

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

DATE: October 14, 2025 **FILE:** 24-C-99

TO: Historic Preservation Board

VIA: Anand Balram, Assistant Director / Chief Planner

FROM: Urja Modi, Planner I

SUBJECT: Certificate of Appropriateness of Design for façade alterations to an existing single-family dwelling located at 927 Tyler Street within the Hollywood Lakes Historic District.

APPLICANT'S REQUEST

Certificate of Appropriateness of Design for façade alterations to an existing single-family dwelling located within the Hollywood Lakes Historic District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The subject property is municipally addressed as 927 Tyler Street (hereinafter referred to as the “subject property”). The subject property is located approximately 300-feet west of the intersection of Tyler Street and North 29th Avenue. Specifically, located within the Hollywood Lakes Historic District and zoned Single-Family District (RS-6). The subject property currently contains a one-story home that was constructed in 1951 (per Broward County Property Appraiser). The existing home consists of 3-bedrooms and 2-bathrooms and measures a floor area of approximately 2,506 square feet.

The existing structure exhibits some Post War Modern Ranch Style showing architectural characteristics, such as, pitched roof with concrete tiles, rectangular windows, horizontal emphasis, and limited ornamentation. While the home exhibits elements of Post-War Ranch Style, it lacks distinctive detailing typical of higher-value historic examples. The Design Guidelines for Historic Properties states that Post War Modern homes were erected in mass to house a wave of new residents. This style popular with builders, were relatively inexpensive and used simple materials with none of the traditional detailing.

REQUEST

The Applicant, on behalf of Sergio & Gianfranca Maltoni (the “Owner”), requests a Certificate of Appropriateness of Design for façade alterations and roofline changes to the existing single-family house located at 927 Tyler Street. The roofline changes are associated to the demolition of a portion of the existing pitched roof and associated internal renovations. The façade alterations include flattening a portion of the roof, extending the front porch, relocating the front door, addition of a defined porch entrance, addition of a trellis structure, addition of new windows, and renovations to the existing windows and door. Materials and the color palette are proposed to be revised from warm stucco, reddish-brown tiling, and washed brown framing, to a contemporary and modern color palette with a balanced use of white and grey stucco, black aluminum trimming, black tiling, and wood as an accent along the front façade.

The alterations are proposed for the improvement and maintenance of the house and property, and in effort to make renovations to the home that fit the needs of the Owner. The alterations are well integrated into the architecture of the original house. They maintain unified design and the existing proportions in massing and articulation of the existing house. Overall, the alterations do not detract from architectural unity and offers compatible architectural and site elements that enhance the facade and function of the home and allow the Owner of the property to adapt their house to their enjoyment. Furthermore, the proposed complies with all zoning regulations.

Alongside the alterations, minor additions to the rear of the building are proposed to facilitate a one-car garage and additional living space. With the additions, the house will measure a total 2,610 square feet. It is worth noting, that the Board’s purview is limited to façade alterations; rear and porch additions fall under staff-level review as per Section 5.5(F) of the City’s Zoning and Land Development Regulations.

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 Historic 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:	Anthony Leon / Sergio & Gianfranca Maltoni
Address/Location:	927 Tyler Street
Size of Property:	12,806 sq. ft. (±0.34 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:	1951 (BCPA)

ADJACENT ZONING

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

East: Lakes Area Multiple Resource Listing District (HMPRLD-1)
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 surrounding neighborhood and allows the Owner to maximize the use and enjoyment of their property as desired while elevating the design and improving the residential community by applying higher standards of workmanship. By allowing the Owner to make the alterations, the City is accomplishing the desired reinvestment in the Hollywood Lakes Historic 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.

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 proposed alterations are superficial in nature. They maintain the fabric of the existing building footprint, and do not result in significant impacts on the surrounding neighborhood. The proposed alterations maintain the historical features of the original house while incorporating improved materials and contemporary color palette, elevating the design. The project has minimal impact on the current streetscape.

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 one-story home was constructed in 1951. Although a portion of the pitched roof will be altered and additional façade changes are being made, the overall horizontal emphasis and roof form are retained. The design is respectful of the original built form of the house and scale of similar houses in the

neighborhood. The proposal for the alterations will 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 proposed alterations to the property continues to represent the period of development of the Lakes District (1950s Ranch style housing stock).

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 alterations do not result in significant additions subject to approval by the Historic Preservation Board and do not impact the scale of the building. The proposed alterations apply a neutral color palette with textures comparable to the original house or houses in the surrounding neighborhood while delivering a contemporary and elevated aesthetic by incorporating higher-quality materials and finishes. The revised roofline maintains the overall horizontality and low-scale emphasis typical of Post-War Ranch Style homes while allowing for a more defined entry sequence. The expanded porch and trellis establish a human-scaled entrance feature consistent with neighborhood patterns of articulated front facades. Relocation and resizing of fenestration preserve the rhythm of solid-to-void relationships found in the original home and surrounding residences.

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 alterations maintain or enhance distinctive Historical features of the existing house, such a portion of the pitched roof and continuing the horizontal emphasis of the massing, while providing transition to contemporary architectural styles. The surrounding neighborhood contains varied architectural styles that provide for an eclectic setting. Adjacent homes include bungalows with pitched roof, horizontal emphasis, and structures consistent with the existing house and proposed alterations. The surrounding neighborhood includes bungalows and two-story houses that provide inconsistent articulation, massing, scale, and a combination of pitched and flat roofs. The proposed maintains compatibility

between the existing home, surrounding neighborhood and Historic District, and contributes positively to the eclectic setting of the neighborhood.

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. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The architectural materials include stucco, tiling, aluminum framing and wood to provide a balance of neutrals tones with warm tones that are found throughout the surrounding neighborhood, while also elevating the finishes of the house. The proposed request is consistent with other surrounding architectural elements and materiality found within the District.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The proposed alterations are sensitive in design and nature to the architectural characteristics of adjacent properties and the surrounding neighborhood. The proposed alterations are consistent with current workmanship styles and methods.

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*. The proposed alterations maintain the zoning performance standards for the existing house and blend harmoniously with the design, scale and massing of the surrounding properties.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Zoning Map