

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

DATE: March 14, 2023 **FILE:** 22-CM-77

TO: Historic Preservation Board

VIA: Andria, Deputy Director / Planning Manager

FROM: Laura Gomez, Associate Planner

SUBJECT: Richard Zegelbone requests a Certificate of Appropriateness for Demolition and Design for a single-family home located at 727 N Northlake Drive within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board

Certificate of Appropriateness for Design: Approved if Certificate of Appropriateness for Demolition is granted.

BACKGROUND

The existing two-story home proposed to be demolished was constructed in 1988 (according to building permit history) on an approximate 3,800 square feet lot located at 727 N Northlake Drive and archival history shows that home was designed by Franz Joseph Shropa, AIA not listed as an architect of much notoriety for Historical properties. Through the building permit search home appears to have undergone renovations to include a dock, window replacement, fence and some backyard improvements. Although the structure does not exemplify any particular architectural style, it does exhibit some Art Deco characteristics such as vertical projections, sculpted bas-relief and geometric patterns.

The proposed new house aims to introduce a more functional layout by increasing the livable space while maintaining a streamlined design focused on transitions between indoor and outdoor spaces.

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition for a two-story single-family home and a Certificate of Appropriateness for Design for an approximate 4,073 square foot two-story single-family home. The Feasibility Study provided by the applicant concludes that the residence in its current condition is dangerous and the cost to bring the existing home into compliance *would exceed the cost of a new home*. Therefore, the Applicant is proposing to demolish the existing home and construct a new home that is compliant with FEMA regulations and, therefore, not at risk for future hazard as a result of potential flooding. According to the feasibility analysis it would be *highly inadvisable to rehabilitate the current structure without raising the FFE*.

Additionally, the observation report submitted by MDP Engineering, Inc., dated October 24, 2022 made the following findings with respect to the existing residence:

- Evidence of settlement throughout the perimeter of the building;
- Windows and doors are deteriorated and cannot be verified for wind resistance capacity;
- Major structural concrete restoration is required to repair damaged columns;
- Skylight leaking and cracking;
- Wood roof members are sagging along the ridge;
- Roof trusses are damaged due to water intrusion;
- Roof trusses appears to be in danger to collapse;
- Second floor framing sagging;
- Through the residence, sign are shown of drywall damage due to water intrusion;
- Mold was observed in several locations;
- Stair case to second floor consist of spiral stair case not up to present code;
- Electrical wirings are loose and causing an unsafe condition;
- Wood frames are in poor condition in several locations.

The existing two-story home proposed to be demolished was constructed in 1988 (according to building permit history) archival history shows that home was designed by Franz Joseph Shropa, AIA not listed as an architect of much notoriety for Historical properties. Based on non-historical content, staff did not request any portion of the structure that exhibits some Art Deco characteristics, such as curved exterior wall on the front façade to remain.

The proposed residence sits on a 67' wide lot, generally within the middle of the subject property, and complies with all required setbacks. The new home has a contemporary style and the new proposed design replicates some of the design features from the original structure. It will be a two-story home with common areas on the first level, including kitchen, dining and living room areas, as well as a gym room, office and master bedroom / bathroom overlooking the lake. The second floor has two bedrooms and two bathrooms. The roof has a roof deck and a Jacuzzi. As a response to the unique site conditions and views, the Applicant proposes the terrace and pool to the side and rear of the property, maximizing views to Southlake. Required parking for the home will be provided via a driveway and a two car garage. The driveway is accessed from Southlake Drive. The new home meets all applicable requirements including setbacks, height, and approximately 40.9% green areas.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other home in the historic district. The design utilized a warm palette of wood, stone, and concrete.

Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility and framing of the property.

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

Applicant/Owner:	Richard Zegelbone
Address/Location:	727 N Northlake
Size of Property:	8,126 sq. ft. (0.19 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:	1988 (Permit History)

ADJACENT ZONING

North:	Government Use District (GU)
South:	Government Use District (GU)
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 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 proposed home, 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 home is 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 while enhancing the landscaping.

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.

Although, the existing one-story home was constructed in 1951 it does not, on its own, have any historic significance. It is an example of a post war modern ranch home, however it is not exemplary of the style; and furthermore, there are a number of post war ranch homes proliferated across the city. It is not a style that is unique to the Lakes Historic District. Therefore, the proposal for the redevelopment of the site with a single family home will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

CRITERION 2: Association with the lives of persons significant in our past.

CRITERION 3: Embodiment of distinctive characteristics of a type, period, or method of construction.

CRITERION 4: Possession of high artistic values.

CRITERION 5: Representation of the work of a master.

CRITERION 6: Representation of a significant and distinguishable entity whose components may lack individual distinction.

CRITERION 7: Yield, or the likelihood of yielding information important in prehistory or history.

Analysis of criteria and finding for Certificate of Appropriateness for Demolition as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. Although the existing home was constructed in 1988, the Applicant and Staff find no historical merit in their study of the property.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: Presently, there is no portion of the structure or design element on the home or site that could not be reproduced or replicated without great difficulty or expense. The Applicant desires to increase the size of the existing house that will require a major renovation to the existing structure and will have challenges to overcome without the ability to meet applicable building code requirements. This will be non-feasible, as it will result in a great difficulty and expense for a structure that does not exemplify any specific craftsmanship or detailing.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, although the existing two-story home was constructed in 1988, it does not possess distinct historic architectural features as an individual building, and it is not an exemplar of a specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financial feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option, and is proposing a new home to enhance the property in a manner consistent with the goals of the district.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The Applicant states in their Criteria Statement that a determination the home has no historic merit based on their research. It is not individually designated, and a Master Site File is not available for the existing structure.

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 design a livable space by replacing the existing structure that maximizes the natural benefit of the location while complying with regulations including setbacks, lot coverage and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

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 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 proposed design help to enhance the existing design of the home to create a cohesive and better defined architectural style. The Applicant is proposing a design that is inspired by the modern minimalist movement while still contemporarily relevant. The Applicant has worked with Staff to ensure that the design is not compromised by the requirements of the City's regulations.

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 with the neighborhood and does not disrupt the relationship. The proposed new house and other improvements 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 design of the proposed home also utilizes a neutral palette with simplified design elements and cohesive materials such as stucco, glass, and stone cladding. The proposed request is consistent with other modern 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.

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 sensitive in design and nature to the home and adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods in the area.

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, 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