

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

DATE: September 9, 2025 **FILE:** 25-CV-63

TO: Historic Preservation Board

VIA: Anand Balram, Assistant Director / Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: 1317 Harrison St LLC requests a Certificate of Appropriateness of Design to construct additions to a single family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations to permit a reduction of required parking spaces from 5 to 3 parking spaces in the RS-6 zoning district located at 1317 Harrison St, within the Harrison Tyler Historic Overlay District.

APPLICANT'S REQUEST

Certificate of Appropriateness of Design to construct additions to an existing single family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-6 zoning district located at 1317 Harrison Street, within the Harrison Tyler Historic Overlay District.

Variance: Reduce the required number of parking spaces from 5 to 3 parking spaces.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

Variance: To be determined by the Board

BACKGROUND

The subject property contains a single family dwelling originally constructed in 1925 in the 'RS-6' Single Family Zoning District at 1317 Harrison Street. The lot is a 121-foot by 150-foot lot and is approximately 18,150 square feet in size. The lot is surrounded by single family residences to the north, east, west, and south. The original design is representative of the Mediterranean Revival/Spanish Eclectic architecture that was prevalent from the 1915-1935 time period. Archival and building permit history confirms that since its construction, there have been various renovations to the original design.

REQUEST

The Applicant requests a Certificate of Appropriateness for additions to an existing single family dwelling, along with a Variance to allow a reduction in the number of required parking spaces from 5 to 3 parking spaces. Parking requirements are outlined in Article 7, Section 7.2.A of the Zoning and Land Development Regulations. Single-family dwellings must provide 2 spaces for the first 2,000 square feet, plus one additional space for every 500 square feet thereafter, up to a maximum of 5 spaces. The proposed additions will increase livable space by 1,478 square feet for a total air-conditioned area of 3,907 square feet, requiring a total of 5 parking spaces. First-floor additions include a new master bedroom, secondary bedroom, dining area, and linen closet. Interior renovations on this level will remodel the living room, kitchen, laundry area, bathroom, and sitting area. The second-floor addition includes a new bedroom, with interior renovations to an existing bedroom and bathroom. Remodeling is also proposed for the accessory structure at the rear of the property. Apart from the requested variance, the proposed development complies with all applicable requirements of the Zoning and Land Development Regulations.

The proposed design exhibits a Spanish Revival architectural style, characterized by its low-pitched, red barrel-tile roof, smooth white stucco exterior walls, and asymmetrical façade. The central entry is accentuated by a decorative gable parapet and a wood plank gate providing a focal point to the otherwise linear composition. Multi-light, double-hung and casement windows are set within simple rectangular openings, trimmed in a contrasting dark color that complements the warm tones of the roof. The building maintains a low, horizontal profile, consistent with Mediterranean-influenced architecture.

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 evolving character of the Harrison Tyler Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	1317 Harrison St LLC
Address/Location:	1317 Harrison St
Size of Property:	18,150 sq. ft. (0.42 acres)
Present Zoning:	Single Family District (RS-6) Harrison Tyler Historic Overlay District
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family Residence

ADJACENT ZONING

North:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
South:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
East:	Single Family District (RS-6) Harrison Tyler Historic Overlay District

West: Single Family District (RS-6)
Harrison Tyler Historic Overlay 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 subject property is designated Low (5) Residential (LRES) within the Land Use Element. The proposed additions to the existing single-family residence are consistent with this designation. The design of the additions aligns with the scale and massing of both the existing dwelling and the surrounding neighborhood, while allowing the Applicant to maximize the livable area of the 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 proposed additions are sensitive to the Harrison Tyler Historic District, preserving the architectural integrity of the dwelling and remaining compatible with the surrounding 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 enhances the character of the area, and the variance request to reduce the number of required parking spaces is the only deviance from the applicable Zoning and Land Development Regulations.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance Request: To permit a reduction in the number of required parking spaces from 5 parking spaces to 3 parking spaces, pursuant to Article 7, Section 7.2.A of the Zoning and Land Development Regulations.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed reduction in parking is intended to minimize visual impacts on the property and preserve its historic character. Two parking spaces are introduced at the northwest corner of the lot, screened from primary street views, while the existing space at the front of the property is maintained. This configuration avoids additional paving and better protects the property's historic appearance.

FINDING: Consistent

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variance is compatible with the surrounding single-family district. By reducing the number of required parking spaces, the proposal limits new paving and hardscape in the front yard, thereby retaining green space and minimizing disruption to the property's established character and the district's setting.

FINDING: Consistent

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The request is supported by Comprehensive Plan policies that prioritize the preservation of historic resources and neighborhood character. By limiting new paving, the proposal protects historic site features, including the rear wall, while ensuring the home remains functional for modern residential use. This balance of preservation and adaptation reflects the City's vision of maintaining historically significant structures while allowing sensitive upgrades.

Further, the Design Guidelines for Historic Districts and Properties advise against creating new impervious areas where they have not historically existed. The proposal maintains one parking space at the front of the property and introduces only limited paving to an existing slab at the rear to accommodate two additional spaces.

FINDING: Consistent

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The variance request arises from the intent to preserve the property's historic features rather than from financial considerations. Meeting the requirement for five parking spaces would likely necessitate the removal of the rear wall and an increase in paving, which would compromise the historic integrity of the site. The request therefore reflects an effort to maintain contributing features while providing reasonable parking.

While the desire to preserve character is valid, the lot size itself does not prevent compliance with the parking requirement.

FINDING: Inconclusive, Board to determine.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

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 applicant proposes additions to a single-family residence within the Harrison Tyler Historic Overlay District, located south of Hollywood Boulevard. The design complies with applicable zoning and design regulations, and the applicant has worked with staff to ensure consistency with the City's Historic District criteria.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The existing dwelling possesses both one-story and two-story elements. The proposed design maintains this composition with compatible additions that respect the existing height relationships.

The one-story master suite addition on the east side is recessed from the home's front façade, ensuring it remains visually distinct from the original structure. This setback allows the original portion of the home to retain visual prominence. The two-story addition will be slightly lower than the existing two-story element, known as "The Tower," preserving the Tower's distinctive presence. The Tower's original sloped roof will remain, while the addition will feature a lower flat roof. Both two-story elements are located at the rear of the home and are minimally visible from the street.

Over time, the home has received incompatible window and door modifications and replacements. The proposed renovations will replace all windows and doors with impact-resistant units in a style compatible with the original design, though some will be relocated from their current positions. The current configuration includes two front doors, creating a confusing entry sequence. The proposed design consolidates the entry to a single location through the Breezeway. On the east side, within the master bath, a new window and stucco detail will be introduced, scaled smaller but inspired by a similar feature located west of the Breezeway.

The existing roof forms will largely remain intact. The new roof elements have been designed to complement the existing home's forms and materials.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The subject property is a larger lot when compared to adjacent properties which allows intensification of the site to have a minimal impact on neighbors. To the east and west of the subject property exist two two-story single family dwellings. The proposed additions

are consistent with the scale and massing of neighboring properties, and its larger lot size results in these additions maintaining applicable zoning setback and height requirements.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The existing dwelling possesses rough stucco with various textures and patchwork due to renovations that have taken place since its original construction. The proposal includes smooth stucco throughout to unify the building’s textures and patterns.

The existing dwelling relies on a combination of shallow foundations and pile/grade beams with CMU walls and hand-framed roofs. The proposal will utilize trusses for all additions, and the existing concrete roof tiles will be updated with a neutral color palette.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The project will meet or exceed local construction codes and practices. All work will be performed by licensed professionals to ensure excellence in both craftsmanship and safety.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The proposed design aligns with the Citywide Master Plan, the Comprehensive Plan, the Design Guidelines for Historic Districts and Properties, and applicable neighborhood plans. The project seeks to contribute positively to the ongoing development and preservation of neighborhoods and the city’s character.

FINDING: Consistent.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Aerial Map
- ATTACHMENT C: Permit History