

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

DATE: June 13, 2023 **FILE:** 23-C-24

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Request for a Certificate of Appropriateness for Design for an addition to a single-family home located at 1308 Harrison Street within the Lakes Area Multiple Resource Listing District (HMPRL0D-1).

APPLICANT'S REQUEST

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

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The original two-story single-family home was constructed in 1925 (Broward County Property Appraiser's) on an approximately 0.29 acre lot located at 1308 Harrison Street. Archival history indicates the property is historically significant because it was built for the Founder of the City of Hollywood, Joseph Young's accountant. The architecture of the home is of a Mediterranean Revival-style which corresponds to the 1917-1935 Period of Significance. The architectural design of this period is known for its irregular massing, square or circular towers, multi-level roofs, and jutting chimneys. Materials used were of heavy textured stucco, usually in light colors contrasting with terra cotta roof and ornamental trim. The roofs are usually low-pitched gable roofs or hipped roofs, and the openings are flamboyant with arches, semi-circular, segmental shapes.

In 1951, the owner was Maureen Hunt Piccirillo, who was a well-known local artist. During the home tour in 2004, many of the original interior features, textures, and built-in furniture. According to the Department of State Division of Archives History and Records Management, the architect is unknown, but the home is historically significant due to the architecture, streetscape, and twentieth century year of built.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for an addition to an existing single-family home. The proposed addition will mirror the architectural style and significance of the Mediterranean Revival Style Period of Significance. The addition uses architectural features such as flat roofs, textured stucco, flamboyant openings, creating some symmetry with the existing structure. The proposed landscaping further enriches the home's historical design serving for shade, and allowing visibility and framing of the property. The home also includes a pool and pool deck. Parking is primarily provided through cobble stone driveways from the front leading to the guest home oriented at the rear of the property.

The Applicant has worked with Staff to ensure that the design is not compromised by the requirements of the City's regulations. The home meets all applicable requirements including setbacks, height and exceeds the minimum open space requirement.

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.

SITE BACKGROUND

Applicant/Owner:	Brian Gruber
Address/Location:	1308 Harrison Street
Size of Property:	12,805 sq.ft. (0.29 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1925 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
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 Mediterranean Revival-style 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

addition is compatible with the existing single-family home because it mirrors the existing architectural features. The proposed construction complies with required setbacks and site coverage and does not adversely affect the character of the neighborhood.

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 helps to enhance the design in the same architectural style. The design of the addition compliments the existing house while adding unique elements. The front and side façades match the existing house while also adding balconies and a raised entry to create depth and interesting massing. The historic elements of the single-family home are preserved.

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 setting and design of the proposed addition compliments the existing style of the home and is compatible with the homes in the area.

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 historic homes in the neighborhood. The proposed addition is structurally designed with CMU block, with the façade materials primarily consisting of stucco finish with decorative stucco bands. The proposed addition incorporates arches and columns that complement the existing residence. The stucco will be painted tan to match the existing and the decorative bands will be gray.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: As this residence is going to be the homeowners long term residence, the intent is to deliver the residence with the best standards available. The workmanship and quality of the construction will meet or exceed the standards in the area from a licensed construction professional.

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 existing residence and the neighbors. Required parking is accommodated by the driveways. As such, the proposed addition will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

ATTACHMENT C: Permit History

ATTACHMENT D: Correspondence