

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

**DATE:** August 12, 2025 **FILE:** 25-C-65

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Urja Modi, Planner I

**SUBJECT:** Request a Certificate of Appropriateness for Design for additions to a single-family home located at 1028 Jefferson Street within the Hollywood Lakes Historic District and RS-6 Zoning District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Design for a rear addition, covered porch and front façade alterations to the existing single-family dwelling located at 1028 Jefferson Street within the Hollywood Lakes Historic District.

**STAFF'S RECOMMENDATION**

Approval.

**BACKGROUND**

The existing one-story home was constructed in 1951 (per Broward County Property Appraiser) and purchased by the current owner in September 2024. The property is located within the Hollywood Lakes Historic District and zoned Single Family District (RS-6). The existing home consists of 3-bedrooms and 2-bathroom and is approximately 2,222.40 square feet. The current façade of the structure does not exhibit any unique architectural styles or elements recognized in the Historic District guidelines. The existing structure exhibits some Post War Modern Ranch Style showing architectural characteristics, such as, pitched roof with concrete tiles, rectangular windows, horizontal emphasis, and limited ornamentation. 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.

## REQUEST

Roselyn Yuken (the “Applicant”), on behalf of Sheri and Menahem Skolnick (the “Owner”), is requesting a Certificate of Appropriateness for Design for front façade alterations, an addition to increase livable space, and the addition of a covered porch to a single-family home located at 1028 Jefferson Street. The front façade alterations include the removal of the existing garage door and replacement with additional windows. The porch structure is proposed to be located at the front of the building, above the main door and porch, and does not encroach within permitted setbacks. The proposed addition to the rear will be adding approximately 937.60 square feet of livable space as a new master suite at the rear of the existing home, resulting in a total proposed floor area of 3,514 square foot home. While the Historic Preservation Board typically considers projects visible from the right-of-way, it should be noted that the rear addition exceeds the 25% threshold as set out in Section 5.5 (F) of the Zoning and Land Development Regulations, and approval by the Historic Preservation Board must be sought.

The addition to the floor area is located at the rear of the existing building and is well integrated into the architecture of the existing home. The addition introduces a master suite to the building and provides a more functional layout by increasing the livable space while simultaneously maintaining unified design and preservation of the original design character. It is located at the rear of the building, is not visible from the public realm, maintains the existing proportions in massing and fenestration and continues the existing material and color pallet.

The covered porch represents a natural extension of the roof line and applies materials that are compatible with the existing front façade. Similarly, the front façade alterations continue the pattern of windows on the existing home and within the surrounding neighborhood.

Overall, the addition, façade alterations, and covered porch do not detract from the building existing architectural qualities and offer compatible and natural elements that enhance the facade and function of the home and allow the Owner of the property to adapt their home to their enjoyment. The proposed design changes comply with all zoning regulations.

In support of the proposed exterior changes and addition, the applicant will be completing interior renovations, subject to separate permitting, of the existing residence that further supports internal harmony with the addition.

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 guidelines for materials, scale, massing and location for all properties within the Historic Districts. The proposed home is consistent with the character of the Hollywood Lakes Historic District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

## SITE BACKGROUND

<b>Applicant/Owner:</b>	Roselyn Yuken / Sheri and Menahem Skolnick
<b>Address/Location:</b>	1028 Jefferson Street, Hollywood FL
<b>Size of Property:</b>	15,338 sq. ft. (±0.35 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Hollywood Lakes Historic District
<b>Present Land Use:</b>	Low (5) Residential (LRES)

**Present Use of Land:** Single Family  
**Year Built:** 1951 (BCPA)

#### **ADJACENT ZONING**

**North:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic District  
**South:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic District  
**East:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic District  
**West:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic District

#### **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 and permit a design that provides balance between their vision and the character of the neighborhood. By allowing the Applicant to construct the addition, extend the roof line to facilitate a covered porch, and apply the front façade alterations, the City is accomplishing the desired reinvestment in the Hollywood Lakes Historic 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 proposed addition is located at the rear and follows the L-shaped massing pattern located in the surrounding neighborhood. The proposed addition also applies materials and a color pallet from the existing home that further seamlessly integrates the addition into the existing home.

The extension of the roof line to facilitate a covered porch is located above the main entrance and walkway to the driveway. Although visible from the public realm, the covered porch follows the character of nearby properties located within the Historic District, preserving and enhancing the character of the neighborhood.

Similarly, the front façade alterations include the removal of the garage and replacement with additional window similar in size to the existing windows. The alterations are sensitive to the character of the surrounding neighborhood through its design which possess similar characteristics to existing structures in the surrounding neighborhood.

The requested changes have minimal, appropriate and compatible impact on the current streetscape, and facilitate the preservation of the character and enhancement of the neighborhood while improving surfaces through new materials that support the structural stability of the neighborhood.

#### **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 one-story home was constructed in 1951. The proposal for an addition, front façade alterations and covered porch contribute to the overall enhancement of this neighborhood. The final design is respectful in scale to the existing structure and compatible with other single-family structures in the neighborhood. Therefore, the requested changes 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:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*.

The proposed addition, covered porch and front façade alterations maintain consistent spacing, height and setbacks, and do not result in nonconformity. The proposed compliments the architectural style of the home and does not adversely affect the character of the neighborhood.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourages additions 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 addition is located on the rear and is integrated with the existing roofline, materials, and slope to maintain architectural harmony. The proposed addition is consistent with the scale of the neighborhood and existing home. Per the covered porch and front façade alterations, the materials and colors to be used are consistent with existing home and are designed to maintain visual continuity. The proposed addition and covered entry help to enhance the existing design of the home to create a cohesive and better 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 addition, covered porch and front façade alterations demonstrate the retention of distinctive features of the existing building, such as maintaining and providing a natural progression of the roof line. The proposed maintains compatibility between the existing home, surrounding site, neighborhood and Historic District.

**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 are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used.

The materials as proposed are similar to what has been established with the existing home and surrounding neighborhood. The proposed addition, covered porch and alterations to the front façade are consistent with other surrounding home designs within the district.

**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 consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The design of the proposed addition, the covered porch, and proposed façade alterations for the single-family home are consistent with current workmanship styles and methods.

**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*. The proposal results in an 'L'-shaped building with a covered porch and additional window. The adjacent properties contain massing that is similar to the proposed addition, proposed covered porch, and front façade alterations. Based on this and 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 Photograph