

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

DATE: May 9, 2023 **FILE:** 21-C-69

TO: Historic Preservation Board

VIA: Andria Wingett, Assistant Director of Development Services and Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Anthony Handley/Roberts Architecture & Construction Inc., request a Certificate of Appropriateness for Design for a front façade and rear addition to a single-family home located at 845 N. Northlake Drive, within the Lakes Area Historic Multiple Resource Listing District (HMPRLD-1) (Handley Residence).

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for a front façade and rear addition to a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: The Applicant shall modify the massing, match existing roof treatment, and return to the board for approval.

BACKGROUND

The two-story single-family residence was built in 1977 just outside the Post War Modern Mid-Century Modern Architecture Period of Significance. The Architect was Charles Sieger, a Miami architect known for helping to build the skyline in downtown Miami over the past 50 years. He began his career in 1972, and in 1980 partnered with Architect Jose Suarez becoming leaders in luxury high-rise developments, with one visual trademark: No visual trademark.

The original architectural design incorporated vertical and horizontal window treatments, wood frames, rough stucco, and cement roof tiles. The property has no architectural historical significance or applicable *Design Guidelines for Historic Properties*.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for a front façade and rear addition to a single-family home. Since November of 2021, city staff have been working with the applicant to comply with zoning regulations and the design guidelines of the historic district. The applicant proposes a modern architectural design of the front façade and rear addition of the two-story single-family home. It cooperates wood finishes, smooth stucco, tile work, and glass elements. The massing and volumes are highlighted towards to rear. The design is simple utilizing warm and cool color palates. The modern home is complemented with simple landscaping features that frames the home without subtracting from the architecture. The design of this home incorporates the design guidelines of the Post War Modern area utilizing asymmetrical massing, horizontal emphasis, and extended glass oriented mostly at the rear, which is consistent with the modern homes in the historic district.

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:	Anthony Handley/Roberts Architecture & Construction Inc.
Address/Location:	845 N. Northlake Drive
Size of Property:	9,375 square feet (0.22 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low-Medium Residential (LMRES)
Present Use of Land:	Single-family
Year Built:	1977 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
South:	Government Use District (GU) 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 landowners to maximize the use of their property.*

The expansion of the first floor and second-story addition positioned at the rear will provide maximum use of the land. The proposed design is also compatible with the adjacent properties in the surrounding area since the majority of the property's massing is setback approximately 55 feet. Furthermore, the proposed design will accomplish the City's goal of 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 design enhancements will preserve the character of the area by complementing and enhancing the existing architecture elements. The front façade and rear addition to the home will revitalize and enhance the neighborhood.

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.

Since the proposed design does not subtract from the original architectural design of 1977, the improvements to the single-family home 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: The Historic District Design Guidelines states that *Integrity is the composite of these seven qualities: location, design, setting, materials, workmanship, feeling and association.* The design improvements to the single-family home meets these qualities beginning with its location in the historic preservation district.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: Design Guidelines for new construction *should be appropriate to its historically and architecturally significant surrounds.* The front façade and rear addition to the single-family home does not closely meet the massing, materials, roof treatment, openings, and entrances of the Post-War Modern period of significance. Therefore, the proposed alterations do not fully fit into the fabric of the historic district.

FINDING: Inconclusive.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines states that *a setting is the relationship of 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 alterations to the single-family home aimed to demonstrate compatibility with the surrounding properties within the Lakes Historic District and do not intend to disrupt or negatively stand out in its integrity by allocating the majority of the property's massing toward the rear.

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 proposed alteration to the single-family home utilizes smooth stucco, wood feature aesthetics, tile work on the front façade, and glass with warm and cool color palettes. The landscape features are simply complementary.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend *consideration of significant materials before undergoing rehabilitation of a historic structure or property*. The proposed alteration to the single-family home will utilize quality materials mended by quality construction standards of the State.

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 alteration to the single-family home is consistent with setbacks and elevations of the properties in the neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT C: Permit History