

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** February 27, 2018 **FILE:** 17-C-55  
**TO:** Historic Preservation Board  
**VIA:** Leslie A. Del Monte, Planning Manager   
**FROM:** Deandrea Moise, Associate Planner **DM**  
**SUBJECT:** Igors Tjutins & Tatiana Tyutina request a Certificate of Appropriateness for Design for the construction of a new a single-family home located at 1014 Hollywood Boulevard within the Lakes Area Historic Multiple Resource Listing District.

**REQUEST:**

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

**RECOMMENDATION:**

Certificates of Appropriateness for Design: Approval.

**BACKGROUND**

The Applicant is requesting a Certificate of Appropriateness for Design for a two-story, single-family home on an existing vacant lot. Based on County and City records, the land has always been vacant. The existing lot is 50-feet wide, where 60-feet is required by Article 4 of the City's Zoning and Land Development Regulations. However, records indicate the subject property was never owned commonly with any contiguous property; therefore, per the Zoning and Land Development Regulations Article 3.8, 3.9, and 4.1, the Applicant may develop the property as a lawful nonconforming lot. Although the lot may be considered lawfully conforming, the proposed design is still required to meet all applicable requirements such as setbacks.

**REQUEST**

The Applicant request to the construct a new single-family home on a lot that has sat vacant on the City's main gateway to Lakes Historic District and the beach. The design proposes a two-story, contemporary styled home. The new three bedroom, three bath home, a large living area, a pool area, and one car garage.

The design on the proposed home utilizes a neutral palette with complimentary design elements and materials such as glass, metal railing, wood features, and a paver driveway. Contemporary design elements, such as a large front facing balcony, 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. 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 enhance the character along the City's vital roadway, Hollywood Boulevard. The new home meets all applicable requirements including setbacks, height, and open space.

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**

|                          |                                                                                               |
|--------------------------|-----------------------------------------------------------------------------------------------|
| <b>Owner/Applicant:</b>  | Igors Tjutins & Tatiana Tyutina                                                               |
| <b>Address/Location:</b> | 1014 Hollywood Boulevard                                                                      |
| <b>Size of Property:</b> | 6050 (±0.14 acres)                                                                            |
| <b>Present Zoning:</b>   | Single-Family Residential (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| <b>Future Land Use:</b>  | Low Residential                                                                               |
| <b>Year Built:</b>       | Vacant                                                                                        |

## **ADJACENT ZONING**

|        |                                                                                                        |
|--------|--------------------------------------------------------------------------------------------------------|
| North: | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| South: | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| East:  | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-1) |
| West:  | Single-Family Residential District (RS-6)<br>Lakes Area Multiple Resource Listing District (HMPRLOD-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 home is consistent with the scale and massing of the surrounding neighborhood, and allows the Applicant to maximize the use 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 construction to the existing home is sensitive to the character of the Historic Lakes Section and the existing home by providing for a logical extension to the existing home, both structurally and design-wise.

**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 proposed construction does not affect the existing curb cuts, therefore, there shall be no changes proposed that will affect 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 Hollywood Boulevard. 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: 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 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 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: 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 proposed design 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 representative of the current architectural styles of the time, and other homes throughout the Lakes district. The proposed design gives presence to the architecture of its time, while adding character to the Historic Lakes district. The Applicant has worked with Staff to ensure a design that fit within the setting of the neighborhood, and to propose a design that will enhance the character along the City's vital roadway, Hollywood Boulevard.

**FINDING:** Consistent.

### CRITERION: 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: 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 glass, metal railing, wood features, and a paver driveway. Contemporary design elements, such as a large front facing balcony, 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: WORKMANSHIP**

**ANALYSIS:** The design of the proposed design is consistent with current workmanship styles and methods. The proposed improvements are not imitating or copying any existing style or period. In addition, the proposal does comply with all regulations and it fits within the neighborhood's character.

**FINDING:** Consistent.

**CRITERION: 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, 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 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 the appropriate pervious area. Required parking is accommodated in the driveway and attached garage.

**FINDING:** Consistent.

**ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph