

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

DATE: October 8, 2024 **FILE:** 19-C-53a

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Certificate of Appropriateness for Design for revised architecture for a previously approved new single-family home located at 1380 Hollywood Boulevard within the Lakes Area Historic Multiple Resource Listing District.

REQUEST:

Certificate of Appropriateness for Design for revised architecture for a previously approved new single-family home located within the Lakes Area Historic Multiple Resource Listing District.

RECOMMENDATION:

Certificates of Appropriateness for Design: Approval

BACKGROUND

In 2019, the Applicant filed an application requesting approval of a Certificate of Appropriateness for Design for a new two-story single-family home on a vacant lot located at 1380 Hollywood Boulevard. The subject parcel was previously part of the lot to the east lot however, the lots were subdivided into two separate conforming lots.

The requested Certificate of Design was approved by the Historic Preservation Board (the Board) on January 21st, 2020. The project was submitted for building permit in the Building Division in 2020 and the permit was issued on June 6, 2022.

REQUEST

The single-family home approved by the Board, proposed a two-story, contemporary styled home. The home consists of three bedrooms, 5 full bathrooms and one-half bathroom, a large living area, a pool area, and a two-car garage.

The original floor plans and site improvements remain unchanged from the project approved on January 21, 2020. However, the Applicant is requesting a new Certificate of Appropriateness for Design due to proposed changes in exterior finishes on the main elevations facing Hollywood Boulevard and 14th Avenue. The original design featured smooth stucco, scored stucco, tile, and an enclosed balcony on the Hollywood Boulevard façade. The new proposal introduces additional tile and replaces the enclosed balcony with aluminum railings. The side of 14th Avenue, originally consisting mostly of smooth stucco, has been revised to add tile to the wall and includes a wood frame around the covered terrace. The combination of various materials that include glass, wall tiles, wood features, aluminum, stucco scoring, and a brick paver driveway creates a sophisticated and cohesive look. Contemporary design elements such as the front-facing balcony, tall vertical fixed windows and a flat roof design add a modern touch that enhances the overall massing of the home.

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 design of the proposed construction is consistent with the character of the Lakes Area Historic Multiple Resource Listing District. As proposed, the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE INFORMATION

Owner/Applicant:	Chiar Ventures LLC.
Address/Location:	1380 Hollywood Boulevard
Size of Property:	8,470 sq. ft. (±0.19 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Future Land Use:	Low Residential
Year Built:	Vacant

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Harrison and Tyler Street Historic District (HPOD-2)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-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 home is consistent with the scale and massing of the surrounding neighborhood and allows the Applicant to maximize the use of their property. By allowing the Applicant to construct the proposed

home, 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 home is sensitive to the character of the Historic Lakes Section.

***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 construction will improve the streetscape along Hollywood Boulevard as the site will no longer remain vacant.

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 two-story home is being built on a vacant lot facing Hollywood Boulevard. The infill development is designed in a contemporary architectural style, a timestamp of its period. The contemporary style is distinct from the design of the surrounding contributing historic resources, creating an emphasis on the unique character of the historic architecture. Therefore, Staff finds the proposed home an enhancement to the property, neighborhood and 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, F. Decisions on Certificates of Appropriateness.

CRITERION: INTEGRITY OF LOCATION

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 surrounding buildings, streetscape and environment. The proposed construction complies with required zoning regulations and the new exterior finishes enhance the overall design of the house.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic 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 design demonstrates a contemporary design that can be found throughout the Lakes district. Furthermore, the character of the Historic District is derived from the design of the homes being appropriate for the period in which they were constructed. The proposed finishes enhance and are consistent with contemporary architectural design.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines state that setting is the “*...relationship of a building to adjacent buildings and the surrounding site environment.*” The proposed home meets all applicable setback and height requirements. The proposed contemporary design is similar to homes found throughout the Lakes district and maintains an appropriate spatial relationship with surrounding properties.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The 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 should be compatible with the quality of those used in the surrounding historic district. The design of the proposed home utilizes a neutral palette with complimentary design elements and materials such as glass, wall tiles, wood features, aluminum, stucco scoring, and a brick paver driveway. The proposed request is consistent with other contemporary home designs within the district.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods. The proposed improvements do not imitate or copy any existing style or period. In addition, the proposal complies with all regulations of the Land Development Code and is consistent with the character of contemporary architectural designs found within the surrounding neighborhood.

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 complements the surrounding area by distinguishing itself from the contributing historic resources. It is consistent with the scale and massing of the adjacent properties, and is enhanced by a formal landscape plan. Required parking is accommodated in the driveway and attached garage on the rear of the property.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph