

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

DATE: November 27, 2018 **FILE:** 18-C-47

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Brenya Martinez, Associate Planner

SUBJECT: American Sunrise LLC/ Dr. Sam & Lila Skaff request a Certificate of Appropriateness for Design for a single family home located at 1136 S. Northlake Drive in the Lakes Area Historic Multiple Resource Listing District.

REQUEST:

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

RECOMMENDATIONS:

Certificate of Appropriateness for Design: Approval

BACKGROUND

According to history records, the existing tennis court was built around 1972 by All Sports Construction and was previously owned in conjunction with adjacent lots by Destefano Rocco until 1995. Subsequently, it was sold independently to other owners and finally sold to the most current owner: American Sunrise LLC. The lot has been vacant until today. At 75'-0" wide, the 0.35 acres, currently meets the minimum lot width and general development area requirements.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a single family home on a 0.35 acre lot that is currently a tennis court. The Design proposes a two-story home with four bedrooms, five bathrooms, and a large living area open to the second floor. The proposed home meets all applicable requirements including setbacks, height, and exceeds the open space requirements. Required parking for the home will be provided via a driveway constructed of pavers accessed off S. Northlake Drive.

The Contemporary design emphasizes a horizontal composition reminiscent of prairie style architecture. Such elements are represented through muted color bands with dark colored cantilevering eyebrow louvers. The material patterns further enhance the horizontality and massing of the home through the use of muted grays and whites with complimentary design elements and cohesive materials such as

aluminum trellis, steel columns, glass, smooth stucco finish and stone veneers. The proposed request is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property. The Applicant has worked with Staff to ensure a design that fits within the setting of the neighborhood, and enhances the character along the S. Northlake corridor.

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 design of the proposed construction is consistent with the character of Lakes Area Historic Multiple Resource Listing District. As proposed, the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE INFORMATION

Owner/Applicant: American Sunrise LLC.
Address/Location: 1136 S. Northlake Drive
Size of Property: 15,096 Sq. Ft. (0.346556 net acre)
Future Land Use: Low Residential (LRES)
Present Zoning: Single-Family Residential District RS-9
Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
Present Use of Land: Tennis Court

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)

ADJACENT LAND USE:

North: Low Residential (LRES)
South: Low Residential (LRES)
East: Low Residential (LRES)
West: 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.* By allowing the Applicant to construct a Single Family home, the city is accomplishing the continued infill development in the Lakes Area Historic Multiple Resource Listing District.

The Certificate of Appropriateness would allow for the development of a lot which is consistent with the fabric of the surrounding neighborhood; while allowing the Applicant to maximize the use 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, stating:

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.*

As the proposed Single Family Home allows for the use of a compliant vacant lot, the integrity of the neighborhood is not altered. The proposed design is also reflective of the character of the neighborhood and will serve to enhance the 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 proposed two-story home will be built on a vacant lot facing S. Northlake Drive. The infill development will be in a contemporary architectural style, a timestamp of its period, as well as emphasizing the unique character of the existing historical properties. Therefore, Staff finds the proposed home an enhancement to the property, neighborhood and 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 1: INTEGRITY OF LOCATION

ANALYSIS: The Historic District Design Guidelines *encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color.* The use of smooth stucco finish painted in a muted pastel schemes such as blacks, grays, and whites, reference a balanced modern style. Furthermore, the use of black frame aluminum casement windows, sliding doors, and charcoal aluminum horizontal louvers, *is relative to the surrounding buildings, streetscape and environment.* The proposed construction complies with required setbacks and site coverage. The home maintains the pattern of development as intended by the regulations and as manifested in the neighborhood.

FINDING: Consistent.

CRITERION 2: DESIGN

ANALYSIS: The Historic 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 demonstrates a contemporary design that can be found throughout the Lakes District. Furthermore, the Historic Districts richness is derived from the design of the homes being appropriate for the period in which they were constructed. The Applicant is proposing a design that is representative of the current architectural styles of the time. The Applicant has worked with Staff to ensure a design that fits within the setting of the neighborhood.

FINDING: Consistent.

CRITERION 3: 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 meets all applicable setback requirements. The proposed design is similar to that of homes found throughout the Lakes District and maintains the spatial relationship with surrounding properties. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The new construction provides a similar proportion with the existing home and surrounding properties, complying with the Design Guidelines.

FINDING: Consistent.

CRITERION 4: 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 utilizes a neutral palette with complimentary design elements and materials such as concrete, glass, aluminum, stucco, stone veneer features, and a paver driveway. Contemporary design elements such as asymmetrical composition, tall narrow windows, and a flat roof design, enhance the massing of the home. The proposed request is consistent with other contemporary home designs within the district. The design is enhanced by a formal landscape plan that further accentuates the design of the home. The proposed elements and materials are consistent with the surrounding neighborhood.

FINDING: Consistent.

CRITERION 5: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles. The use of smooth stucco, stone veneers, glass and aluminum currently reflects the character of the historic neighborhood in a contemporary style. In addition, the proposal does comply with all regulations and it fits within the neighborhood's character.

FINDING: Consistent.

CRITERION 6: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further states *new construction should be compatible with existing buildings... Within the context of historic preservation, Buildings should have a recognizable entrance facing a public street. Overall, forms and patterns are reflected within the fenestration and modern ornamentation of the facade.* Meeting all applicable code requirements, the proposed design enhances the surrounding neighborhood, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. It is enhanced by a formal landscape plan with the appropriate pervious area. Required parking is accommodated in the driveway.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph