

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

DATE: April 8, 2025 **FILE:** 25-C-06

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Adrian Montoya, Planner II

SUBJECT: Request for a Certificate of Appropriateness of Design for front façade alterations on a single-family home located at 743 Harrison Street within the Hollywood Lakes Historic District and RS-6 zoning district.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for front façade alterations on a single-family home located at 743 Harrison Street within the Hollywood Lakes Historic District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The existing one-story single-family house was built in 1953 and purchased by the current owner in July 2023. The property is located within the Hollywood Lakes Historic District and zoned Single-Family District (RS-6). A total of eleven (11) building permits have been issued for the property for various projects including new fence installation, driveway alterations, and reroofing. There are no records indicating that the house has undergone any changes requiring approval from the Historic Preservation Board prior to this application.

REQUEST

The Applicant is requesting a Certificate of Appropriateness of Design for front façade alterations on a single-family home located at 743 Harrison Street within the Hollywood Lakes Historic District. The design includes six (6) window modifications to the front façade, an alteration to the front door on the building's east elevation, and a redesign of the front yard pillar. The proposed alterations will impact the front façade window treatments, the front door opening, and see the installation of a redesigned pillar for an existing overhang.

The proposed front façade alterations feature a neutral gray and off-white color palette, complemented by harmonious design elements and materials. These include stone veneer layers, the installation of impact-resistant windows with dark bronze windowpanes, coextensive and orthogonal lines, a new breezeway block pillar, the installation of a front door with a central window, and a smooth stucco finish.

The Historic Preservation Board is guided by the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings 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 Hollywood Lakes Historic District. The Design Guidelines state that new construction should be appropriate to its historically and architecturally significant surroundings.

SITE BACKGROUND

Applicant/Owner: Debra Davis
Address/Location: 743 Harrison Street
Size of Property: 12,026 sq. ft. (0.28 acres)
Present Zoning: Single Family District (RS-6)
Historic District: Hollywood Lakes Historic District (HMPRL0D-1)
Present Land Use: Low Residential (LRES)
Present Use of Land: Residential

ADJACENT ZONING AND LAND USE

North: Government Use (GU)
Open Space and Recreation (OSR)
South: Government Use (GU)
Open Space and Recreation (OSR)
East: Government Use (GU)
General Business (GBUS)
West: Single-Family Residential District (RS-6)
Low Residential (LRES)

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 other approved front façade alterations within the surrounding area, while allowing the Applicant to exercise their rights as the property owner. The proposed front façade alterations accomplish the City’s 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. The proposed front façade alterations are complimentary to the character of the Hollywood Lakes Historic District through its design which possesses similar characteristics to the existing front façade and are 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.*

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 front façade alterations are consistent with the surrounding neighborhood and do not produce negative residential uses.

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 5.5 (F).

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *façade alterations should be compatible with the existing character of the neighborhood*. The proposed front façade alterations are compliant with the required setbacks and site coverage and maintain the property and the neighborhood’s character.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Design Guidelines for Historic Properties and Districts encourages proposed alterations to a building’s front façade be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The current style of the building is masonry block with a flat roof. Although the current design lends itself to mid-century modern architecture, it’s a simple stucco finish with minimal architectural details. The proposed front façade alterations would maintain the overall style of the home, while adding some stonework on the entrance wall, a statement pillar for the existing overhang, and the installation of new impact resistant windows and a front door to modernize its appearance.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines for Historic Properties and Districts, *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood*. Harrison Street, south of Hollywood Boulevard, is primarily composed of single-family homes. The setting at 743 Harrison Street is a single-family neighborhood located where Harrison Street meets the Atlantic Intracoastal Waterway. The street features pedestrian-friendly sidewalks and provides easy access to Hollywood Boulevard, North Lake, South Lake, and the Hollywood Beach Broadwalk. The proposed front façade alterations will not impact the existing setting of the property.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The Design Guidelines for Historic Properties and Districts emphasize that materials are a crucial aspect of preserving the character of any historic district or property. The materials proposed for the front façade alterations will remain true to the home's existing architectural style while giving it a more modern appearance. These alterations are proactive steps that address climate-related hazards and comply with the relevant requirements of the Florida Building Code.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The workmanship for the proposed front façade alterations will fully comply with all State and Local regulations. Necessary barricading will be implemented to protect the site during active renovations, and all construction practices will adhere to, or exceed, the requirements of the Florida Building Code 2023 and the State of Florida Department of Environmental Protection.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The Design Guidelines for Historic Properties and Districts recommend maintaining consistent spacing and setbacks and further state that proposed alterations to the front façade of a building be compatible with the existing and surrounding homes in the area 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 front façade alterations are consistent with the scale and massing of other approved front façade alterations within the surrounding area.

FINDING: Consistent.

SUMMARY OF FINDINGS:

The proposed front façade alterations meet all applicable requirements, including the historic district design guidelines. They are consistent with previously approved front façade alterations to single family homes in the Hollywood Lakes Historic District and harmonious with the character of the neighborhood along Harrison Street south of Hollywood Blvd. The alterations maintain the neighborhood’s character and comply with the zoning district’s development regulations. The recommendation from Planning is Approval.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Aerial Photograph