

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

DATE: February 11, 2024 **FILE:** 21-C-20a

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Sarcoh Corp. requests a Certificate of Appropriateness for Design for a single-family home located at 1051 S. Northlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

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

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval with the following conditions:

- The applicant provides a marker on the property which describes the historic background of the structure to be demolished. (Section 5.5.F.4.j. of the ZLDR).
- The applicant documents the history of the property and donate any salvageable information and material to the Hollywood Historic Society.

BACKGROUND

According to the Broward County Appraiser records and archival history, the home was constructed in 1958. Archival history reveals that the home was designed by Charles Reed Jr., who has been identified as an Architect of Significance due to his impactful work within the City. The original plans of the home are representative of Mid-Century Modern architecture that was prevalent during 1946-1960 and characteristic of Charles Reed Jr.'s style. The Historic District Design Guidelines state that *"Mid-Century Modern architecture of this period often sought to use the method of construction as a design expression. Exposed supporting beams and other structural members are common; materials are exposed and receive little treatment if any. Wide eave overhangs, unusual and oversized windows/window walls and flat pitch*

roofs only begin to describe the modern home.” Archival records and building permits indicate that over the years, the home underwent several additions and renovations, introducing elements inconsistent with the original design, such as juxtaposed volumes, varied rooflines, rock cladding, and barrel tile roofs. Despite these alterations, the home retained the essence of its original exemplary craftsmanship and design, embodying the spirit of Mid-Century Modern architecture.

On February 8, 2022, the Historic Preservation Board conducted a public hearing to consider the prior owners, Erich E. Veitenheimer III and Andrew Steven Cariasos, request to demolish the home. The Board deemed the structure historic. Consequently, on June 15, 2022, the City Commission approved a Certificate of Appropriateness for Demolition, allowing the proposed project to advance for variance and design considerations. Following the demolition approval on July 12, 2022, the Historic Preservation Board held another public hearing to review the applicant’s request for a Certificate of Appropriateness for Design, which was subsequently granted.

REQUEST

The property has been completely demolished, leaving the lot vacant. In 2024, the property was sold, and the new owner is now requesting a Certificate of Appropriateness for Design to construct a new single family structure. The Applicant proposes a two-story, modern contemporary-style residence. The new design includes seven bedrooms, multiple bathrooms, a spacious living area, a gym, a covered patio, a pool area with a pool deck, and a three-car garage.

The proposed home utilizes a neutral palette primarily painted white with a contrasting color on the continuous eyebrows and stucco band. By incorporating the exposed concrete, concrete breeze block and marble cladding that enhances the massing of the home. It also incorporates complimentary design elements and materials such as glass, wood, concrete walls and poured concrete pavers. The facade materials primarily consist of exposed concrete, smooth stucco, and travertine marble cladding. Architectural elements including extruded aluminum cladding with a light pecan dye sublimation, frameless glass guardrails, concrete breeze blocks, concrete eyebrows, and landscaped planters.

The design achieves dimensionality through elements such as a covered entrance featuring a wood-clad oversized entry door. Due to the existing site elevations and FEMA Flood Elevation requirements, the ground floor of the residence had to be raised, creating an understory, which the Applicant has utilized for parking. To prevent the home from appearing as a three-story structure, a series of retaining walls and landscaped berms have been incorporated to conceal the understory from the adjacent streets.

The proposed design aligns with contemporary home styles found within the district. The Applicant has worked to ensure that the home fits cohesively within the neighborhood's setting. The new home complies with all applicable requirements, including setbacks, height, and open space. Parking will be provided via a driveway and a three-car garage located on the west side of the property. The design is consistent with other contemporary homes in the district and meets all necessary criteria.

The Design Professional has stated that the proposed design and materials aim to incorporate architectural masonry in alignment with the spirit of the original home. While replicating an architectural style is generally discouraged, it is expected that, when pursued, the proposed design should faithfully represent the style and support its architectural integrity and craftsmanship.

Mid-Century Modern architecture has been identified in the City’s Historic District Guidelines as a period of significance which *often sought to use the method of construction as a design expression. Exposed supporting beams and other structural members are common; materials are exposed and receive little treatment if any.* Characterized by asymmetrical low pitch roofs with horizontal emphasis creating wide eave overhangs and entrances that were emphasized with change of materials. Materials included wood louvers, exposed wood beams, exposed concrete blocks, and glass. The vernacular of Mid-Century Modern architecture in Florida focused on passive design and was particularly accentuated by strategically placed grand expanses of floor to ceiling windows which blurred the line between indoor and outdoor spaces and capitalized on the warm climate. *New construction methods (steel) allowed extended cantilevers which took the form of covered exterior space near the home.*

The proposed design borrows conceptual elements of the Mid-Century Modern style. The modern contemporary massing and scale result from the application of the current FEMA elevation requirements. The proposed architectural design incorporates several concepts derived the essence of Mid-Century Modern design including the use of stone and breezeblock. Staff recognize the opportunity to pay homage to the original architect's design. The proposed modern contemporary-style residence successfully incorporates similar materials and architectural articulations from the previous design, reflecting a thoughtful approach to maintaining some connection to the spirit of the original while adapting to current conditions and requirements.

SITE BACKGROUND

Applicant/Owner:	Sarco Corp
Address/Location:	1051 S Northlake Drive
Size of Property:	26,210 sq.ft. (0.60 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1958 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single-Family Residential District (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-9) 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 Comprehensive Plan. The proposed single family structure is consistent with the residential land use designation, 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 overall design incorporates elements of Mid Century Modern Design, paying respect to the previously demolished structure.

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 overall design 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 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: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The connection between the old and the new is maintained with design elements such as massing, scale and rhythm. The proposed two-story residence relates to the surrounding properties by complying with the required setbacks, maintaining the pattern of development as intended by the regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages 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 proposed design introduces modern elements from the previous home into the proposed design in a way that is contextual of its place and time but honors the original design.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment*. The proposed home complies with all applicable setback requirements. Its design aligns with the prevailing style of the district, incorporating materials, colors, and landscaping that complement the area while preserving the spatial relationship with neighboring properties. Although the proposed two-story structure will be taller than adjacent properties due to FEMA construction requirements, the second story is positioned on the north side, facing the waterway. The massing of the structure plays a key role in maintaining the character of the property, the street, and the neighborhood. The new construction is proportionate to surrounding properties and adheres to the Design Guidelines.

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 should be compatible in quality to those that are used in the historic district. The design on the proposed home features elements and materials such as glass, cement tiles and wood, that enhance the forms and soften the neutrality of the concrete. Further enhancement and pleasing contrast is provided by the proposed landscape plan that frames the property and its relationship to the street. The proposed elements and materials are consistent with the surrounding neighborhood.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character.

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. As such, the proposed redevelopment of the property will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A:	Application Package
ATTACHMENT B:	Aerial Photograph
ATTACHMENT C:	Permit History
ATTACHMENT D:	Previous Approvals