

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

**DATE:** March 14, 2023 **FILE:** 22-C-38

**TO:** Historic Preservation Board

**VIA:** Andria, Deputy Director / Planning Manager

**FROM:** Laura Gomez, Associate Planner

**SUBJECT:** Henry & Rosa Leace request a Certificate of Appropriateness for Design for an addition to a single-family home located at 1254 Madison Street within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Design for an addition and covered entry to 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 1958 (BCPA). The home consists of 4-bedrooms and 2.5-bathroom and is approximately 3,514 square feet. The current façade of the structure does not exhibit any unique architectural styles or elements recognized in the Historic District guidelines. The existing structure exhibits some Post War Modern Ranch Style showing architectural characteristics, such as, pitched roof, rectangular windows, and limited ornamentation. 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.

**REQUEST**

In effort to make renovations to the home to fit the needs of the Applicant, the Applicant requests a Certificate of Appropriateness for an addition and covered entry. The applicant proposes to redesign the entrance with a covered entry framing the approach with a 10 feet height concrete exterior wall and

reveal details including a flat parapet. The proposed addition will be adding approximately 1,436 square feet to the existing 3,514 square foot home. The addition includes an 86.9 square foot foyer on the ground floor and a new 1,420 square foot second floor, for a master suite with a terrace. Additionally, the Applicant will do site improvements creating a new driveway with two parking spaces, a pergola in the front yard and a fence around the property.

The addition on the second floor is located on the rear and is seamlessly work into the architecture of the existing home. The addition improvements aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining unified design and preservation of the original design character. It maintains the existing proportions in massing and fenestration; and continues the existing material and color pallet. Overall, the covered entry and addition do not detract from its existing architectural unity and offers compatible architectural and site elements that enhance the facade and function of the home. Furthermore, the proposed complies with all zoning regulations, including the pervious area requirement.

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 the spatial relationship with surrounding properties in its scale and massing.

## **SITE BACKGROUND**

<b>Applicant/Owner:</b>	Henry & Rosa Leace
<b>Address/Location:</b>	1254 Madison Street
<b>Size of Property:</b>	15,011 sq. ft. (±0.34 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Land Use:</b>	Low Residential (LRES)
<b>Present Use of Land:</b>	Single Family
<b>Year Built:</b>	1958 (BCPA)

## **ADJACENT ZONING**

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>East:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	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. By allowing the Applicant to construct the addition, 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 garage addition and improvements are sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics 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 1958 and it has had some minor improvements through the years. The new addition contributes to the overall enhancement of this neighborhood. The design is respectful in scale to the existing structure and the neighborhood. Therefore, the proposal for an addition and covered entry 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 intent of the Applicant is to extend the west side of the home by creating an addition, while complying with regulations including previous requirement 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 on the second floor is located on the rear and is seamlessly work into the architecture of the existing home. The proposed addition is consistent with the scale of the neighborhood and existing home. Furthermore, the property owner also wished to have a more substantial entrance that will serve as coverage for water and extend to the vehicular drive.” The proposed addition and covered entry help to enhance the existing design of the home to create a cohesive and better defined 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 compatibility between the existing home and neighborhood and does not disrupt the relationship. The proposed addition furthers the compatibility of the home within the Lakes Historic District and surrounding homes.

**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 materials as proposed are similar to what has been established with the existing home. The proposed request is consistent with other surrounding home designs 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 home and adjacent properties. The design of the proposed addition 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* 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. Meeting all applicable code requirements (excluding the side yard setback on the west side), the proposed design is consistent with the scale and massing of the adjacent neighborhood.

**FINDING:** Consistent.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph