$1,359,630	
2014	\$625,880	\$733,590	\$1,359,470	\$1,359,470	\$28,366.99
2013	\$625,880	\$732,050	\$1,357,930	\$1,357,930	\$28,664.17

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,359,630	\$1,359,630	\$1,359,630	\$1,359,630
Portability	0	0	0	0
Assessed/SOH	\$1,359,630	\$1,359,630	\$1,359,630	\$1,359,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,359,630	\$1,359,630	\$1,359,630	\$1,359,630

Sales History			
Date	Type	Price	Book/Page or CIN
4/30/2004	WD	\$1,650,000	37383 / 68
4/10/2002	WD	\$1,150,000	33225 / 1945
10/8/1999	WD	\$700,000	29921 / 607
7/1/1991	WD	\$320,000	18768 / 892
10/1/1990	QCD	\$100	

Land Calculations		
Price	Factor	Type
\$50.07	12,500	SF
Adj. Bldg. S.F. (Card, Sketch)		4498
Units		10

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
4498								

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS	
 	
Detail by Entity Name	
<u>Florida Limited Liability Company</u>	
TC VENTURES, LLC	
<u>Filing Information</u>	
Document Number	L04000030665
FEI/EIN Number	02-0721319
Date Filed	04/21/2004
Effective Date	04/21/2004
State	FL
Status	ACTIVE
<u>Principal Address</u>	
3021 ALHAMBRA STREET FORT LAUDERDALE, FL 33304	
Changed: 06/14/2013	
<u>Mailing Address</u>	
3021 ALHAMBRA STREET FORT LAUDERDALE, FL 33304	
Changed: 06/14/2013	
<u>Registered Agent Name & Address</u>	
TUCKER, RAYMOND A 3021 ALHAMBRA STREET FORT LAUDERDALE, FL 33304	
Address Changed: 01/14/2012	
<u>Authorized Person(s) Detail</u>	
Name & Address	
Title MGRM	
TUCKER, RAYMOND A 3021 ALHAMBRA STREET FORT LAUDERDALE, FL 33304	
Title MGRM	
CRESCITELLI, MATTHEW M 3021 ALHAMBRA STREET FORT LAUDERDALE, FL 33304	
<u>Annual Reports</u>	
Report Year	Filed Date
2013	06/14/2013
2014	01/10/2014

HISTORIC PRESERVATION SOLUTIONS, LLC
4748 CHARING CROSS ROAD
SARASOTA, FL 34241

June 23, 2015

Linda Franco, Historic Preservation Board Liaison
City of Fort Lauderdale
700 NW 19th Ave.
Fort Lauderdale, FL 33311

Re: Historic Designation Application - 3021 Alhambra St. Ft Lauderdale

Dear Ms. Franco:

On behalf of Erika Klee and Charlie Esposito, I am pleased to transmit the attached report and application documenting the following: (1) the historic background and significance related to the above referenced property and (2) the applicable criteria pursuant to the Ft Lauderdale historic preservation ordinance to designate this property for landmark status. Historic Solutions LLC was engaged by the applicants to prepare this report. If any additional information is required, please contact me at your earliest convenience at 941-685-0782.

Sincerely,



David Baber
Principal Member

Enc.

DAVID W. BABER

deev01@verizon.net

941-685-0782

PROFESSIONAL GOAL

A career focused on protecting society's irreplaceable historic and cultural resources.

SUMMARY OF QUALIFICATIONS

- Extensive historic preservation knowledge
- Advocating for historic preservation issues
- Personnel Management
- Managing multi-disciplinary programs
- Completing multiple simultaneous tasks
- Regulatory compliance management
- Oversight of restoration projects
- Managing grant-in-aid programs
- Successful history of securing grant funds
- Budget development and oversight

PROFESSIONAL EXPERIENCE

1/2008 – 12/2014 Broward County Historical Commission Fort Lauderdale, FL

1/2008-1/2011 County Historic Preservation Officer, Historical Commission

Provided leadership to history and historic preservation programs and organizations throughout Broward County. Provided guidance to and implemented the policies of the Historical Commission and was responsible for managing the County's multifaceted history/historic preservation programs. Examples of administrative duties included managing all staff, creating, developing and managing all budgets, communicating the agency mission, resolving conflicts and improving and expanding programs and projects to realize the goals of the organization.

Key Historic Preservation Accomplishments

- Completed the rehabilitation of the historic West Side Grade
- Provided technical assistance to property owners and municipalities in terms of applying criteria for designations and improvements to historic resources
- Participated in the Section 106 review process for State and Federal projects occurring in the County
- Increased efficiency and consistency of the County's historic preservation programs
- Improved consistency of the County's development review program for impacts to historic resources
- Provided assistance in writing and reviewing National Register and local designation applications
- Developed a County-wide coalition of history and historic preservation organizations
- Developed educational programs on preservation issues for the public and municipalities
- Implemented locally funded challenge grant-in-aid program, modeled loosely on the State of Florida preservation grants program, to preserve, rehabilitate and restore important local resources

1/2011-12/2014 Historic Preservation Coordinator, Libraries Division

Due to severe budget cuts associated with the recent recession, Historical Commission funding was eliminated and the services and programs were reorganized under the County library system. The Historic Preservation Officer position was with the Historic Preservation Coordinator with no administrative responsibilities. Examples of activities in this new position include preparing National Register and local designation applications, providing technical assistance to other communities and property owners, supervising the creation of local history exhibits, and assisting with library activities such as the digitization of special collections.

Key Historic Preservation Accomplishments

- Compared existing preservation program with CLG requirements/wrote replacement ordinance
- Secured a State preservation grant and provided support for a County-wide historic sites survey
- Prepared and defended the National Register nomination for the Historic West Side Grade School
- Prepared the local designation application for the Marcel Breuer designed Broward Main Library
- Led a team of stakeholders to develop an historic resource disaster long term recovery strategy

1/1995-1/2008 Sarasota County Government
Sarasota, FL

Historical Resources General Manager

Responsibilities included directing the primary history and historic preservation government agency in Sarasota County. This multi-disciplinary program included initiatives to promote the protection and preservation of historic and prehistoric resources, managing an historical archive/museum collection, and operating a local history program. Administrative and management aspects of the program, included budget development and implementation, staff management, development of programs targeted at protecting cultural resources in the County and promoting an understanding of local history.

Key Historic Preservation Accomplishments

- Provided leadership and oversight to ensure compliance with the Secretary of the Interior's Standards in the rehabilitation of County owned historic resources including the County Courthouse, the Venice Train Depot, Nokomis Beach Plaza, Phillippi Estate Park, the Hermitage, and the Dr. Wilson House.
- Supervised the conservation/restoration of significant cultural objects
- Oversaw the creation of long term maintenance and management plans for all County owned historic buildings to assure their long term sustainability
- Developed countywide local register of historic places, and successfully sought CLG status
- Successfully applied for and managed 10 State Small Matching and Special Categories historic preservation grants with a total value of nearly \$1,500,000 for a variety of preservation activities
- Created a process based on Section 106 for consistently reviewing all development activity in the County with the successful result of avoiding, minimizing or mitigating impacts to cultural resources
- After the 2004 and 2005 hurricane seasons, successfully relocated the irreplaceable historical collections from a 65 year old building on the bay-front to a hardened inland location
- Developed covenants and easements to protect historic and archaeological resources
- Participated as a member of the Statewide Technical Advisory Committee in the multi-phased project to develop a disaster planning and mitigation strategy for historic resources in Florida

1985-1995 Town of Windsor
Windsor, CT

Community Development Coordinator

Responsible for managing all aspects of the historic preservation and comprehensive community development programs in Windsor, Connecticut's oldest town. Developed and managed operating and project budgets based on state and federal community development and historic preservation funding sources. Managed program to provide grants and low income loans to improve low income housing and commercial buildings. Directed all historic preservation activities such as surveys and National Register nominations and provided staff support to the Historic Preservation Board.

Key Historic Preservation Accomplishments

- Oversaw the restoration of historic buildings in town such as the aforementioned railway facility, a one room school to be used as a museum and a federal period house to be used as a home for unwed teenage mothers and their children
- Prepared HABS documentation on the historic railroad passenger and freight depots as a condition of federal funding to prepare the buildings for rehabilitation as a multi-modal transportation center
- Provided all documentation and reporting to assure that all federally funded projects complied with NHPA Section 106 and NEPA requirements
- Successfully sought and administered grant funding totaling nearly \$5 million from state and federal sources for all community development and historic preservation related activities
- Acted as staff liaison to the Historic Preservation Board
- Reviewed all applications for improvements to historic buildings
- Developed a local heritage tourism program in partnership with the Chamber of Commerce.

**1983-1985 Bridgeport Neighborhood Housing and Commercial Services, Inc.
Bridgeport, CT**

Upper East Side Director

Administered all phases of a comprehensive preservation based revitalization program in a severely depressed, historic, inner city neighborhood in Connecticut's largest city. Formulated administrative and project budgets, identified and developed housing and infrastructure projects, solicited funding to carry those projects, and organized neighborhood self help groups.

**1979-1983 Willimantic Community Redevelopment Agency
Willimantic, CT**

Rehabilitation Director

Developed and administered a historic preservation oriented residential and commercial rehabilitation program involving grants and low interest loans as a part of the community development activities for the City of Willimantic. Prepared construction plans and specifications for projects, performed credit underwriting, arranged financial packages, recruited contractors and supervised construction. Program was the recipient of a national HUD award for the success of the preservation and revitalization of the commercial downtown district. Supervised the preparation of historic sites surveys and National Register nominations in the City.

**1978-1979 Central Virginia Planning District Commission
Lynchburg, VA**

Historic Planner

Conducted historic sites inventory in Amherst County. Made A-95 review comments on projects with historic preservation related considerations.

**1978 Capitol Region Council of Governments
Hartford, CT**

Architectural Historian

Assembled historic resources survey on a contractual basis, in conjunction with the Connecticut Historical Commission, in five Hartford area towns.

EDUCATION

Bachelor of Science, Historic Preservation, 1978, Roger Williams College, Bristol, RI
Associates of Engineering Technology, Architecture/Construction, 1974, Roger Williams College, Bristol, RI

AFFILIATIONS

- National Trust for Historic Preservation, Forum member
- Florida Trust for Historic Preservation, member and former trustee
- 2007 Florida Trust for Historic Preservation annual conference local chair
- Department of State, Central Florida Regional Preservation Office, former Citizen Advisory Board member
- Member of the Sarasota Architectural Foundation, Technical Advisory Committee
- Friends of the Sarasota County History Center, board member
- Sarasota Alliance for Historic Preservation, board member
- Crowley Museum and Nature Center, former board member and vice chair

**DAVID BABER, Principal Member
Historic Preservation Solutions, LLC
Architectural Historian/Historic Preservation Consultant**

Statement of Qualifications

Mr. David Baber has over 37 years of experience in activities associated with the protection and preservation of historic resources in Virginia, Connecticut and Florida. His involvement includes development and management of local historic preservation programs, conducting or supervising the preparation of historic sites surveys, preparing historic designation applications for the National Register of Historic Places and local historic designation programs and providing oversight and supervision of projects to restore or rehabilitate historic buildings. Mr. Baber meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History in accordance with federal regulations 36 CFR Part 61.

Historic Sites Surveys

Mr. Baber began his career by completing historic sites surveys beginning with completing the survey of five towns in Connecticut's capital region including Glastonbury, Hebron, Andover, Marlboro and Bolton. This was followed by conducting a survey of historic properties in Amherst County Virginia. Since then I have, had involvement with surveys by providing oversight, management or review of projects. Over time I have provided assistance to several municipalities by reviewing the information in surveys being conducted for them. This includes all five phases of the survey updates completed in the City of Sarasota, and more recently, the downtown survey for the City of Pompano Beach and the phase I survey update for Broward County.

Historic Resource Designation

Mr. Baber has established and managed local historic preservation programs in Windsor, Connecticut; Sarasota, Florida and Broward County, Florida. Through these programs, he has become thoroughly familiar with the criteria applied to buildings to determine whether or not they possess adequate significance and integrity to be eligible for designation. Mr. Baber has also prepared many designation applications, both for the National Register of Historic Places and local designation. Recently, he has prepared a successful National Register nomination of the West Side Grade School in Fort Lauderdale, Florida and local designation application for the Broward County Main Library, also in Fort Lauderdale, Florida.

Historical Context and Assessment Reports

Mr. Baber has been involved with all aspects of preparing histories, historical contexts and assessments of sites, areas and districts. The reports have been used for a variety of purposes. A recently completed report, co-authored by Mr. Baber is the Historical Context for Florida Power and Light's McGregor Smith Cottage located at their Turkey Point power Station.

**DAVID BABER, Principal Member
Historic Preservation Solutions, LLC
Architectural Historian/Historic Preservation Consultant**

Heritage Walking/Driving Tours

Mr. Baber has had involvement with several self-guided tours that have been published over time. While directing the Sarasota County History Center, I managed and supervised the development of a walking tour of the City of Sarasota's Civic Center and Theatre Arts District. Recently, I created two printed tours in Broward County, the *Historic Sites Walking Tour of Fort Lauderdale Beach* and *A Guide to National Register Places in Broward County*.

Historical Exhibits

Mr. Baber has been involved with the development of approximately 15 permanent and temporary historical exhibits during his career. These exhibits provide the same type digital born presentations found in St. Petersburg African American Heritage Trail markers. Mr. Baber has been either directly involved or has supervised all aspects of the process of the development of at least 14 exhibits including identifying the subject and themes, conducting necessary research, identifying visual materials, graphic design, layout and production. This includes the development of the permanent history exhibit installed at the Chidsey Building.

MARLA SHERMAN DUMAS

HIGHLIGHT OF QUALIFICATIONS

Professional Experience:

Over twenty-five years of experience as a public administrator or consultant to various governmental agencies and municipalities concentrating on:

- Community Planning
- Economic Development
- Redevelopment Strategies
- Commercial Revitalization
- Historic Preservation
- Public/Private Partnerships
- Funding Strategies
- Public Involvement
- Permitting
- Other Related Activities

Solid understanding of County, State of Florida and Federal regulations, policies and procedures relating to these types of disciplines.

Historic Preservation Experience:

- Conducted historic structure surveys in support of creation of historic districts which included physical surveys, oral histories and collection of archival documentation
- Drafted design guidelines and zoning regulations for historic districts and conservation areas
- Administered redevelopment activities for Community Redevelopment Agencies (CRAs) that included areas with historic district overlays

Public/Private Partnerships:

- Developed conceptual plans within historic preservation districts that resulted in public/private partnerships responsible for development of hotels, mixed-use projects, garages, public facilities and public open space
- Determined roles and responsibilities of the various participants
- Established criteria for the Request for Qualifications (RFQs) and selection process that resulted in determining the best qualified developer and/or participants for the partnership
- Negotiated development agreements, contracts, amendments and addenda involving complex public/private partnerships and related issues

Community Planning/Economic Development:

- Collaborated on residential zoning classifications that regulated in fill activities for single family historic properties
- Prepared elements of the Comprehensive Plan for Carteret County, North Carolina relating to land use, health and recreation
- Developed a Comprehensive Master Plan for a newly incorporated municipality that received approval by the Florida Department of Community Affairs
- Initiated preparation of Land Development Regulations in support of the approved Comprehensive Plan

- Established a conceptual Streetscape Master Plan to serve as a regulating plan for the entire community as well as a tool to encourage economic investment
- Promoted a Town Center concept to encourage commercial revitalization and mixed-use development opportunities
- Created recognition for existing residential areas under an urban villages concept
- Negotiated with developers, attorneys and architects recognizing density and intensity as critical issues
- Implemented a study to establish impact fees for parks, public facilities and police services

Redevelopment Strategies:

- Authored redevelopment plans and amendments in accordance with State and County code requirements for Community Redevelopment Districts that included historic designations
- Determined funding strategies including Tax Increment Financing (TIF) projections based on tax rolls and forecasts of development activities
- Prepared grant applications and requests for funds in response to notices of funding availability to assist in funding redevelopment efforts
- Created Special Assessment Districts (SAD) programs to facilitate funding for public improvements including beautification and infrastructure projects

Public Involvement:

- Facilitated public meetings and charrettes that included stakeholders, government officials, public employees, community-based organizations, citizen committees, developers, professional organizations and the public-at-large
- Conducted consensus building efforts resulting in planning study recommendations relating to development issues, growth management and revitalization efforts
- Responded to all public inquiries for information regarding plans or projects
- Developed newsletter to keep residents and participants informed about the status of various projects

HISTORICAL COMMISSION

Served on Ordinance Review Committee when created in 2008 tasked with reviewing county ordinances, administration code and policies in order to identify areas needing revision, clarification or enforcement

Served on Cultural Resources Committee since it was established in 2008 in order to better address historic preservation issues throughout Broward County. This committee produced the 2012 report that recommended the establishment of a Certified Local Government designation for Broward County

Developed the concept for the BCHC Heritage Celebration and served as Chairperson for the inaugural event in May 2011 at which keynote speaker for Florida Secretary of State

Continued to assist with Heritage Event by reading all newly published books relating to Broward County history and recommending nominations to receive the Dr. Cooper C. Kirk Award and also recommending nominees for the Judge L. Nance Award, the Stuart B. McIver Award and the Historical Commissioners Award in 2012, 2013 and 2014

Authored Publications

Parkside: An early neighborhood in Hollywood worthy of historic designation, Broward Legacy, Volume 29, Number 1, 2009

Book review: *Pioneer Parish: Saint Anthony Broward's First Catholic Church* by Fr. Jerry Singleton., Broward Legacy, Volume 32, Number 1, 2012.

Preparing book review for next issue of Legacy: The Making of Nova Southeastern University: A Tradition of Innovation, 1964-2014 by Julian M. Pleasants, Ph.D.

EMPLOYMENT HISTORY

July 2001-Present	MSSD Consulting, Inc.
October 1999-June 2001	Community Planning and Development Director City of Sunny Isles Beach Florida
June 1993-September 1999	Miami Beach Redevelopment Agency
Prior to June 1993	Miami Dade County Miami, Florida

EDUCATION AND TRAINING

Bachelor of Arts	Ohio State University, College of Arts and Sciences
Graduate Studies	Florida International University, Public Administration

Various training sessions sponsored by the Urban Land Institute, National Trust for Historic Preservation and the Florida Trust for Historic Preservation

On-going real estate courses and seminars

AFFILIATIONS AND REGISTRATIONS

Broward County Historical Commission
American Planning Association
Urban Land Institute
Florida Trust for Historic Preservation
Florida Real Estate Sales License

Historic Designation Application
Alhambra Beach Resort
3021 Alhambra Street
Narrative

INTRODUCTION

This historic designation application was prepared by David Baber, the principal member of Historic Preservation Solutions, LLC in collaboration with Marla Sherman Dumas, the principal member of MSSD Consulting, Inc. Mr. Baber meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History in accordance with federal regulations 36 CFR Part 61. Specifically, he possesses a Bachelor of Science degree in Historic Preservation and has 37 years of historic preservation experience in Virginia, Connecticut and Florida. Ms. Dumas has been involved with historic preservation and community/economic development since the early 1990s. Copies of Mr. Baber's and Ms. Dumas' resume and statement of qualifications are attached.

SETTING

Alhambra Street is located within the Lauder-del-Mar subdivision along Fort Lauderdale's Central Beach area.

Though there is evidence of pre-historic habitation and utilization of the land along the central beach area, the first recorded occupation of this land is in 1839, during the Second Seminole War, when the U.S. Army built a fort in the vicinity of the current day Bahia Mar Resort. In 1876, the U.S. Government built one of five houses of refuge, facilities to assist shipwrecked or stranded mariners, near where the Bonnet House is today.

The first private interest in Fort Lauderdale's Central Beach Area was by John Macgregor Adams and Hugh Taylor Birch, two investors from Chicago who joined forces and purchased substantial acreage of coastal land. By 1894, they owned all of the land between today's Sunrise Boulevard and the Bahia Mar area.

Hugh Taylor Birch, who had amassed a substantial wealth as an attorney in a growing Chicago, was quickly tiring of the intensity that accompanied that growth. With the World Columbian Exposition coming to Chicago in 1893, the masses that would be swarming the city made the situation untenable for Birch. He escaped Chicago by taking Henry Flagler's Florida East Coast Railroad to its southern terminus, at the time in Titusville, where he boarded a schooner and continued south. When bad weather drove him ashore near Fort Lauderdale, Birch determined that this was where he was meant to be.

of the architectural drawings for these properties and a title search prepared by Attorney's Title Fund Services, LLC. The Alhambra Beach Resort located at 3021 Alhambra Street was built in 1938 as a four unit apartment building for Mr. Robert M. Trimble. It was

designed by Fort Lauderdale master architect Courtney Stewart in the art moderne style and was built by Ervin Cahow. The original architectural drawings are included in this application. In 1948, Dr. Lawrence Reginald Wagner Sr. purchased the property. He reconfigured the interior to add a fifth apartment. After his death in 1959, the property passed on to his son, Lawrence Reginald Wagner Jr. In the ensuing years, the apartment building turned over ownership several more times. In 1991, the Alhambra Motel Group purchased the property and converted the building to a hotel, a use that has continued to the present day. In 2004, the building was sold to the current owners, TC Ventures, LLC who are doing business at the site as the Alhambra Beach Resort. The property currently operates as a hotel/motel with daily rentals (in conformance with current ABA zoning) and is one of the properties on Fort Lauderdale Beach that is part of the Small Superior Lodging network.

THE ARCHITECT

Albert Courtney Stewart was born in Youngstown, Ohio on January 7, 1906. He attended the University of Florida where he earned a Bachelor of Science degree in Architecture. He was a draftsman for Addison Mizner and then worked in architect Rudolph Weaver's office. In 1934, Stewart opened his own architectural firm in Fort Lauderdale. He continued to practice architecture in Fort Lauderdale for the balance of his career. Some of his notable projects include the Coca Cola bottling plants in Fort Lauderdale and Ocala, the McCrory's Store in Fort Lauderdale, the 1st Baptist Church activity and education buildings, Fort Lauderdale High School, Blanche Ely High School in Pompano Beach, the Emerald Seas Apartment complex in Lauderdale-by-the-Sea and 3021 Alhambra Street.

PHYSICAL DESCRIPTION OF BUILDING

Art Moderne, as an architectural style, is a late evolution of Art Deco architecture and design that emerged in the 1930s and was particularly conducive to a tropical environment. The architectural style reflected stylized and simplified forms and emphasized horizontal, vertical and curving planes, typically masonry with a smooth stucco finish, long horizontal lines, with details such as corner windows, glass block, flat projecting eyebrow slabs over windows and doors and nautical elements such as portholes. This description is based on the definition found in the City of Fort Lauderdale Historic Preservation Design Guidelines which states:

ART MODERNE

- Flat roof with a small ledge or coping at roof line

- Asymmetrical facade
- Smooth stucco wall surface with horizontal grooves or lines
- Horizontal balustrade elements
- Windows wrap corners

An additional description for Art Moderne can be found in *A Field Guide to American Houses* by Virginia and Lee McAlester. This book is recommended in National Register Bulletin 16a as a reference for identifying and describing architectural styles and descriptions. McAlester, on page 465, states that “Art Moderne - Smooth wall surface, usually of stucco, flat roof, usually with small ledge (coping) at roof line; horizontal grooves or lines in walls and horizontal balustrade elements give a horizontal emphasis; facade usually asymmetrical.”

3021 Alhambra Street embodies many of these elements. The building is two stories in height. It has a rectilinear form with the short side facing south along the street. It is of masonry construction and covered in smooth stucco. It has a flat roof with parapet walls capped with a stepped coping.

The south (main) elevation has asymmetrical fenestration in its detailing with mullion single hung 1 over 1 windows wrapping around the corner at the east end of the elevation on both floors while they are located away from the corner on the west end of the south elevation. Smaller windows are located near the center of each floor. The stucco above, between and below the center windows has a wire brush scored texture. At the west corner, a vertical slab is applied to the façade and also has a wire brush scored texture. This slab functions as a sign.

The west elevation has asymmetrical fenestration. A metal staircase provides access to the second floor. There are recessed porches centered on each floor of the elevation.

The east elevation has a symmetrical form. The center is recessed behind projecting roofed porches on both floors with second floor and roof supported by block columns. These columns replaced the original steel posts. In 1953, narrow two-story projecting wings were added at the north and south corners to provide additional bathrooms to the apartments.

CRITERIA RELATED TO THIS DESIGNATION

d) Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state, or nation.

As described in the narrative above, Courtney Stewart devoted his entire career to improving the character of the City of Fort Lauderdale by designing buildings with architecture that possesses exceptional quality.

e) Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.

As described in the narrative above, the Alhambra Beach Resort, located at 3021 Alhambra Street, clearly embodies many of the characteristics associated with Art Moderne architecture, an architectural style recognized in the City of Fort Lauderdale Historic Preservation Design Guidelines.

BIBLIOGRAPHY

American Architects Directory, American Institute of Architects, 1956, 1962 and 1970.

Architectural Drawings, City of Fort Lauderdale, Building Department, Records Center.

Eck, Christopher, *Designers of Paradise: An Historic Preservation Primer to the Early Architects of Broward County 1915-1965*, Broward County Historical Commission.

Fort Lauderdale City Directories.

Morillo, Patricia G., Anes, Delvis D., Rathbun, Merrilyn, Meunier, Danielle, *Architectural Resource Survey: Central Beach Neighborhood*, City of Fort Lauderdale, August 2008.

Planck, J. Kent, *A Little Known Legacy: Frederick Bartlett and the Families of Bonnet House*, unpublished, 2014.

Rice, Jayne, *Reflections of a Legacy, The Bonnet House Story*, Bonnet House, Inc. Fort Lauderdale, 1989.

Central Beach Master Plan, Sasaki Associates, November 30, 2009.

Long, Stephen, *Chain of Title for 3021 Alhambra Street, Fort Lauderdale, Florida*, Attorney's Title Fund Services, LLC, April 1, 2015.

McAlester, Virginia and Lee, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 1984.

National Register Bulletin 16a, Guidelines for Completing National Register of Historic Places Forms, jPart A, How to Complete the National Register Registration Form, U.S. Department of Interior, National Park Service, National Register of Historic Places, Washington D.C., 1977, Revised in 1986, 1991 and 1997.

ATTORNEYS' TITLE FUND SERVICES, LLC
Broward Branch

Ft. Lauderdale, FL 33309
(954) 771-0150
Fax: (800) 783-1943

Marshall Socarras Grant PL
197 S Federal Highway
Boca Raton, FL 33432

Date: April 1, 2015
Fund File Number: 10-2015-168750
County: Broward
Reference: 3021 ALHAMBRA

Dear Customer:

Pursuant to your request, we have searched the public records of Broward County, Florida, from January 1, 1936 at 11:00 PM through March 25, 2015 at 11:00 PM to ascertain the following:

Chain of title from 1936 to current time for the following property:

Lots 18 and 19, Block 6, LAUDERDALE DEL MAR, according to the Plat thereof recorded in Plat Book [7, Page 30](#) of the Public Records of Broward County, Florida.

From said search we report those entries as set forth on the following page(s). Copies of instruments, if any, have been attached for your review.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

This search is prepared and furnished to provide only the above information. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000.

Prepared this 1st day of April, 2015.

Attorneys' Title Fund Services, LLC

Prepared by: Stephen Long
Phone Number: 1-800-929-5791

1. **Book and Page:** DB 272/465 **TOI:** WD **DOF:** 5/9/1936
 First Party:
 Second Party:
2. **Book and Page:** DB 289/261 **TOI:** WD **DOF:** 3/17/1937
 First Party:
 Second Party:
3. **Book and Page:** DB 330/263 **TOI:** WD **DOF:** 4/10/1939
 First Party:
 Second Party:
4. **CFN #:** 1943-236253 **TOI:** Deed **DOF:** 1/1/1943
 First Party: illegable
 Second Party:
5. **Book and Page:** DB 489/108 **TOI:** WD **DOF:** 5/31/1945
 First Party:
 Second Party:
6. **Book and Page:** DB 624/399 **TOI:** WD **DOF:** 4/16/1948
 First Party:
 Second Party:
7. **Book and Page:** DB 624/467 **TOI:** QCD **DOF:** 4/16/1948
 First Party:
 Second Party:
8. **Book and Page:** DB 625/408 **TOI:** QCD **DOF:** 5/5/1948
 First Party:
 Second Party:
9. **Book and Page:** OR 1871/51 **TOI:** QCD **DOF:** 3/22/1960
 First Party: Wagner
 Second Party: Wagner
10. **Book and Page:** OR 2151/676 **TOI:** WD **DOF:** 4/4/1961
 First Party: Scott
 Second Party: Wagner
11. **Book and Page:** OR 2687/969 **TOI:** WD **DOF:** 10/24/1963
 First Party: Di Mauro
 Second Party: Streadorf
12. **Book and Page:** OR 3287/556 **TOI:** WD **DOF:** 9/2/1966
 First Party: Streadorf

Second Party: Toomey

- 13. Book and Page:** OR 3450/770 **TOI:** WD **DOF:** 6/28/1967
First Party: Toomey
Second Party: Santarelli
- 14. Book and Page:** OR 3522/760 **TOI:** WD **DOF:** 10/25/1967
First Party: Santarelli
Second Party: Santarelli
- 15. Book and Page:** OR 4862/320 **TOI:** QCD **DOF:** 5/12/1972
First Party: Santarelli
Second Party: Santarelli
- 16. Book and Page:** OR 5007/107 **TOI:** QCD **DOF:** 9/28/1972
First Party: Santarelli
Second Party: Santarelli
- 17. Book and Page:** OR [5263/157](#) **TOI:** WD **DOF:** 5/1/1973
First Party: Santarelli
Second Party: Chavez
- 18. Book and Page:** OR [5874/563](#) **TOI:** WD **DOF:** 7/13/1974
First Party: Chavez
Second Party: hUCKABEE
- 19. Book and Page:** OR [7948/378](#) **TOI:** Warranty Deed **DOF:** 12/26/1978
First Party: Huckabee
Second Party: Ranco
- 20. Book and Page:** OR [8328/894](#) **TOI:** Warranty Deed **DOF:** 7/17/1979
First Party: Ranco
Second Party: Donnelly
- 21. Book and Page:** OR [8901/562](#) **TOI:** Quit Claim Deed **DOF:** 5/12/1980
First Party: Donnelly
Second Party: Robin Hood Enterprises
- 22. Book and Page:** OR [11636/754](#) **TOI:** Warranty Deed **DOF:** 4/19/1984
First Party: Robin Hood Enterprises
Second Party: Folkhe
- 23. Book and Page:** OR [12531/811](#) **TOI:** Warranty Deed **DOF:** 5/18/1985
First Party: Folkhe
Second Party: Ek

24. **Book and Page:** OR [13691/795](#) **TOI:** Warranty Deed **DOF:** 9/2/1986
First Party: Ek
Second Party: Frenc
25. **Book and Page:** OR [16809/17](#) **TOI:** Warranty Deed **DOF:** 10/2/1989
First Party: Frenc
Second Party: Corso
26. **Book and Page:** OR [17869/722](#) **TOI:** Quit Claim Deed **DOF:** 10/26/1990
First Party: Corso
Second Party: Corso
27. **Book and Page:** OR [18768/892](#) **TOI:** Warranty Deed **DOF:** 9/24/1991
First Party: Corso
Second Party: ALHAMBRA MOTEL GROUP
28. **Book and Page:** OR [29921/607](#) **TOI:** Warranty Deed **DOF:** 10/8/1999
First Party: ALHAMBRA MOTEL GROUP
Second Party: ALHAMBRA MOTEL
29. **Book and Page:** OR [33225/1945](#) **TOI:** Warranty Deed **DOF:** 6/5/2002
First Party: ALHAMBRA MOTEL
Second Party: ALHAMBRA BEACH MOTEL
30. **Book and Page:** OR [37383/68](#) **TOI:** Warranty Deed **DOF:** 5/4/2004
First Party: ALHAMBRA BEACH MOTEL
Second Party: TC Ventures LLC



Site Address	3021 ALHAMBRA STREET, FORT LAUDERDALE	ID #	5042 12 10 0730
Property Owner	TC VENTURES LLC	Millage	0312
Mailing Address	3021 ALHAMBRA ST FORT LAUDERDALE FL 33304-4307	Use	39

Abbreviated Legal Description	LAUDER DEL MAR 7-30 B LOT 18,19 BLK 6
--------------------------------------	---------------------------------------

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$625,880	\$733,590	\$1,359,470	\$1,359,470	
2014	\$625,880	\$733,590	\$1,359,470	\$1,359,470	\$28,366.99
2013	\$625,880	\$732,050	\$1,357,930	\$1,357,930	\$28,664.17

IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,359,470	\$1,359,470	\$1,359,470	\$1,359,470
Portability	0	0	0	0
Assessed/SOH	\$1,359,470	\$1,359,470	\$1,359,470	\$1,359,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,359,470	\$1,359,470	\$1,359,470	\$1,359,470

Sales History				Land Calculations			
Date	Type	Price	Book/Page or CIN	Price	Factor	Type	
4/30/2004	WD	\$1,650,000	37383 / 68	\$50.07	12,500	SF	
4/10/2002	WD	\$1,150,000	33225 / 1945				
10/8/1999	WD	\$700,000	29921 / 607				
7/1/1991	WD	\$320,000	18768 / 892				
10/1/1990	QCD	\$100					
					Adj. Bldg. S.F. (Card, Sketch)		4498
					Units		10

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								



Street view from southwest, 3021 Alhambra is the second building from the left.



Street view from above, 3021 Alhambra is the building in the center



Above: South (Main) Elevation

Right: Close up of vertical slab sign





Above: Parapet stepped cap

Right: Scored stucco
between center windows





Southeast Corner showing projecting bathroom wing



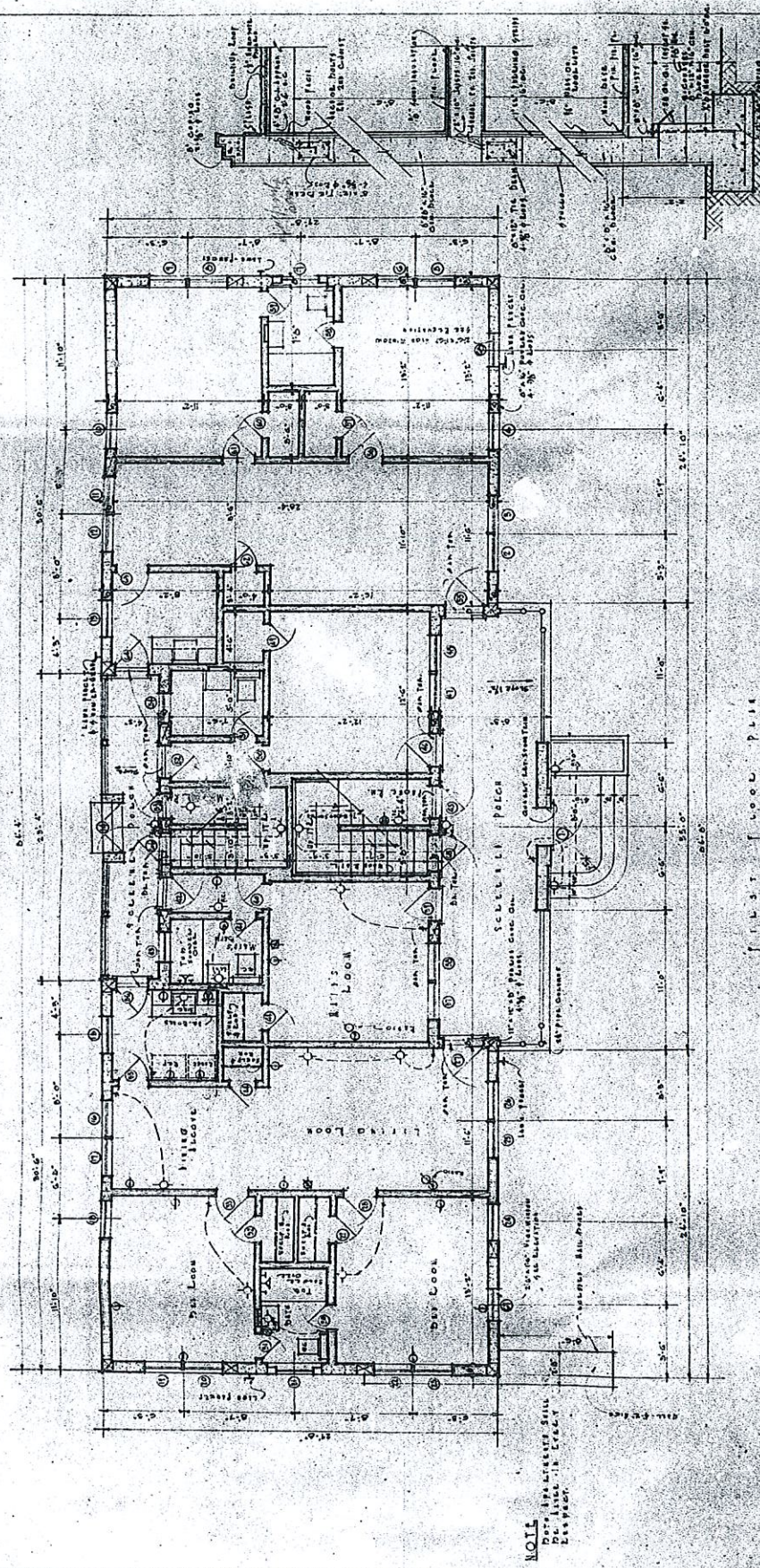
Second floor porch on east side



Southwest corner



North elevation



TYPICAL WALL SECTION
 WALL No. 100

TYPICAL DOOR
 DOOR No. 100

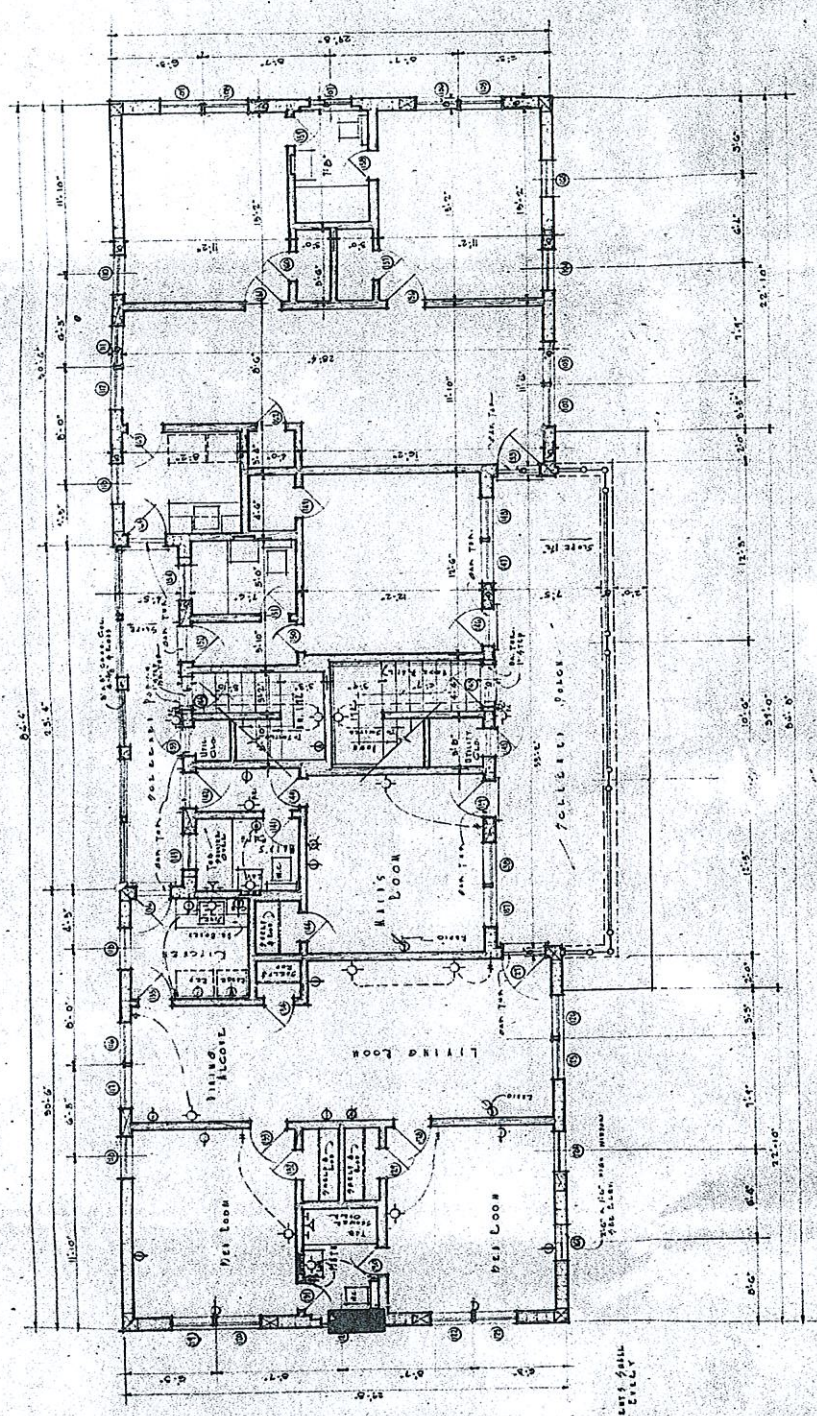
TYPICAL WINDOW
 WINDOW No. 100

TYPICAL STAIR
 STAIR No. 100

TYPICAL FLOOR
 FLOOR No. 100

LIST OF MATERIALS

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	CU YD	FOR FOUNDATION
2	BRICK	100	1000	FOR WALLS
3	CEMENT	100	BA	FOR CONCRETE
4	WOOD	100	CU YD	FOR FLOORING
5	GLASS	100	SQ FT	FOR WINDOWS
6	PAINT	100	GA	FOR WALLS
7	ROOFING	100	SQ FT	FOR ROOF
8	INSULATION	100	SQ FT	FOR WALLS
9	PLASTER	100	SQ FT	FOR WALLS
10	CEILING	100	SQ FT	FOR CEILING
11	DOORS	100	EA	FOR DOORS
12	WINDOWS	100	EA	FOR WINDOWS
13	STAIRS	100	EA	FOR STAIRS
14	FLOORS	100	EA	FOR FLOORS
15	ROOF	100	EA	FOR ROOF
16	FOUNDATION	100	EA	FOR FOUNDATION



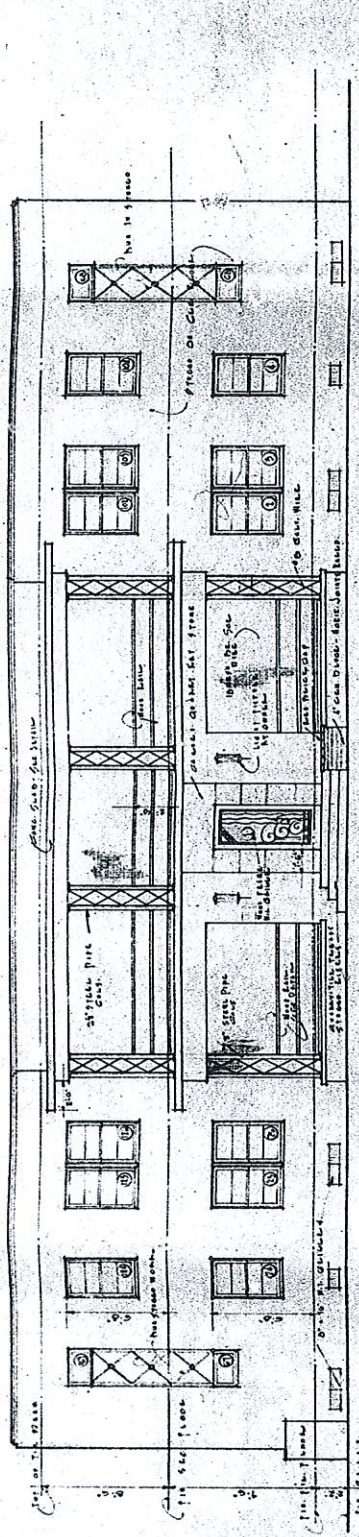
FLOOR PLAN
FLOORING

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL	REMARKS
1	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
2	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
3	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
4	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
5	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
6	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
7	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
8	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
9	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
10	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
11	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
12	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
13	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
14	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
15	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
16	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
17	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
18	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
19	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING
20	1/2" x 4" x 8" PLANK	100	SQ. YD.	1.50	150.00	FLOORING

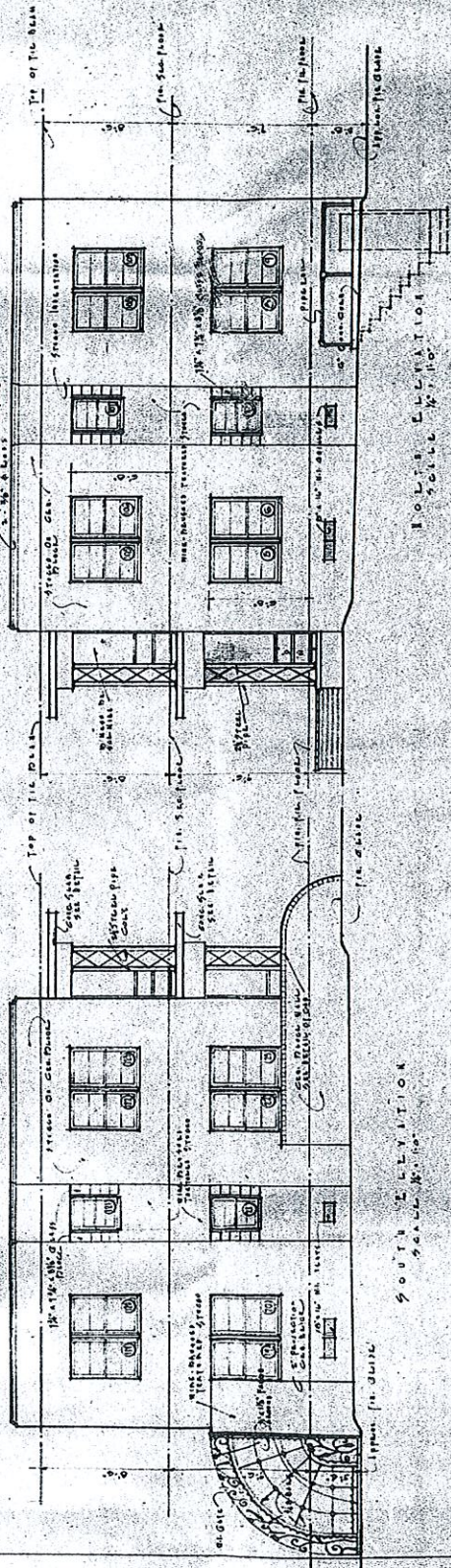
APPROVED FOR
M. L. ROBERTSON, ARCHT.
FOR L. H. ROBERTSON, OWNER

COUNTY OF STEWART
ALBANY COUNTY, N. Y.
FOR L. H. ROBERTSON, OWNER

3

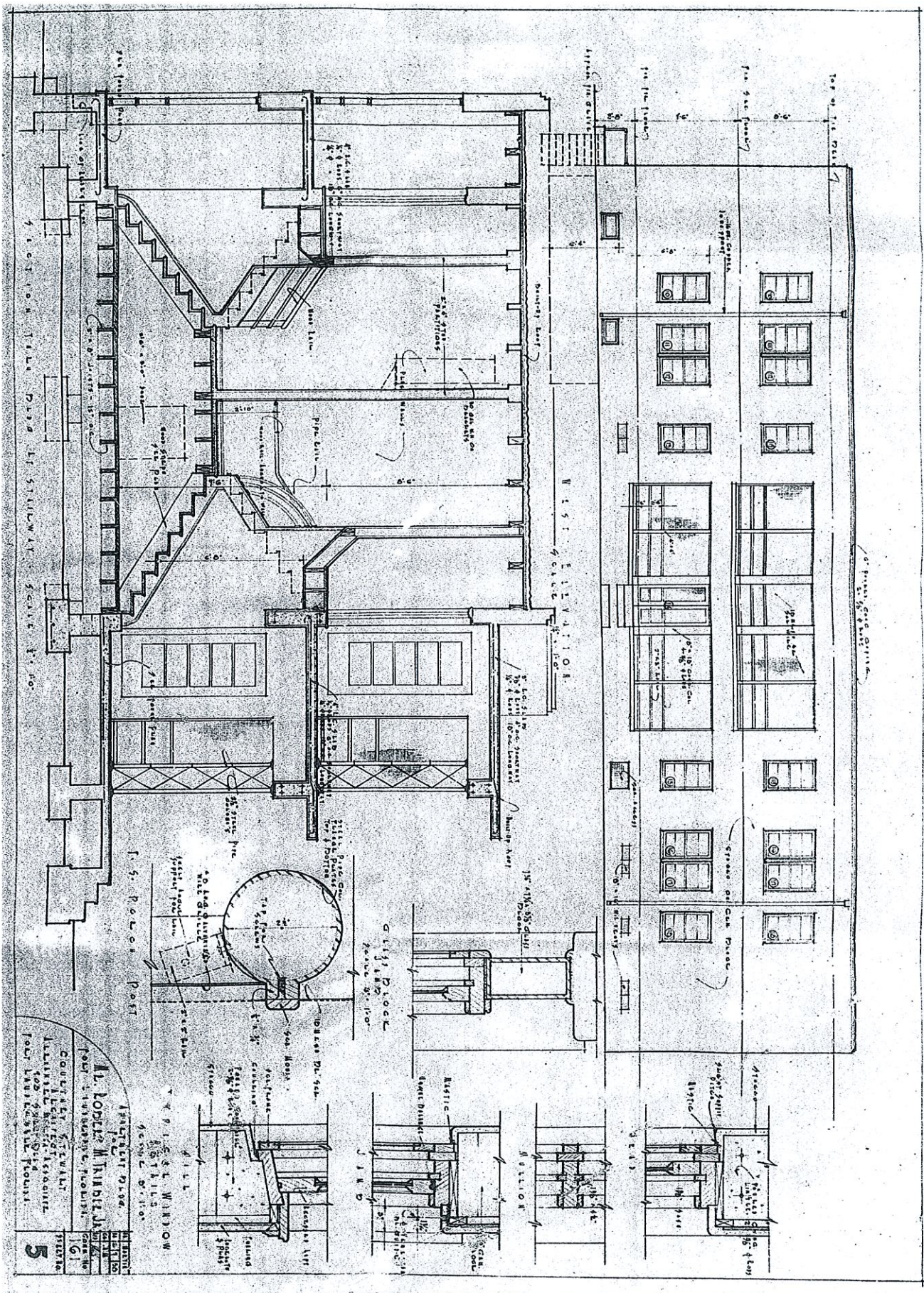


1171 ELEVATION
 SOUTH ELEVATION



1171 ELEVATION
 NORTH ELEVATION

PROJECT THIS
 FOR
AL. ROBERT A. JAMES
 ARCHITECT
 100 STATE STREET
 BOSTON, MASS.
 1910



L. L. BODEN, ARCHT. & ENGR.
 100 W. 2nd St. St. Louis, Mo.
 CONTRACTOR: J. H. BROWN
 100 W. 2nd St. St. Louis, Mo.
 5



BAYSHORE DR

ANTIOCH AVE

TERRAMAR ST

WINDAMAR ST

VIRAMAR ST

RIOMAR ST

BAYSHORE

DR C REGIONAL ACTIVITY CENTER

GRANADA ST

SEVILLE ST

ALHAMBRA ST

SEBASTIAN ST

CASTILLO ST

VALENCIA ST

CORTEZ ST

POINSETTIA

BANYAN

ATLANTIC BLVD

ATLANTIC BLVD

ATLANTIC

LOW

DR

PARK-OPEN SPACE

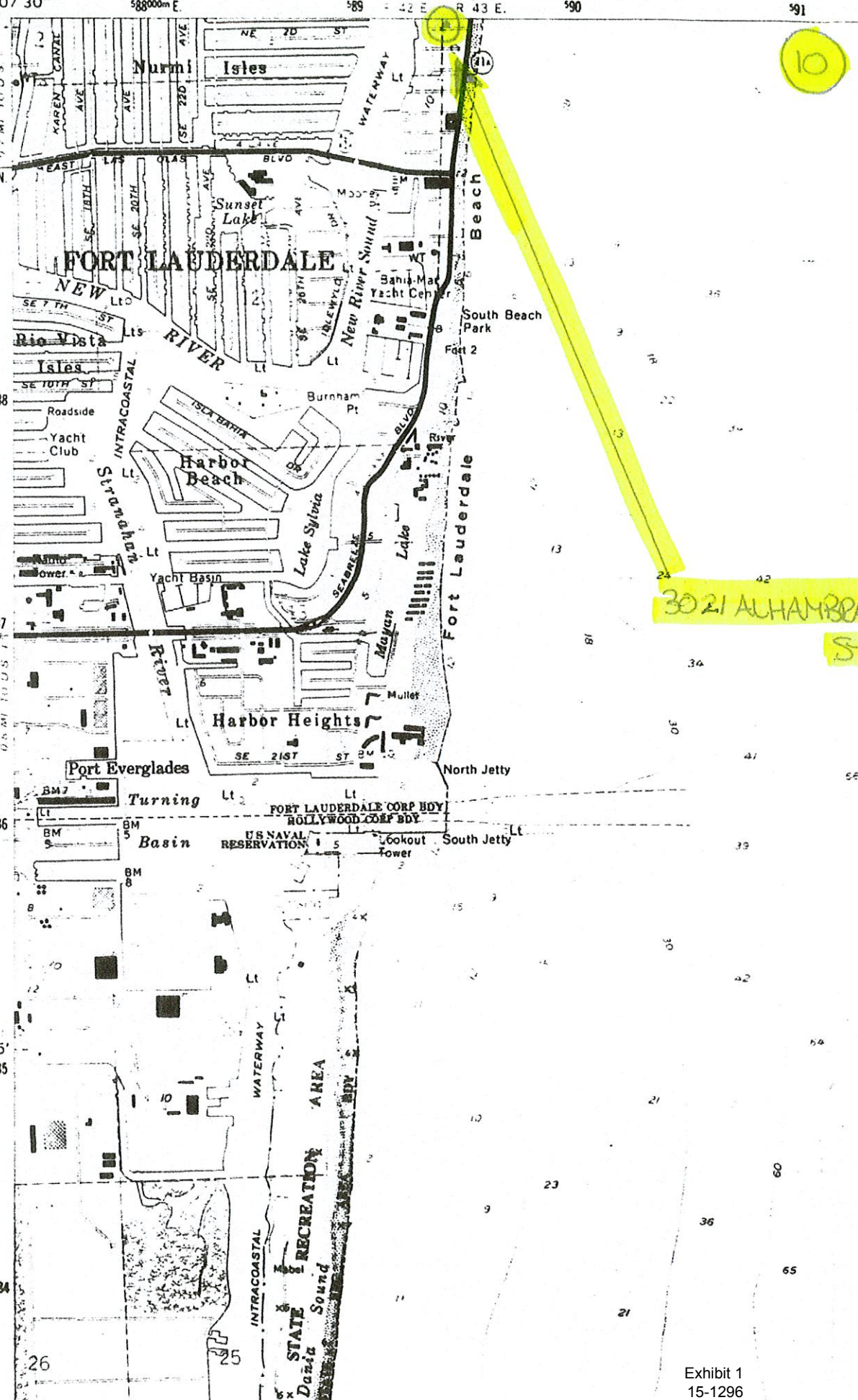
X

80°07'30" 588000m E 89 42 E R 43 E 590 91

2889000m N

2888
2887
2886
2885

26



3021 ALHAMBRA

ST