

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: June 11, 2024 **FILE:** 23-C-81

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Request for a Certificate of Appropriateness of Design for a new single-family home located at 1012 Johnson Street within the Lakes Area Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for a new single-family home located at 1012 Johnson Street within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The existing one-story single-family house was demolished due to a fire. A building permit was submitted, and the demolition permit was issued in January 2023. At this moment, this is a vacant lot.

REQUEST

The Applicant is requesting a Certificate of Appropriateness of Design to construct a new single-family house on a vacant lot. The design proposes a two-story contemporary style house. The house will include four bedrooms, four bathrooms, a powder room, a den, a kitchen, an open living/dining area, a pool, pool deck, one car garage and a concrete slab driveway. The design takes advantage of the long and narrow lot to maximize the functionality of the living space, while also maintaining required setbacks and a landscape area of 40 percent.

The design on the proposed home utilizes a gray palette with complimentary design elements and materials such as glass, scored stucco, aluminum railings and a concrete slab driveway. The contemporary design elements, such as orthogonal lines, scored and smooth stucco finishes, aluminum railings, green walls on the balcony, enhance the massing of the home. The proposed request is compatible and

consistent with the designs of other houses within the vicinity. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's contemporary design, allowing for shade, visibility and framing of the property. The Applicant has worked to ensure a design that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, and open space.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Johnson FL LLC
Address/Location:	1012 Johnson Street
Size of Property:	5,353 sq. ft. (0.12 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Vacant

ADJACENT ZONING

North:	Multiple Family Wetlands District (RM-WET) Medium Residential (MRES)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-6) Lakes Area 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 design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property. The addition to the proposed home is accomplishing the City's desired reinvestment in 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 addition is sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structure and is compatible with 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.* The project enhances the streetscape and complies with all zoning requirements.

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 existing home was constructed during the Post War Modern period of significance and the addition carries the same architectural elements of that era.

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: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The proposed construction complies with required setbacks and site coverage and does not adversely affect the character of the neighborhood. The proposed home is compatible in scale and massing with adjacent properties.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed design has a contemporary architectural style. The proposed two-story home offers different volumes, colors and

architectural elements such as aluminum railings, aluminum trellis, and a green wall on the rear balcony.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood*. The home as proposed demonstrates compatibility with the neighborhood as it does not disrupt the relationship in terms of architectural style, height, and setbacks. The proposed home is compatible with the surrounding neighborhood while maintaining its uniqueness.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other contemporary homes in the Historic District using architectural features such as flat roofs, aluminum railings, and horizontal and vertical glass panels.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not replicate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property.

FINDING: Consistent.

CRITERION: ASSOCIATION

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

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph