

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

**DATE:** December 12, 2023      **FILE:** 23-CM-66

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** SF&GM Property LLC requests a Certificate of Appropriateness for Demolition and Design for a single-family home located at 813 Harrison Street within the Lakes Area Historic Multiple Resource Listing District.

## **APPLICANT'S REQUEST**

**Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District.**

## **STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board, based on criteria 5.5.D.3.b. of the Zoning and Land Development Regulations.

Certificate of Appropriateness for Design: Based on the determination of Historic Status, the following shall apply:

- a. If the Board determines the status of the property is Non-Historic, no further action is required, and a Certificate of Appropriateness for Demolition shall be issued.
  - b. If the Board determines that the status of the property is Historic, a recommendation by the Board, based on 5.5.F.4.e. Criteria, shall be forwarded to the City Commission.

Certificate of Appropriateness for Design: Based on staff determination on provided proposal, the following shall apply:

- a. The Applicant shall improve the architectural design by exploring alternative options that would allow for the sympathetic redevelopment of the property while retaining some of its historical essence, re-designing the new structures to pay homage to the original design, incorporating original materials into the new design to establish a connection between the past and present.
  - b. Return to the board for approval.
  - c. Approved if Certificate of Appropriateness for Demolition is granted.

## **BACKGROUND**

As per the Broward County Appraiser and archival history, the home was constructed in 1925. The existing two-story home proposed to be demolished was constructed on an approximate 12,134 square feet lot located at 813 Harrison Street and archival history does not reveal the name of the architect that designed the home.

The original plans of the home reflect the Mission Style architecture that was prevalent during 1910-1930 and is characteristic of Mediterranean Revival Style. According to the Historic District Design Guidelines, Mission Style architecture and Mediterranean Revival Style are the predominant styles of historic properties on Harrison and Tyler Streets in Hollywood. This style is often flamboyant and was a strong influence for Joseph Young in the planning of early Hollywood.

Mission Style architecture is characterized by central curved parapets that conceal flat roofs or interrupt sloped roofs. Parapets are repeated on dormers or porches and frequently adorned with decorative edges. Where parapets are interrupted by roof sections, there may be generous overhangs. Additional features include arched doorways or windows, bell towers, and arcades. Openings may or may not be arched, and windows are usually casement or sash. Striped awnings over windows and porch windows are common.

Archival history and building permit search reveal that throughout the years, there have been various renovations to the original design of the home. Documentation provided from the Historic Society Research Center indicates that due to noteworthy events that occurred on the property lend it to have historical significance. This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building itself is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

The property at 813 Harrison Street has a rich history of ownership. The permit history shows that Samuel Black, founder of Black's Drug Store at Hollywood Boulevard and Twentieth Avenue was the former owner of the property. Doctor Black arrived in Hollywood in 1922 and is a pioneer of Hollywood and worked as a pharmacist for forty years. The property holds historic local significance as the owner of Blacks Drug Store, the community's first Pharmacy. The Drugstore was located at the Bastian Building on the southeast corner of Hollywood Boulevard and 20th Avenue, during Mid-Summer of 1923, Samuel Black purchased the corner unit of Bastian building and later on a travel agency was added to the drug store. It was a bus stop for local and Greyhound buses for many years. After World War II, Black sold out the business to Frank Yaguda.

## **REQUEST**

The Applicant requests a Certificate of Appropriateness for Demolition for a two-story single-family home and a Certificate of Appropriateness for Design for an approximate 6,000 square foot two-story house that host five bedrooms one office space, five bathrooms, a powder room, a two vehicle carport and private pool deck with access to a rooftop terrace, and social spaces. The feasibility study provided by the applicant concludes that the residence in its current condition is dangerous and the cost to bring the existing home into compliance would exceed the cost of a new home. Therefore, the Applicant is proposing to demolish the existing home and construct a new home that is compliant with FEMA

regulations and, therefore, not at risk for future hazard as a result of potential flooding. According to the feasibility analysis it would be highly unadvisable to rehabilitate the current structure without raising the FFE.

Additionally, the observation report submitted by ARBAB Engineering Inc., dated July 31, 2023, made the following findings with respect to the existing residence:

**STRUCTURAL INSPECTION AND FINDINGS:**

1. The majority of the first floor wood joists are completely collapsed into the crawl space and only minor portion of the floor system stayed in place. The first floor area is in poor and unsafe condition. The extent of the collapsed floor is to the point that makes it difficult to walk inside the house. Please see attached photographs.
2. The existing wood stair and railing is also affected by the collapse of the floor and they are in very poor and unsafe condition.
3. Second floor joists are also affected by first floor collapse and appeared to be in poor and unsafe condition at this time.
4. In order to repair and replace the interior of the house, the entire first and most or all of second floor framing shall be removed, leaving only the exterior walls in place.
5. Condition of the exterior walls of this house are unknown and requires additional investigation, in order to completely verify their condition.
6. Much of the original electrical system still in place, which represents a potential fire hazard, due to the use of outdated cloth wiring.
7. Finished floor of the house appeared to be below the minimum FEMA flood elevation criteria.
8. Despite relatively fair condition of this house from outside, due to the extent of the damage to interior of the house, which include first floor, second floor, damaged interior stud walls, damaged existing stair, the entire interior of the main house needs to be demolished and completely replaced with new.
9. Sub-standard windows and door shall be replaced with new, to comply with the requirements of South Florida Building Code.
10. All damaged concrete beams, some with exposed reinforcing, require complete structural restoration.
11. A/C unit requires replacement.

The existing home proposed to be demolished was constructed in 1925 (according to Florida State Site Master File) archival history shows that this building is not architecturally significant on an individual basis.

The new home has Modern-Contemporary style with pure orthogonal geometries and hierarchical volumes. The proposal of two-story home with common areas on the first level, including kitchen, dining, and living room areas, as well as a carport, covered terrace, and a pool. The second floor has the bedrooms and bathrooms, and a balcony. Required parking for the home will be provided via driveway and a two car carport. The driveways are accessed from Harrison Street. The new home meets all applicable requirements including setbacks, height, and 40% minimum green areas required. Colors pallet to be used in the proposed building are to be a series of light and dark grey tones with features of composite wood panels and smooth stucco finishes.

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>     | SF&GM Property LLC  |
| <b>Address/Location:</b>    | 813 Harrison Street   |
| <b>Size of Property:</b>    | 12,134 sq. ft. (0.28 acres)   |
| <b>Present Zoning:</b>      | Single-Family Residential (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| <b>Present Land Use:</b>    | Low Residential (LRES)  |
| <b>Present Use of Land:</b> | Single Family   |
| <b>Year Built:</b>          | 1925/1940 (Florida State Site Master File/BCPA)   |

## ADJACENT ZONING

|               |  |
|---------------|--|
| <b>North:</b> | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| <b>South:</b> | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| <b>East:</b>  | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| <b>West:</b>  | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-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 proposed homes, 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.

**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 while enhancing the landscaping.

## **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 two-story home was constructed in 1925. It is one of the oldest houses in the Lakes area. It is an example of a Mission style home; however, the existing house requires restoration to improve the deteriorating conditions.

## **APPLICABLE CRITERIA**

**Decisions on Certificate of Appropriateness for Demolition.** Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

**CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.

**CRITERION 2:** Association with the lives of persons significant in our past.

**CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.

**CRITERION 4:** Possession of high artistic values.

**CRITERION 5:** Representation of the work of a master.

**CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.

**CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

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

**CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

**ANALYSIS:** The Historic District Design Guidelines recommend *identifying, retaining, and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood.*

**CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**ANALYSIS:** Presently, there is no portion of the structure or design element on the home or site that could not be reproduced or replicated without great difficulty or expense. The Applicant desires to increase the size of the existing house that will require a major renovation to the existing structure and will have challenges to overcome without the ability to meet applicable building code requirements. This will be non-feasible, as it will result in a great difficulty and expense for a structure that does not exemplify any specific craftsmanship or detailing.

**CRITERION 3:** The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

**ANALYSIS:** The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. Although this building itself is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as an older structure in Hollywood.

**CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

**ANALYSIS:** Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

**CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**ANALYSIS:** As stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. That said, the home was inhabited by figures that are locally significant to the City's History. Should the Board approve the demolition, Staff recommend that the new home should include a commemorative plaque (pedestal or affixed to the new structure), visible from the public realm honoring previous local historical significance of the property and structure. The Board may also request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

**CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

**ANALYSIS:** The Applicant is proposing to demolish the existing home and construct one new home. The proposed home is contemporary and functional, allowing the Applicant to maximize

the use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated.

**CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure, or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

**ANALYSIS:** The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option and is proposing one new home to enhance the property in a manner consistent with the goals of the district.

**CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

**ANALYSIS:** This house is not individually designated, but it is a contributing building based on the Florida Master Site File available because it is one of the oldest buildings in Hollywood Lakes. This house was owned by a pharmacist Dr. Samuel Black who had his business located on the southeast corner of Hollywood Boulevard and 20<sup>th</sup> Avenue.

**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 design a livable space by replacing the existing structure that maximizes the natural benefit of the location while complying with regulations including setbacks, lot coverage 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 home design represents this current time in architecture, creating unique and interesting massing on the home.

- 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 homes shall maintain their integrity of location while creating setting and transition in scale from the public realm to the private realm.
- FINDING:** Inconclusive.
- 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 homes utilizes a neutral palette with simplified design elements and cohesive materials such as stucco, glass, metal, and wood cladding. The proposed request is consistent with other modern home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design, allowing for 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 new single-family home is consistent with current workmanship styles and methods in the area.
- 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 not consistent with the scale and massing of the adjacent neighborhood.
- FINDING:** Inconclusive.

## ATTACHMENTS

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Map