

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

DATE: June 11, 2024 **FILE:** 23-C-103

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Request for a Certificate of Appropriateness for Design of an addition to a single-family home located at 1415 Madison Street within the Lakes Area Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design of an addition to a single-family home located at 1415 Madison Street within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The existing one-story home was constructed in 1950 (BCPA actual year built). The home was originally built with 2 bedrooms and 1 bathroom, a living room, dining room, a kitchen, a garage, and a porch. In 1975, the garage was extended, and a screen room was added. Currently, the house occupies an area of 2,200 square feet. The existing house also has a porch located at the front of the property. The proposed addition aims to introduce a more functional layout by increasing the livable space while simultaneously renovating the existing house and maintaining a unified design and preserving original design character of the home.

REQUEST

In an effort to expand the footprint of the existing home to allow for more functionality within the living space, the Applicant requests a Certificate of Appropriateness of Design for an addition to the existing single-family home.

The proposed addition will be adding approximately 1,300 square feet to the existing 2,200 square foot home. The proposed addition is on the east side of the existing structure. The project also includes an interior renovation of the existing house. The new layout consists of a living room, dining room, kitchen, family room, six bedrooms, six bathrooms, and a large porch at the front of the house. The proposed design affects the front façade, and the overall square footage of the addition is greater than 25 percent of the existing structure, and consideration from the Board is required.

The design of the proposed home utilizes a warm palette with simplified design elements and cohesive materials such as stucco, glass and red tiles on the roof. The proposed landscaping further enhances the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property. Parking is provided in the existing front driveway, and a new driveway is proposed at the rear of the property.

The Applicant has worked with Staff to ensure that the design does not compromise the historic integrity of the home, ensuring compliance with the City's Historic Design Guidelines. The new addition meets all applicable requirements including setbacks and height and includes approximately 51 percent landscape open area. The proposed design is consistent with the scale and massing of the homes in the neighborhood.

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:	PLA Holdings LLC
Address/Location:	1415 Madison Street
Size of Property:	10,916 sq.ft. (0.25 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:	Single Family
Year Built:	1952/1950 (BCPA effective/actual year built)

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 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 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 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 aims to emphasize the period of the existing house and the home's original design. The enclosed porch is highlighted with iconic breezeblock walls reminiscent of the 1950's often seen in this neighborhood. The addition not only captures the essence of the time but also seamlessly integrates into the neighborhood.

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, red barrel tiles, and rectangular casement windows. The façade materials primarily consist of stucco finish with architectural features such as the attic vent medallions at gable ends and the breezeblock walls.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: As this residence is going to be the homeowner's 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 front and rear driveways. As such, the proposed addition will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package – Part I
 Application Package – Part II
ATTACHMENT B: Aerial Photograph