

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

**DATE:** May 15, 2018 **FILE:** 17-CV-60

**TO:** Historic Preservation Board

**VIA:** Leslie A. Del Monte, Planning Manager 

**FROM:** Deandrea Moise, Planning Administrator 

**SUBJECT:** Cheryl Aber and Russell S. Jacobs request a Certificate of Appropriateness for Design and Variance for an addition and exterior renovations to a single family home located at 1120 N Southlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Variance: Extension of a non-conforming building line with a non-conforming setback on the west side of the subject property.

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

**STAFF'S RECOMMENDATION**

Variance: Approval

Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

**BACKGROUND**

The existing two-story home was constructed in 1940 (based on Broward County records) on an approximately 0.50 acre lot located at 1120 N Southlake Drive. Through the building permit search, there appears to be have been some renovations done to the home in during the 90's to include exterior renovations, additions, and some backyard improvements. Although the structure does not exemplify any particular architectural style, it does exhibit some Mediterranean Revival architectural characteristics.

## REQUEST

In effort to make renovations to the home to fit the needs of the Applicant and family, the Applicant requests a Variance and Certificate of Appropriateness for an addition and exterior. The Applicant seeks to expand the four bedroom home to five bedrooms to include expanded living areas on the first and second floor, renovations to the existing cabana, and rear yard improvements. Additionally, the Applicant wishes to enrich the front façade by redesigning the entry porch and enhancing the fenestration (changing the size of openings and adding new openings) for better symmetry and ornamentation.

The proposed addition will occur in the rear on the first and second floor adding approximately 501 square feet to the approximate 3,800 square feet home. It is through the requested addition on the ground floor where the variance is triggered. The home was constructed at an approximate five foot setback along the west property line. The Applicant requests a Variance to extend the building along the existing non-conforming setback to permit the addition on the ground floor. The existing non-conforming setback, as demonstrated in the survey, is original to the home and not a circumstance that was created by the Applicant. Due to location of the home within the Historic District, the Variance to the extension of the structure with non-conforming setbacks along the west side of the property was coupled with the request for a Certificate of Appropriateness for Design. Had the home been located outside the district; or the proposed renovations did not require a Certificate of Appropriateness, only an Administrative Variance would have been required.

Overall, the exterior renovations 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 (excluding the request for continuing along a non-conforming setback), including the pervious area requirement (approximately 76 percent).

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>	Cheryl Aber and Russell S. Jacobs
<b>Address/Location:</b>	1120 N Southlake Drive
<b>Size of Property:</b>	0.53 acre
<b>Present Zoning:</b>	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Use of Land:</b>	Low Residential
<b>Year Built:</b>	1940 (Broward County Property Appraiser)

## ADJACENT ZONING

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Government Use District (GU)

**East:** Single-Family Residential District (RS-9)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)  
**West:** Single-Family Residential District (RS-9)  
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 and make other 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 additions and 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 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 two-story home was constructed in 1940 it does not represent any distinct historic architectural features, and 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 proposal for an addition will not adversely affect the integrity of the Historic District.

## **APPLICABLE CRITERIA**

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

**VARIANCE 1: Extension of structure with nonconforming setbacks on west side of property.**

**CRITERIA 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

**FINDING:** Typically this request would not require Board approval; however because the item is also going before the Board for a Certificate of Appropriateness for Design it is required to be decided by the Board. The home was originally constructed at this setback and portion to be extended is located in the rear of the home which not affect the stability and appearance of the neighborhood.

**CRITERIA 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**FINDING:** The variance would not introduce a condition that does not already existing on the property. It is very common that several homes throughout the City, including the Lakes neighborhood, were constructed at a setback that does not confirm to today's regulations. Regardless of the variance to extend along the existing nonconforming setback, the use of land will remain the same and due to the location of the requested variance the impact will be minimal to the community.

**CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

**FINDING:** The requested variance would allow the Applicant to enhance the property and structure. This would promote the Master plan policy and other plans by encouraging rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

**CRITERIA 4:** That the need for the requested Variance is not economically based or self-imposed;

**FINDING:** The requested variance is not self-imposed as this is the existing condition of the home.

**CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not Applicable.

**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 livable space of the home by creating an addition, while complying with regulations including pervious requirement, height, and setbacks. The proposed addition as well as other improvements enhance the architectural style of the home and does not adversely affect the character of the neighborhood. Because the home is located on more than one lot, Staff recommends a **Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

**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 proposed addition and exterior renovations 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 and other improvements further 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.

**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 and 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* 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 setback on the west side), the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project maintains the streetscape elements of the existing residence and the neighbors. Although the Applicant is requesting a Variance for non-conforming setbacks they are still maintaining the west setback as it exists today.

**FINDING:** Consistent.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph