

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

**DATE:** November 14, 2023 **FILE:** 23-C-47

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** Request for a Certificate of Appropriateness for Design of an addition to a single-family home located at 825 Washington 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 within the Lakes Area Historic Multiple Resource Listing District.

**STAFF'S RECOMMENDATION**

Approval.

**BACKGROUND**

The existing one-story home was constructed in 1963 (BCPA). The home was originally built with 3 bedrooms and 2 bathrooms, a living room, dining room, family room and a kitchen occupying an area of 1,860 square feet. The existing house also has a covered terrace located at the rear of the property. The proposed addition aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining 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 for Design of an addition to the existing single-family home.

The proposed addition will be adding approximately 700 square feet to the existing 1,800 square foot home. Part of the addition is at the rear of the structure and is not visible from public right of way, which would normally not require consideration before the Board - however, because a small portion of the

addition is visible from the front of the home, and the overall square footage of the addition is greater than 25 percent of the square footage of the existing structure, 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, wood, and glass. The proposed landscaping further enhances the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property. The home is also proposing a pool and pool deck using artificial turf. The parking is in a garage and a driveway in the front 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 60 percent pervious open area. The proposed design is consistent with the scale and massing of the homes along Northlake and is consistent with other contemporary 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**

<b>Applicant/Owner:</b>	Raul Cabrera and Anita Funtek
<b>Address/Location:</b>	825 Washington Street
<b>Size of Property:</b>	9,429 sq.ft. (0.22 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Land Use:</b>	Low Residential (LRES)
<b>Present Use of Land:</b>	Single Family
<b>Year Built:</b>	1963 (Broward County Property Appraiser)

#### **ADJACENT ZONING**

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>East:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	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 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 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 wooden elements. The proposed addition incorporates windows and columns that complement the existing residence.

**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