

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

DATE: December 12, 2023 **FILE:** 23-CV-82

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planning Administrator

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

APPLICANT'S REQUEST

Variance: To maintain the existing non-conforming driveway on the south side of the property but change the material; and maintain the existing non-conforming concrete masonry unit low wall along the south property line.

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

STAFF'S RECOMMENDATION

Variance: Approval

Certificate of Appropriateness for Design: Approval, if variance is granted.

BACKGROUND

The existing two-story home was constructed in 1924 based on the Broward County Property Appraiser and archival history. The existing house has all common areas on the ground floor: living room, dining room, kitchen, family room, a courtyard, and a two-car garage. The second floor has the private areas four bedrooms and three bathrooms. The house was built by *H. Emerson Evans*, a developer who worked closely with Joseph Young. The original plans of the house are representative of Mediterranean Revival architecture that was prevalent during the period of 1917-1935. The style is often flamboyant and was a strong influence for Joseph Young in the planning of early Hollywood. The proposed addition aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining a unified design.

REQUEST

The applicant is proposing to expand the footprint of the existing home and allow more functionality within the living space the applicant requests a Certificate of Appropriateness for Design. The proposed project will add approximately 400 square feet to the 5,000 sq. ft. house. The improvements include building on the existing open courtyard to extend the existing first floor and second floor. The project also proposes partial demolition and new construction on the west side of the existing footprint of the house. The applicant has proposed interior renovations and alterations. These alterations include the replacement of exterior windows. The façade is proposed to be updated while maintaining the architectural Mediterranean style. The use of materials will be consistent with the existing house and surrounding properties.

The Applicant is also requesting a variance to maintain the existing driveway on the south side of the property, which is currently non-conforming due to the age of the property, however, is proposing to replace the driveway material to be more consistent with the Historic Design Guidelines. As part of the variance request, the Applicant proposes to keep a low concrete masonry unit wall adjacent to the driveway, which is also non-conforming. This wall is located on the visibility triangle of the driveway; however, demolishing the wall with its existing piers will take away an important original and architectural feature of the house.

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 60 percent pervious open area. The proposed addition is consistent with the scale and massing of the homes along Tyler Street and is consistent with other homes in the Historic District.

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:	Israel and Jennifer Bryski
Address/Location:	122 N. 15 th Avenue
Size of Property:	19,797 sq. ft. (0.45 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:	1945/1924 (BCPA)

ADJACENT ZONING

North: Single-Family Residential District (RS-6)

South: Lakes Area Multiple Resource Listing District (HMPRLD-1)
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. By allowing the Applicant to construct the addition, 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 (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 garage addition and improvements are sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics 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.*

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 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 proposed addition to the one-story home is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, the proposal for a garage addition will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

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

VARIANCE: To keep the existing driveway on the south side of the property, change the material and keep the existing CMU low wall along the south property line.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

FINDING: The Applicant is asking to maintain the existing driveway and change the material to comply with the Historic Design Guidelines. The request does not affect the stability or appearance of the building. The driveway is flanked by two decorative piers part of the low wall along the south side of the property. It is the owner's intention to renovate the home while being respectful to the original architectural and historic value of the property.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

FINDING: The variance would not introduce a condition that does not already exist on the property. The Applicant want to remove the existing asphalt and propose a material according to the Historic Design Guidelines, installing a more pervious material.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

FINDING: The requested variance would allow the Applicant to enhance the property and structure. This would promote the Master plan policy and other plans by encouraging rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

FINDING: This variance is not economically based or self-imposed. It is due to the historic value of the home and keeping the driveway in its current location, which is flanked by two decorative piers along 15th Avenue.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not Applicable.

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 intent of the Applicant is to extend the livable space of the home by creating an addition, while complying with regulations. The proposed addition and improvements enhance the architectural style of the home and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage 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 addition offers a cohesive and well-defined architectural style.

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 compatibility with the neighborhood and does not disrupt the relationship. The proposed first and second story and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes.

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 design of the proposed improvements utilizes a warm palette with simplified design elements such as stucco, glass, wood, and iron. The proposed request is consistent with the surrounding neighborhood. Additionally, the landscaping will enhance the ambience achieved by the home’s design. Allowing shade, visibility and framing of the property.

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 sensitive in design and nature to the home and adjacent properties. The design of the proposed addition to the single-family home is 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*. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph