

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

**DATE:** November 12, 2024 **FILE:** 24-C-35

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planner III

**SUBJECT:** Request a Certificate of Appropriateness for Design to build a new single-family home within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Design to build a new single-family home located at 728 Harrison Street, within the Lakes Area Historic Resource Listing District.

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Design: Approval

**BACKGROUND**

The existing one-story single-family house was built in 1949 (BCPA). The existing building exhibits some Post War Modern Ranch style, and it is approximately 2,000 square feet. 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. The existing building and the site have had alterations through the years, based on permit history from Records and Archives. Some of these alterations have been a new driveway, an addition in the rear, a patio deck and a pool.

The Applicant proposes to demolish the existing house. The finish floor elevation of the existing structure is 3.80' NAVD which makes it difficult to comply with today's FEMA minimum standards and still be compliant with the 50% improvement rule. As a result, the Applicant is proposing a new two-story residence to meet the new FEMA regulations for finished floor elevation on the ground floor and provide a more functional interior layout.

## REQUEST

The Applicant is requesting a Certificate of Appropriateness of Design to construct a new two-story single-family house. The design will be of West Indies architectural style. British West Indies Colonial style is a timeless design aesthetic that originated during the British colonization of tropical regions. Houses have an open layout with several openings to bring the tropical environment indoors.

The West Indies style is characterized by its symmetry, tall shuttered windows, and pitched roofs. This new house utilizes architectural elements such as a pitched roof, open terraces, balconies, shuttered windows, decorative railings, and decorative rafter tails. A light color palette and materials such as concrete, glass, smooth stucco, metal roof, and aluminum railings are proposed.

The new residential structure will include three bedrooms, two bathrooms, a cabana bathroom, an open kitchen, a living/dining area, a family room, a covered porch in the front, two covered terraces in the rear, a two-car garage and a concrete driveway in the front of the property. The existing pool will remain in the backyard. The design takes advantage of the lot to maximize the functionality of the living space, while also maintaining required setbacks and a landscape area of 49%.

The proposed request is compatible and consistent with the designs of other homes within the vicinity. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's tropical design, providing shade, visibility and framing of the property. The Applicant has worked to ensure a design that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, and open space.

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>	Randolph and Susan Jean Black Moran
<b>Address/Location:</b>	728 Harrison Street
<b>Size of Property:</b>	9,552 sq. ft.
<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>	1949 (BCPA)

## 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)

**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.

### **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 new house 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 new two-story house is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it will not adversely affect the integrity of the Historic District.

### **APPLICABLE CRITERIA**

**Analysis of criteria and findings for Certificate of Appropriateness of Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.5.F.

**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 Applicant proposes a livable space that maximizes the natural benefit of the subject property’s location in compliance with all regulations including setbacks, FEMA floor elevation, and landscape coverage. The proposed building design is consistent with the surrounding area.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourage new construction to be compatible with the character of the neighborhood regarding 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 Applicant is proposing a West Indies style that incorporates open terraces and big windows suitable for a tropical climate. The proposed design creates 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 new design as proposed does not disrupt the relationship with the neighborhood. The proposed house and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes. Although the proposed two-story structure will be naturally taller than the flanking properties due to FEMA construction requirements, the second story is located above the east side of the first floor and the setback provided is 11 feet. This creates a transition in height from the neighboring property to the new building.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** The Design Guidelines state that 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 that 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 house utilizes a simple color palette and design elements that include stucco, glass, and aluminum. The proposed request is consistent with other home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the architecture while providing 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 are sensitive in design and nature to the home and adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** The 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 Map