

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

DATE: May 15, 2018 **FILE:** 18-C-21

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Alexandra Carcamo, Principal Planner 

SUBJECT: HUS Lincoln LLC., request a Certificate of Appropriateness for Design for an addition to a single family home located at 807 N 11th Ave, within the Lakes Area Historic Multiple Resource Listing District.

REQUEST

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

RECOMMENDATION

Certificate of Appropriateness for Design: Approval, with the following conditions:

- a. A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).
- b. Prior to the issuance of a Building Permit, the Applicant shall submit a Deed Restriction in a form acceptable to the City Attorney, acknowledging the specific limitation as to the number of lawful dwelling units and declaring an intent to comply with such limitations, as well as advising any successor in interest of such binding limitations; and prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O), the City shall record the Deed Restriction in the Public Records of Broward County, Florida.

BACKGROUND

The existing home was constructed in 1953 (based on Broward County records) on an approximately 0.30 acre lot located at 807 N. 11th Avenue. The home presents a Post War Modern Ranch style architectural characteristic such as, pitched roof in order to provide for attic space, oversized windows, and doors. The Design Guidelines state that ranch homes were erected in mass to house a wave of new

residents. This style popular with builders, were relatively inexpensive and used simple materials none of the traditional detailing.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for an addition to an existing single-family home. The existing home is modest, including two bedrooms, a bathroom, an office, and essential spaces such as the kitchen, a living room, and a pool in the rear. The Applicant wishes to enhance and increase the value of the home by constructing an addition in the rear. The proposed addition adds approximately 796 square feet to the existing 1,727 square feet floor plan for a proposed total of 2,524 square feet.

The proposed addition will add two bedrooms and a bathroom. Furthermore the Applicant is proposing a new paver block driveway in the rear. A total of three parking spaces are required, and will be accommodated through the alley at the rear of the property. The exterior features of the addition will match the design and style of the home today, including the roof material, and pitch. Overall, the design proposal to the addition does not detract from its existing architectural unity and offers compatible architectural and site elements. Furthermore, the addition complies with all Zoning regulations, including the pervious area requirement (44 percent).

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.

Owner/Applicant:	HUS Lincoln LLC.
Address/Location:	807 N 11Ave
Net Area of Property:	12,500 (0.28 acres)
Land Use:	Low Residential
Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Existing Use of Land:	Low Residential

ADJACENT LAND USE

North:	Low Residential
South:	Low Residential
East:	Low Residential
West:	Low Residential

ADJACENT ZONING

North:	Single-Family District (RS-6) / Lakes Area Multiple Resource Listing District (HMPRLD-1)
South:	Single-Family District (RS-6) / Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single-Family District (RS-6) / Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family 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. By allowing the Applicant to construct the addition and make other improvements, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed additions and improvements are sensitive to the character of the Historic Lakes Section through its design which is similar to existing structures in the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The Applicant's significant investment to revitalize their existing structure contributes to the overall enhancement of this neighborhood. The design is sensitive in scale and character to the existing structure and surrounding neighborhood. Furthermore, proposed improvements do not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

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

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The intent of the Applicant is to extend the livable space of the home by creating an addition, while complying with regulations including pervious requirement, height, and setbacks. The proposed addition as well as other improvements preserve and enhance the architectural style of the home and does not adversely affect the character of the

neighborhood. Because the home is located on more than one lot, Staff recommends a **Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Design Guidelines encourages additions 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 addition will not impact with any architectural feature of the home, as the proposed design incorporated similar massing and materiality to the existing home.

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 addition as proposed demonstrates the compatibility between the existing home and neighborhood and does not disrupt the relationship. Furthermore, as the addition is proposed at the back, there is a minimal impact on the character of the front façade. The proposed addition and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes. As the home is located in a Single Family District, Staff recommends, **prior to the issuance of a Building Permit, the Applicant shall submit a Deed Restriction in a form acceptable to the City Attorney, acknowledging the specific limitation as to the number of lawful dwelling units and declaring an intent to comply with such limitations, as well as advising any successor in interest of such binding limitations; and prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O), the City shall record the Deed Restriction in the Public Records of Broward County, Florida.**

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The 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. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The materials as proposed are similar to what has been established with the existing home. The Applicant proposes to continue the existing stucco finish and maintain the same roof material and pitch.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The applicant is maintaining the existing style which stays more in character with the surrounding neighborhood. The design of the proposed addition for the single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: It is recommended by the Design Guidelines to maintain *consistent spacing and setbacks; they 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. It is enhanced by a landscape plan which provides approximately 44 percent pervious areas and includes an array of native trees, palms, and shrubs. Required parking is accommodated at the rear of the property.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph