

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

DATE: March 11, 2025 **FILE:** 25-C-03

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, Planner III

SUBJECT: Certificate of Appropriateness for Design to remove a fabric covering of an existing porch and add a new roof and columns structure covering the porch on the front façade of a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design to remove a fabric covering of an existing porch and add a new roof and columns structure covering the porch on the front façade of a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

BACKGROUND

The existing one-story home was constructed in 1939 (based on Broward County records) on an approximately 9,601 SF (0.22 acres) lot located at 1133 Van Buren Street. The property is zoned in the RS-6 zoning district in the Lakes Area Historic Multiple Resource Listing District and is surrounded by single-family homes similar in scale. The house was originally built with three bedrooms and one bathroom. Work associated with a new pool or pool renovations was completed in 1996. This house has not had major alterations through the years.

The current façade of the structure exhibits some Post War Modern Ranch Style architectural characteristics. *The Design Guidelines for Historic Properties state that post-war modern homes were erected in mass to house a wave of new residents.* This style, popular with builders, was relatively inexpensive and used simple materials with none of the traditional detailing.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for exterior renovations to an existing single-family home. The applicant proposes to remove the fabric covering of the existing porch and add a new roof and columns structure covering the porch on the front façade. The material of the roof covering will be Spanish roof tiles that will match the existing roof tiles of the home. The columns supporting the porch's roof covering will be the same material and color as the existing home. Overall, the exterior renovations do not detract from its existing architectural unity and offer compatible architectural and site elements that enhance the home's facade.

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 character of the Lakes Area Historic Multiple Resource Listing District, and the design maintains a spatial relationship with surrounding properties in terms of scale and massing.

SITE BACKGROUND

Applicant/Owner:	Diana Plunkett
Address/Location:	1133 Van Buren Street
Size of Property:	9,601 square feet (0.22 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1939 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) 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 proposal does not contemplate a change in land use. The proposed design is compatible with the adjacent properties and surrounding areas. Furthermore, with the proposed exterior improvements the

City is 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. The proposed improvements are sensitive to the character of the Historic Lakes Section through its design, which is similar to existing structures in 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 has minimal impact on the current 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 existing one-story home was constructed in 1939, and it does not represent any distinct historic architectural features. It is not a prime example of any specific period of significance, as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, the proposed improvements 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: One of the Basic Principles of the Design Guidelines recommends *repairing rather than replacing; always try first to repair deteriorated features.* The Applicant proposes to remove the fabric porch covering and add a new roof covering for the front porch. Additionally, new columns to support the covering for the porch is proposed with matching roof material and exterior walls color of the existing house. The proposed modification will add value and improve the use of the house while maintaining the existing character of the home.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines recommends that alterations and rehabilitation should retain building features and landscape. The proposed alterations do not affect the main character of the house. The renovations of the porch use the same stucco material, colors, and Spanish roof ties that are utilized for the existing house. The proposed exterior improvements help to enhance the existing design of the home to create a cohesive and better-defined architectural style.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state that setting is the relationship between *buildings within the Historic District and the surrounding site and neighborhood...the landscape features around a building are often important aspects of its character and the district in which it is located.* The proposed roof tile covering of the front façade demonstrates compatibility between the existing home and neighborhood and does not disrupt this relationship by retaining distinctive features that distinguish the existing building while providing shade and privacy. The proposed improvements further the compatibility of the home within the Lakes Historic District and surrounding homes.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The 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 that are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The Spanish roof tiles and stucco columns are consistent with this criteria. The proposed improvements utilize a neutral color palette and natural elements that enhance and maintain the character of the place.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials used for improvements are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The design of the proposed exterior renovations for the single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks ... 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 alterations are consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph