

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

**DATE:** October 14, 2025 **FILE:** 25-C-62

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Assistant Director / Chief Planner

**FROM:** Urja Modi, Planner I

**SUBJECT:** Certificate of Appropriateness of Design for an addition to an existing single-family dwelling located at 922 S Northlake Drive within the Hollywood Lakes Historic District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Design for an addition to an existing single-family dwelling located within the Hollywood Lakes Historic District.

**STAFF'S RECOMMENDATION**

Approval.

**BACKGROUND & REQUEST**

The Owner requests a Certificate of Appropriateness of Design for an unpermitted carport enclosure that resulted in an addition to the existing single-family house located at 922 S Northlake Drive, Hollywood (hereinafter referred to as the "subject property").

The original one-story house was constructed in 1950 (per Broward County Property Appraiser) and purchased by the current owner on September 27, 2023. The subject property is located within the Hollywood Lakes Historic District and is zoned Single Family District (RS-6). It is a through lot with frontage and access from both South Northlake Drive and Polk Street. The house, prior to the addition, consisted of 2-bedrooms, 2-bathrooms, a kitchen, one living room, and a carport, and is approximately 1,280 square feet.

For the improvement and maintenance of the house and subject property, and in effort to make renovations to the home to fit the needs of the current Owner, the current Owner completed additional interior alterations and exterior site improvements. The enclosure resulted in the addition of a Florida room and a powder room to the house. The addition measures an area of 609 square feet, resulting in a floor area increase of approximately 48%. The addition, through carport enclosure, includes a 12-inch

raise to the existing roof line of carport to accommodate FEMA and minimum height requirements. The unpermitted addition results in minor roof line changes and exceeds the 25% addition threshold as set out in Section 5.5 (F) of the City's Zoning and Land Development Regulations, triggering approval by the City's Historic Preservation Board.

The house now measures a total floor area of 1,889 square feet and consists of two bedrooms, three bathrooms, an enlarged kitchen, one living room, and one Florida room. The exterior site improvements include the removal of trees, shrubs, and other vegetation, and the repaving of the driveways. All alterations are subject to active permitting.

Prior to the unpermitted addition and site renovations, the house was not visible from the public realm, being hidden by unmaintained vegetation. Based on the submitted plans, the original house did not exhibit any unique architectural styles or elements recognized in the Historic District guidelines. The original house exhibited some Post War Modern (1940-1960) style showing architectural characteristics, such as, a predominantly flat roof with an extendable overhang, rectangular windows with extended glass areas, and asymmetrical massing with a horizontal emphasis. 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 addition, resultant of a carport enclosure, is well integrated into the foundational architecture of the original house. The addition aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining unified design and the existing proportions in massing and fenestration. Overall, the addition does not detract from architectural unity and offers compatible architectural and site elements that enhance the facade and function of the home and allow the Owner of the subject property to adapt their home to their enjoyment. Furthermore, the proposed complies with all zoning regulations.

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 Historic 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>     | Niclas Pierre   |
| <b>Address/Location:</b>    | 922 S Northlake Drive   |
| <b>Size of Property:</b>    | 6,736 sq. ft. (±0.15 acres)   |
| <b>Present Zoning:</b>      | Single-Family Residential (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRL0D-1) |
| <b>Present Land Use:</b>    | Low Residential (LRES)  |
| <b>Present Use of Land:</b> | Single Family   |
| <b>Year Built:</b>          | 1950 (BCPA)   |

## **ADJACENT ZONING**

**North:** Single-Family Residential District (RS-9)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)  
**South:** 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. The unpermitted addition is in support of the City 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 proposed addition continues the fabric of the existing building footprint and accessory carport and does not result in significant new construction or adverse impacts on the surrounding neighborhood. The proposed changes to the building maintain the historical features of the original house while incorporating improved materials and contemporary color palette, elevating the design. The supporting site improvements reduce over-grown vegetation that previously negatively impacted adjacent properties. Overall, the addition and supporting improvements to the site contribute to enhancing the residential neighborhood and support streetscape improvements.

#### **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 1950. The addition, resultant of a carport enclosure, contributes to the overall enhancement of this neighborhood. The design is respectful of the original built

form of the house and scale of similar houses in the neighborhood. The proposal for the addition 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 request is in support of an unpermitted carport enclosure that facilitates the addition of a Family Room and a powder room. The enclosure complies with applicable zoning performance standards including pervious percentage requirements and height, and setbacks. The proposed addition 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 seamlessly integrates into the architecture of the existing house as it results in the enclosure of the existing carport structure. The proposed addition is consistent with the scale of the neighborhood and existing house. The proposed addition enhances the existing design of the home to create a cohesive and refined 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 as proposed demonstrates the retention of distinctive Historical features features of the existing house, such as maintaining the flat roof and continuing the asymmetrical massing with a horizontal emphasis. 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 architectural elements and aesthetics applied for the addition match that of the existing house and the surrounding neighborhood. The proposed request is consistent with other surrounding architectural styles and materiality 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 adjacent properties. The design of the proposed addition for the single-family house is 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 proposed addition maintains the existing zoning performance standards for the single-family one-story house and blends harmoniously with the design, scale and massing of the surrounding properties.

**FINDING:** Consistent.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Zoning Map