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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

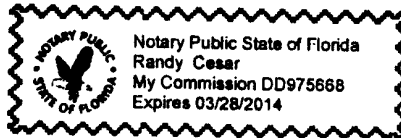
HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

CERTIFICATE
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT
CITY OF MIAMI BEACH

[Signature] 8-18-10
(Signature of Planning Director or Designee) (Date)
Personally known to me or produces ID
[Signature]
Notary Public, State of Florida at Large
Printed Name: Randy Cesar
My Commission Expires: (Seal)
This document contains 2 pages

MEETING DATE: August 10, 2010

FILE NO: 7187



PROPERTY: 2726 Alton Road – Single Family Home

LEGAL: Lot 3, Block 11 of the Amended Plat of Sunset Lake Subdivision, according to the Plat thereof, as recorded in Plat Book 8 at Page 52 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for the designation of an existing single-family home as an historic structure.

ORDER

The applicant, Max Berney, is requesting that the Historic Preservation Board approve a request for the designation of an existing single-family home as an historic structure.

The City of Miami Beach Historic Preservation Board makes the following FINDING OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

Based on the plans and documents submitted with the application, the testimony and information provided by the applicant, and the reasons set forth in the Planning Department Designation Report, the single-family residence at 2726 Alton Road is eligible for designation as an historic structure as it complies with the requirements and criteria specified in Section 118-592 of the Land Development Regulations of the City Code.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the designation report and analysis, which are adopted herein, including the staff recommendations, that the single-family residence at 2726 Alton Road is DESIGNATED as an HISTORIC STRUCTURE. Such designation is conditioned upon the following:

1. Any future additions, modifications, improvements or alterations to the subject property, including, but not limited to, demolition, shall require a Certificate of Appropriateness in accordance with Article X of the Land Development Regulations of the City Code.

[Handwritten signature]

Page 2 of 2
HPB File No. 7187 – Historic Designation
Meeting Date: August 10, 2010

Dated this 11th day of AUGUST, 2010.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

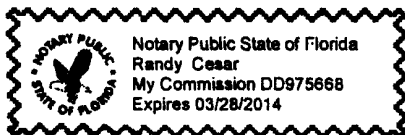
BY: [Signature]
THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11 day of August, 2010 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 3/28/2014

Approved As To Form:
Legal Department: [Signature] (8-11-2010)

Filed with the Clerk of the Historic Preservation Board on 8-11-2010 (RC)

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[Handwritten initials]

**SINGLE-FAMILY RESIDENCE
2726 Alton Road**

**HISTORIC STRUCTURE
DESIGNATION REPORT**



PREPARED BY

**CITY OF MIAMI BEACH PLANNING DEPARTMENT
DESIGN, PRESERVATION & NEIGHBORHOOD PLANNING DIVISION**

Richard G. Lorber, AICP, LEED AP, Acting Director, Planning Department
William H. Cary, Assistant Planning Director
Thomas R. Mooney, AICP, Design and Preservation Manager
Debbie Tackett, Senior Planner

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

Jeff Donnelly, Chair
Erika Brigham
Henry Lares
Jo Manning
Simon Nemni
Norberto Rosenstein
David Wieder

August 10, 2010
Adopted on

(HPB File No. 7187)

I. REQUEST

The applicant, Max Berney, is requesting that the Historic Preservation Board approve a request for the designation of an existing single-family home as an historic structure.

II. DESIGNATION PROCESS

The process of designation for historic structures is delineated in Section 118-591(f) in the Land Development Regulations of the City Code. An outline of this process is provided below:

Step One: An application for the individual designation of a single-family home as an historic structure is submitted by the property owner to the Planning Department for recommendation to the Historic Preservation Board. The Board will make a determination as to whether the single-family home may be designated as an historic structure based upon the requirements and criteria of Section 118-592 in the Land Development Regulations of the City Code.

Step Two: Upon receipt of a completed application package, the Planning Department prepares a Designation Report that will be presented to the Historic Preservation Board at a regularly scheduled meeting. The Designation Report is an historical and architectural analysis of the proposed historic structure.

Step Three: The Designation Report is presented to the Historic Preservation Board at a public hearing. If the Board finds that the proposed single-family designation application meets the criteria set forth in Section 118-592 of the Land Development Regulations in the City Code, it may formally adopt the single-family home as a local historic structure. No public hearing is required before the Planning Board or City Commission. Upon the designation of a single-family home as an historic structure, the structure is subject to the Certificate of Appropriateness requirements of Article X of the Land Development Regulations in the City Code, with the exception of the interior areas of the structure (which are not be subject to such regulations).

III. RELATION TO ORDINANCE CRITERIA

1. In accordance with Section 118-592 in the Land Development Regulations of the City Code, eligibility for designation is determined on the basis of compliance with the listed criteria set forth below.
 - (a) The Historic Preservation Board shall have the authority to recommend that properties be designated as historic buildings, historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess an integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one (1) of the following criteria:
 - (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;
 - (2) Association with the lives of persons significant in the city's past history;

- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;
 - (4) Possesses high artistic values;
 - (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
 - (6) Have yielded, or are likely to yield information important in pre-history or history;
 - (7) Be listed in the National Register of Historic Places;
 - (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.
- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.
2. The single-family residence at 2726 Alton Road is eligible for designation as an historic structure as it complies with the criteria as specified in Section 118-592 in the Land Development Regulations of the City Code outlined above.

Staff finds that the proposed Historic Single Family Home located at 2726 Alton Road possesses integrity of location, design, setting, materials, workmanship, feeling, or association for the following reasons:

Satisfied; *The construction of the home located at 2726 Alton Road in 1925, during the rapid development of South Florida during the boom of the 1920s, was clearly significant in the successful development history of the City of Miami Beach. The proposed historic home still possesses the integrity of its original location at 2726 Alton Road, despite more than eighty years of hurricanes, storms, and economic crises. Further, the original building still retains many of its historic materials, details, and workmanship as well as the feeling of its 1920s period of construction in Miami Beach.*

- (a) Staff finds the proposed historic site to be eligible for historic designation and in conformance with the designation criteria for the following reasons:

- (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;

Built on speculation as a middle-class home in 1925, this house is a remnant of the rapid development of South Florida during the boom of the 1920s, and locally, it was an early component of Miami Beach developer Carl Fisher's Sunset Lake Subdivision. Also typical of the 1920s boom, its first occupant was a realtor, James C. Armstrong.

- (2) Association with the lives of persons significant in the city's past history:

This house is notable as one of the renowned and prolific Mead Construction Company's early investment properties. The Mead family contributed greatly to Miami Beach development, both in building construction and in civic life, over several decades.

- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction:

Although its architect is unknown, this house is a modest reflection of the Mediterranean Revival style of architecture, the predominant style in Florida in the 1920s. Some characteristics of the style seen here are the asymmetrical massing, stucco surface, clay barrel-tile hip roof, and pecky cypress elements.

- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

The single-family residence at 2726 Alton Road maintains a substantial amount of its architectural integrity with limited modifications. Restoration and appropriate renovation can be successfully completed of this fine residence by careful analysis of on-site conditions and available historic documentation.

IV. DESCRIPTION OF BOUNDARIES

The subject property is located at 2726 Alton Road on Lot 3 in Block 11 of the Amended Plat of Sunset Lake Subdivision, according to the Plat thereof, as recorded in Plat Book 8 at Page 52 of the Public Records of Miami-Dade County, Florida.

V. PRESENT OWNER

The present owner of the subject property is Rolando Rodriguez.

VI. PRESENT USE

The original and current use of the subject property is single-family residential.

VII. PRESENT ZONING DISTRICT

The subject property is located in the RS-4 or Residential Single-Family Zoning District.

VIII. ARCHITECTURAL BACKGROUND

Developer Carl G. Fisher's Miami Beach Bay Shore Company platted the Sunset Lake Subdivision, running along Alton and North Bay Roads from 20th Street to the Biscayne Waterway, on April 4, 1923, in the midst of the Florida Boom and a frenzy of building in

Miami Beach.

Another product of these times was the **Mead Construction Company**, founded on Miami Beach in 1922 by D. Raymond Mead (c.1868-1960) and his sons D. Richard Mead (1899-1993) and Edwin B. Mead (1901-1973). Raymond Mead and his brother George (who also had a home in Miami Beach) had previously run a paper mill in Wisconsin. The Mead Company flourished in Miami Beach in the 1920s and '30s, building a number of residences and commercial buildings along Lincoln Road, Collins Avenue, and North Bay Road, including the Mead Building at 901 Lincoln Road (now restored), and the Shoremede Hotel at 3515 Collins Avenue (demolished). Richard Mead was also a civic leader and served on the Miami Beach City Council from 1926 to 1934, and both he and his brother Edwin later became prominent bankers.¹

Early in their real estate ventures, the Meads bought over a dozen lots in the Sunset Lake subdivision by March 1925,² and the Mead Company took out five permits in one day, April 20, 1925, for the construction of five houses here.³ One of them was the subject house at 2726 Alton Road; three others were around the corner at 2321, 2345, and 2421 North Bay Road; the fifth has not been identified, nor has an architect for any of these houses. (Russell T. Pancoast designed the Mead Building for the company in 1928, so possibly he had worked for them earlier, but this is conjecture.) Most of these houses were clearly built as investments, but Richard Mead occupied the house at 2345 North Bay Road as his own residence.⁴ Raymond and Edwin Mead built a house for themselves nearby at 2363 North Bay Road in 1930.

The first occupants of the subject house at **2726 Alton Road**, listed in the 1926 City Directory, were realtor James C. Armstrong and his wife Margaret. This house, like the three others known to have been built at the same time, was built as a 2-story, 9-room CBS residence with a small separate garage in the rear, costing \$9500. These houses are not identical, but all are designed in Mediterranean Revival style and have similar characteristics, including asymmetrical massing, low hip roofs of clay barrel tile, and shed-roofed extensions. No original plans for the subject house were found on microfilm in the Miami Beach Building Department, nor have any early photographs of the building been found other than a 1991 photo supplied by the present owner.

The subject house faces east onto Alton Road. It has a low hip roof of clay barrel tile with exposed wood rafter beams, probably original. On the south side, a driveway leading to the rear garage passes through an open carport attached to the main house. At present there is a wooden pergola above the carport, but it is not present in the 1991 photograph.

On the front elevation, the entrance is offset to the left, with a shallow window projection on a beam of pecky cypress above the front door. The door itself is made of vertical planks of pecky cypress; both these elements are probably original. To the right of the front door is a triple window, and to the right of that is a one-story projection, with a shed roof of clay barrel tile over a pecky cypress beam and a round-arched triple window. The north elevation of the house has only a trio of arched windows on the first floor. A second-story wooden porch supported by posts is visible in the rear.

¹ Obituaries, *Miami Herald*: Feb. 9, 1960; March 10, 1973; January 26, 1993.

² Dade County Deed Records.

³ *Miami Herald*, April 22, 1925, and Miami Beach Building Records.

⁴ Polk's City Directory, 1931.

Several stone elements in the front façade at present are not seen in the 1991 photo, including a quoin at the southeast corner of the building, the front door surround, front steps, and several window sills. The metal railings on the front steps are also recent. The photograph shows what was probably the original door surround of low-relief crenellations in the stucco.

The present windows in this house are new, without mullions; windows in the 1991 photo are awning-type and probably not original either. While the original plans for this house are not available, some of the windows in the neighboring houses built by the Mead Company at the same time are 6-over-6 sash-type that are most likely what this house originally had.

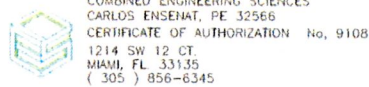
Despite these surface alterations and the lack of original building plans, this house is still true to its origins and retains much of its integrity as a 1925 product of the noteworthy Mead Construction Company.

X. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** Based upon the evidence presented and the historical and architectural significance of the single-family residence located at 2726 Alton Road, and in accordance with Chapter 118, Article X, Division 4, of the Land Development Regulations of the City Code, the staff of the City of Miami Beach Planning Department recommends that the Historic Preservation Board adopt the subject property as a local historic structure.
2. **Site Boundaries:** The Planning Department recommends that the boundaries of the historic site consist of the entire property located on Lot 3 in Block 11 of the Amended Plat of Sunset Lake Subdivision, according to the Plat thereof, as recorded in Plat Book 8 at Page 52 of the Public Records of Miami-Dade County, Florida.
3. **Areas Subject to Review:** The Planning Department recommends that the proposed historic site shall be subject to Section 118-591 (f) of the Land Development Regulations of the City Code.
4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon Section 118-591 (f) of the Land Development Regulations of the City Code.



Luis LaRosa Architects, Inc



December 18, 2013

City of Miami Beach
Building Department

Re: Structural Report
Silvia Nunez residence
2726 Alton Road
Miami Beach, Florida

To whom it may concern:

The existing two-story residence was built on or about 1925. The residence suffered a fire in 2008 which caused extensive damage to parts of roof and floor framing. Due to the damages all of the nonbearing interior partitions and gypsum wallboard was removed exposing all of the existing structural elements of the structure.

Our findings show the following:

The existing foundation consists of stem wall footing which is found along the perimeter of the structure and below a bearing partition along center of structure. The existing masonry walls along the perimeter shows that the existing block is in poor condition. The mortar that is supposed to bond the masonry together is not visible. This condition is consistent on both floors, (see attached pictures). Further, we found no evidence of vertical reinforcing which would be consistent with a properly built reinforced masonry wall and no horizontal ladder type reinforcing. The most concerning discovery of all was that there was no intermediate beam or "tie-beam" securing the two-story wall structure. The existing condition essentially has +/- 20' in height of unsupported masonry. The only lateral stability being provided is the intermediate floor framing which is mounted within existing masonry block with no attachments. Essentially, a hole was knocked out of existing masonry and joists were set into masonry block. The second floor trusses along the East or front of property were severely damaged and the entire roof will have to be removed. The East side or front half of 2nd. Floor framing and first floor framing would also have to be removed due to the fire and/or water damage incurred.

Summary:

It is our opinion that the existing residence should be deemed an unsafe structure and is beyond repair. A soil report was performed on site by Soilprobe Engineering & testing on March 5, 2010 and determined that a foundation on piling is required based on the findings. Since the existing structure was built on a shallow stem wall foundation it would be impossible to meet the design criteria required by the Florida Building Code for the foundation, floor framing and/or roof framing. Further, the existing condition of the masonry and make-up of masonry walls without any vertical reinforcing, bonding and or

intermediate beam would cause the walls to collapse upon removal of roof framing and 2nd. Floor framing. Lastly, there is clear evidence of this settlement by a visual structural crack along the front façade which is also where the most damage occurred in the fire and roof and floor framing is weakest.

Below are supporting pictures identifying areas of concern.



Ground floor damage to framing



2nd. Floor framing- deterioration of existing Wood joists due to fire damage and water damage.



2nd. Floor framing- damaged by fire



1st. Floor- no intermediate beam or tie-beam



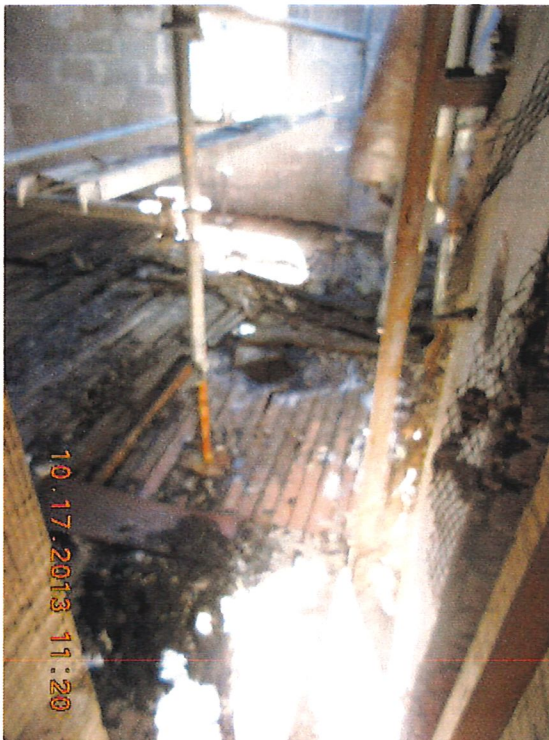
2nd. Floor framing- deterioration of existing Wood joists and buckling of bearing partition



Ground floor masonry Wall- severe cut-out of existing masonry and no vertical reinforcing.



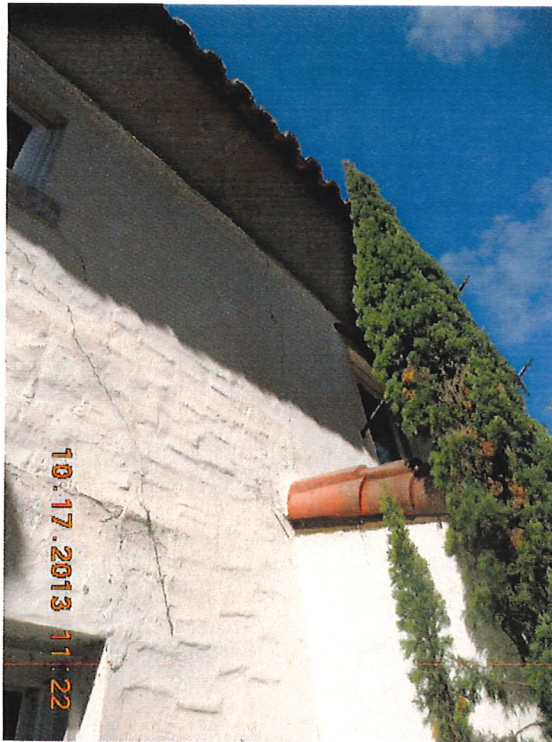
2nd. Floor- Roof truss damaged by fire.



2nd. Floor framing- damaged by fire



Front facade- evidence of structural crack indicating settlement



Front facade- evidence of structural crack indicating settlement



April 1, 2016

RE: 2726 Alton Road Miami Beach, Florida

TO WHOM IT MAY CONCERN:

We were referred by Mr. Scott Levine, Esquire to inspect the aforementioned property and determine structural integrity of the building. We inspected on March 31, 2016. We were not able to enter the building due to the unsafe nature of the structure.

Two buildings are located on the property a primary residence and a guest house, both buildings are unoccupied and inaccessible. No structural damages were observed in the guest house. The primary residence was built in 1926; it is a two story elevated concrete masonry block construction with interior wood framing. The roofs are built-up flat roofs with S-tiles at the lower section and front of the home.

The exterior masonry wall have medium to large cracks at various locations, the roof, 2nd floor and elevated 1st floor have all collapsed. Interior as well as the exterior wood staircases are unsafe. The building envelope has been breached at the roof and water has entered the interior of the building.

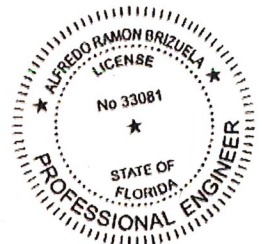
We have determined that the primary building is unsafe to be occupied, and the wood structural components have been so severely damaged as to warrant

AL BRIZUELA ENGINEERING
13309 S.W. 124TH STREET
MIAMI, FLORIDA 33186
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EMAIL: BRIZUELAAL@GMAIL.COM

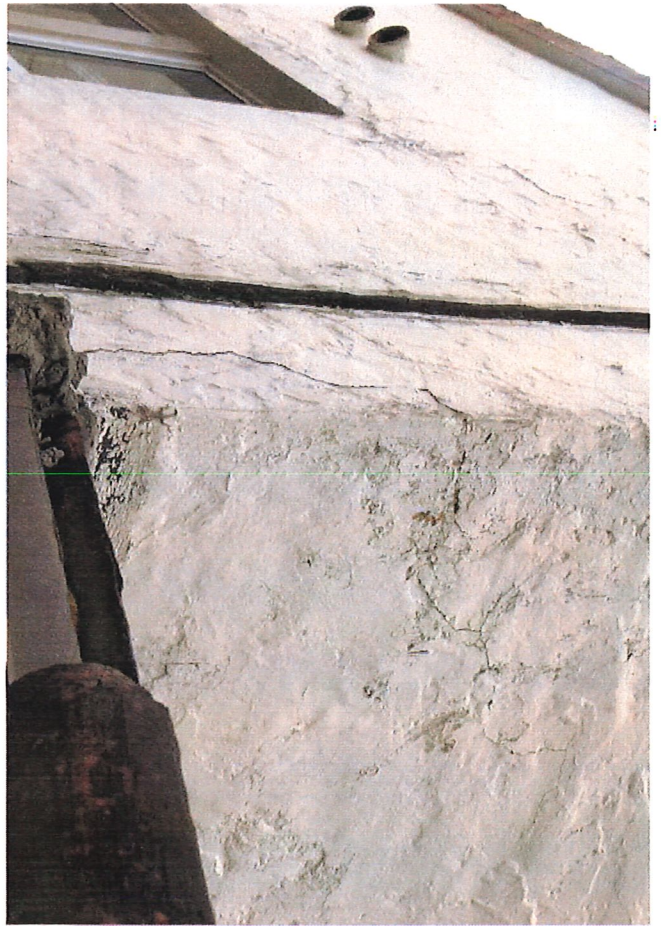


**2726 ALTON ROAD
MIAMI BEACH, FL**

ALFREDO RAMON
BRIZUELA
PROFESSIONAL
ENGINEER
LICENSE No 33081
STRUCTURAL
CALCULATIONS



**STRUCTURAL
ASSESSMENT**







Department of Regulatory and Economic Resources
Board Administration Section
11805 SW 26th Street (Coral Way)
Miami, Florida 33175
(786) 315-2332 Fax (786) 315-2929
Unsafe Structures Board
(786) 315-2573 Fax (786) 315-2570

Date: June 19th, 2017

**NOTICE OF HEARING
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

2726 Alton LLC
1625 North Commerce Parkway
Weston FL 33326

Re: 2726 Alton Road
Case No: US2017-01482

The Unsafe Structures Board will hold a public hearing to hear evidence relative to the following order(s) issued by the Building Official:

BUILDING OFFICIAL'S ORDER:

BUILDING DESCRIPTION:

Demolish

(A) 2-Story Single Family Residence

You may appear in person or have presentation by an attorney at the **11:00 A.M.** session on **July 19th, 2017**, at the **Herbert Saffir Permitting & Inspection Center, Department of Regulatory and Economic Resources**, located at **11805 SW 26 Street (Coral Way), Miami, FL 33175, 2nd Floor, Conference Rooms, I & J**, to show cause why the decision of the Building Official should not be carried out. Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by the proceedings taken, as if he had appeared and shown cause. As a result of this hearing, the Board may order such work done as cited in the Building Official's Notice of Violation and if you fail to comply with the order of the Board, the Building Official may then proceed to remove such violation and place a lien against the property concerned to recover all costs of the enforcement action such as provided for in Chapter 8, Section 8-5 of the Code of Miami-Dade County.

All file or case inquiries should be addressed to the City of Miami Beach, Unsafe Structures Unit at (305) 673-7610. The appropriate Building Official can provide specifics regarding the violations and information on compliance.

Secretary of the Board
Unsafe Structures Board

cc: **Known Interested Parties:** Law Offices of Scott Levine, P.A., 1625 North Commerce Parkway, Suite 225, Weston, FL 33326; Jessica Rios, Mgr., 1625 North Commerce Parkway, Suite 225, Weston, FL 33326; City of Miami Beach, Unsafe Structures Section, Building Department, 1700 Convention Center, Miami Beach, Florida 33139, Attn: Mariano V. Fernandez, P.E., Building Official.

IMPORTANT NOTICE

The Miami-Dade County Unsafe Structures Board has set aside the period of 12:00 p.m. – 1:00 p.m. on the day of the meeting for property owners to enter into agreements with the Building Officials to obtain the requisite building permits and bring the structure into compliance with the Florida Building Code. **PLEASE NOTE:** If the property owner can not attend the Board Hearing, a representative can attend on behalf of the property owner, but the representative must present a notarized Power of Attorney with their valid photo identification or Notice of Appearance by Attorney. If the property owner fails to produce the documentation indicating authority to speak or act on behalf of the property owner, the Building Official/Inspector/Board Member may consider the case as a “No Contest” and proceed to rule on the case based on the Building Official’s recommendation.

The Board Hearing will be called to order at 1:00 p.m. At this time, the Board will review the above referenced agreements as their first order of business. Please note that Board approval of the above referenced agreements is not guaranteed. If you enter into an agreement with the Building Official, you must remain at the hearing until approval of your case is obtained as the Board retains the final say and may reject or modify the agreement. Board approval of agreements is final and binding, and no rehearing may be scheduled.

Subsequent to this review, the Board will then hear any uncontested cases that have not been resolved by agreement.

Owners interested in reconstructing a property deemed unsafe may contact the Building Official handling their case and arrange to meet prior to the day of the hearing to discuss the terms of the agreement. Any agreement for reconstruction must include: a time certain to obtain permits and begin reconstruction; time certain to complete the work; whether engineer’s certification will be required; whether architect’s sealed plans will be required; and whether or not a certified contractor must do the work.



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Permit Number: BR1701507


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Permit Details

Type: Building - Residential **IVR Number:** 40547 **Application Date:** 8/8/2017
Work Class: Demolition **Project Name:** **Issued Date:** 9/5/2017
Status: Finaled **District:** RS-4 **Expiration Date:** 4/30/2018
Description: Total demolitio... **Square Feet:** 0.00 **Finaled Date:** 10/30/2017
Valuation: 8500.0000

Primary Address Details

Parcel : 0232270080610
Address : 2726 ALTON RD
 MIAMI BEACH, FL -
 331404259
 United States



Contact Details

Type	Company	First Name	Last Name	Title
Contractor - General	EXECUTIVE DEMOLITION INC 11BS00041	ELIEZER	NAZARIO [11BS00041]	CONTRACT...
Owner		Silvia	Nunez	

1 Displaying items 1 - 2 of 2

Existing Inspections

Type	Status	Request Date	Scheduled Date	Inspector
Planning Final inspection	Passed	10/30/2017	10/30/2017	Atala, Antonio
Building Final Inspection	Passed	10/30/2017	10/30/2017	Schad, Michael

1 Displaying items 1 - 2 of 2

Remaining Inspections

Type	Status	Date	Reinspection
No records to display.			

Displaying items 0 - 0 of 0

Additional Details

LRS Hold Active: No

PP Replace Record Number::

Existing SubPermits

Permit Number	Type	WorkClass	Status
No records to display.			

Remaining SubPermits

Type	WorkClass
No records to display.	

Displaying items 0 - 0 of 0

Remaining SubPlans

Type	WorkClass
No records to display.	
Displaying items 0 - 0 of 0	

File Name	
No records to display.	
Displaying items 0 - 0 of 0	

Submittal Type	Status	Version	Received Date	Due Date	Completed Date
Bldg - Building - Residential - Demolition	Pass	1	9/5/2017	9/26/2017	9/5/2017

1

Displaying items 1 - 1 of 1