


ATTACHMENT B

**Historic Preservation Board Staff Report
(July 18, 2017)**

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

DATE: October 17, 2017 **MEMO NO.:** P 17-20
TO: Historic Preservation Board
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Jean-Paul W. Perez, Planning Administrator 
SUBJECT: Revised Staff Report for File No. 17-CM-13, 17-C-14 and 17-C-15.

EXPLANATION:

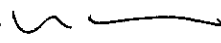
Nonconforming lots are subject to the provisions of Sections 3.8, 3.9 and 4.1 of the City's Zoning and Land Development Regulations ("City Code"). Historically, the City's position has been that the most recent provision, Section 4.1 (1994) which states, "Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations," superseded the applicability of 3.8 and 3.9 (1984). However, presented with new evidence, Staff now finds the applicable regulations to be supplemental, rather than conflicting. Therefore, a determination has been made by the City that the subject Applications for the property located at 958 Jefferson Street, File Nos. 17-CM-13, 17-C-14 and 17-C-15, are not consistent with the City Code. As such, Staff rescinds its recommendations of approval including the Staff Report attached hereto until revised applications are submitted to the City that demonstrate compliance with the City Code.

Additionally, Staff acknowledges there is a scrivener's error in the citation in paragraph 3 of the Staff Report for File No. 17-CM-13, 17-C-14 and 17-C-15. Specifically, the citation for Section 3.2(B)(2)(a) of the City Code should read Section 4.1(B)(2)(a) of same.

ATTACHMENTS:

ATTACHMENT A: Revised Staff Report for File No. 17-CM-13, 17-C-14 and 17-C-15

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

DATE: October 17, 2017 **MEMO NO.:** P 17-17
TO: Historic Preservation Board
VIA: Leslie A. Dei Monte, Planning Manager 
FROM: Jean-Paul W. Perez, Planning Administrator
SUBJECT: Continuance of File No. 17-CM-13, 17-C-14 and 17-C-15 (958 Jefferson Street).

EXPLANATION:

As requested by Staff and approved by the Board, the subject petition was continued from the July 18, 2017, to the September 26, 2017, Historic Preservation Board meeting. However, due to Hurricane Irma, the September meeting was cancelled. As such the item will be considered at the October 17 meeting.

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

DATE: July 18, 2017 **MEMO NO.:** P 17-14
TO: Historic Preservation Board
VIA: Alexandra Carcamo, Principal Planner
FROM: Jean-Paul W. Perez, Planning Administrator
SUBJECT: Request for Continuance of File No. 17-CM-13, 17-C-14 and 17-C-15 (958 Jefferson Street).

EXPLANATION:

Due to a flaw in advertising, the requested Certificate of Appropriateness for Demolition for one single family home and Certificates of Appropriateness for three new single-family homes at 958 Jefferson Street must be continued to the September 26, 2017 Historic Preservation Board meeting. Mailed notice was done in accordance with the Zoning and Land Development Regulations ("ZLDR"). However, the subject properties were not properly posted. As such, the Applicant will post and notice the properties in accordance with the ZLDR.

REQUEST

Continue Files No. 17-CM-13, 17-C-14 and 17-C-15 to the September 26, 2017 Historic Preservation Board meeting.

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

DATE: July 18, 2017 **FILE:** 17-CM-13; 17-C-14; 17-C-15

TO: Historic Preservation Board

VIA: Alexandra Carcamo, Principal Planner 

FROM: Jean-Paul W. Perez, Planning Administrator 

SUBJECT: Vacation Homes Invest, LLC requests a Certificate of Appropriateness for Demolition of one single-family home and a Certificate of Appropriateness for Design for three single-family homes located at 958 Jefferson Street within the Lakes Area Historic Multiple Resource Listing District.

REQUESTS:

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

RECOMMENDATIONS:

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

Certificates of Appropriateness for Design: If Certificate of Appropriateness for Demolition is approved, Approval with the following condition:

- a. Prior to the issuance of a Building Permit, the Applicant submit a Deed Restriction in a form acceptable to the City Attorney, and prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O), the City shall record the Deed Restriction in the Public Records of Broward County, Florida.

BACKGROUND

According to the records of the Broward County Property Appraiser, the existing one-story home was constructed in 1956 on a 0.47 acre lot, more or less, located at 958 Jefferson Street. The subject property is composed of three 50 foot wide platted lots, specifically Lots 28, 29 and 30 of Block 58 in the Hollywood Lakes Section subdivision. The design of the existing home is in the Post War Modern Ranch Style of architecture; which includes elements such as hipped roofs, attached garage, rectangular sliding windows, and limited ornamentation. The Design Guidelines states that ranch homes were built *en masse* to provide affordable, functional and durable dwellings for young families and soldiers returning from abroad.

REQUESTS

The Applicant is requesting a Certificate of Appropriateness for Demolition for the one single-family home on the property, which was constructed across three lots, and a Certificate of Appropriateness for Design for three single-family homes, proposing one home on each lot. The existing home is currently below the Federal Emergency Management Agency's Base Flood Elevation ("FEMA BFE"). Inspections of the properties foundation, roof and wood structure were determined to be compromised and required reinforcement or replacing. In a detailed building inspection report provided by the Applicant, multifarious

improvements are required for the home to meet minimum market standards for habitability and salability. Due to the degradation of the existing home and the estimated cost of the repairs, a complete rebuild was determined to be the only feasible option for improving the subject property (see Attachment A). The Applicant states, "It is our opinion that it is not economically viable to renovate the existing structure." The required improvements significantly raise the cost of the renovations. Subsequently, the Applicant purports that the home is uninsurable in its current condition, and the costs of renovations, which includes raising the finished floor above the FEMA BFE, would not be financially sound. With cost and safety in consideration, the Applicant is requesting to demolish the existing home and construct three new homes.

The existing home was constructed on three legally platted lots. Pursuant to the 3.2(B)(2)(a) of the City's Zoning and Land Development Regulations, entitled "Single-Family Districts," *platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with [current zoning and land development] regulations*. Should the existing home be approved by the Historic Preservation Board ("Board") for demolition, the Applicant may develop the individual, prior-platted, legal nonconforming lots to construct three new homes. Each lot would be 50-feet wide, as they have been platted.

The single-family homes are approximately 3,200 square feet. On the first floor of the home, proposed is a garage - which parks from the alley, kitchen, great room, half bath, pool area with a summer kitchen and an attached pool cabana. The applicant will also have parking for guests in the front on a pervious turf block driveway. The second floor of the home provides for three bedrooms, including a master suite at the rear of the home, and a loft area overlooking the pool. Because there are attached pool cabanas that are accessed independent of the proposed homes, Staff recommends **prior to the issuance of a Building Permit, the Applicant submit a Deed Restriction in a form acceptable to the City Attorney, and prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O), the City shall record the Deed Restriction in the Public Records of Broward County, Florida.**

Apropos to current architectural trends, the Applicant is proposing a contemporary design. The homes include well-defined, bold geometries both on the face of the buildings as well as their massing on the property. The asymmetry of the homes allow for clever rationing of the buildable area on the properties. While the proposed homes are from the same developer, each home possesses its own character as it is presented the street. The facades include varying depths allowing shadows to accentuate each home's unique characteristic. Materials include smooth stucco, faux wood panels, glass and varying shades of modern paint colors to elevate the language of the architecture.

The surrounding neighborhood is single-family housing developed on plots ranging from one up to three lots; however, two lots is the typical development pattern. Although the proposed homes would ultimately subdivide the one plot into the three original lots, this type of development is also seen on the same block on lots 9, 10, 11 and 12. Additionally, the homes shall be developed in accordance with the setback requirements of the City's Zoning and Land Development Regulations, which will allow the Applicant to make full use of their properties as well keeping within desired pattern of development.

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 INFORMATION

Owner/Applicant:	Vacation Homes Invest, LLC
Address/Location:	958 Jefferson
Size of Property:	20,456 (±0.47 acre)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Use of Land:	Low Residential
Year Built:	1956 (Broward County Property Appraiser)

ADJACENT ZONING

North: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
South: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West: Single-Family Residential District (RS-6)
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 homes are consistent with the scale and massing of the surrounding neighborhood; while allowing the Applicant to maximize the use of their property. By allowing the Applicant to replace a home which is purported to be in disrepair, 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 homes are sensitive to the character of the Historic Lakes Section through their 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 one-story home was constructed in 1956, it does not possess any distinct historic character, nor is it an exemplar of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, demolition will not adversely affect the integrity of the Historic District. Furthermore, removal of the existing home will allow the Applicant to build new homes which are consistent with current regulations, improving the stability and character of the area.

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 one-story home was constructed in 1956 (pursuant to Broward County Property Appraiser records), and possesses characteristics of a modest Post War Modern architecture, it is not a prime example of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. The applicant is proposing to demolish the home and build three new homes with contemporary architectural features. It is determined by the Historic Preservation Board as to whether the existing structure is considered historic or non-historic.

The Historic District Design Guidelines state non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Additionally, the Guidelines further state non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district should be removed. Should the Historic Preservation Board determine the structure non-historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued. If the structure is found to be historic or of historic significance, a recommendation will be made by the Board to the City Commission regarding demolition.

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 are no elements in the home or site that could not be reproduced or replicated without great difficulty or expense. Furthermore, any craftsmanship or material value that could have been attributed to this home is significantly diminished given its current state of degradation. Moreover, the Post War Modern Ranch Style is not known for its ornamentation or complex methods of construction. To the contrary, these homes were constructed *en masse* with as little disruption to the production line process.

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, the existing one-story home was constructed in 1956, and is a modest Ranch Style Post War Modern architectural characteristic. It is not a prime example of any 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: As the structural integrity of the home has been compromised with any significant renovations; any craftsmanship or material value that could have been attributed to this home is significantly diminished. Presently, there are no historic characteristics 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 previously stated, presently, the home does not demonstrate any characteristics 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 build three new one story single-family homes. Meeting all applicable code requirements, the proposed designs are consistent with the scale and massing of the surrounding neighborhood. The proposed homes are cohesive and functional, allowing the Applicant to maximize the use of their property. The designs are enhanced by a formal landscape plan which provides approximately 50 percent pervious area and includes an array of native trees, palms, and shrubs. Required parking is accommodated in the attached rear garage and driveway. As such, plans for the reuse of the property, once the demolition is carried out, will improve the stability and character of the neighborhood.

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: As stated by the Applicant, "Based on the Architects professional evaluation, as well as the Inspection Report, Report of Wood Destroying Organisms, the existing structure shows significant deficiencies and existing non-conforming conditions that are sub-standard to today's standards of constructability per the Florida Building Code, 5th Edition, [and] Energy Performance based on Florida Energy Code or LEED standards..." As significant repairs are necessary in order to rehabilitate the house, the threshold for current code compliance is triggered. Compliance would require other substantial improvements.

Other issues includes elevating the finished floor elevation to a level that qualifies the home for flood insurance on what has been determined by reports as degraded and compromised (see Attachment A). Therefore, the Applicant feels that restoring and renovating the house is not a feasible option and is proposing to build three new single-family homes.

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 Historic District Design Guidelines state, non-historic buildings whose design is not in character with its surroundings can be removed with no negative impact.* The Applicant performed extensive research in order to determine the historic value of the existing home. The home was not individually designated or appearing on the National Register, a Florida Site File or included in the records of the Hollywood Historic Society as a property of historical merit.

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 Design Guidelines recommend maintaining *consistent spacing and setbacks* and furthermore, it 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.* The proposed homes comply with required setbacks and site coverage. The homes maintain the pattern of development as intended by the regulations and as manifested in the neighborhood. The Applicant is proposing three single-family homes, each at approximately 3,200 square foot, which will be located to the center of each lot allowing for significant green area similar to the other lots located in the historic neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new structures 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 Historic Districts richness is derived from the design of the homes being appropriate for the period in which they were constructed. In that vein, the Applicant is proposing a contemporary design that represents this current epoch in architecture. The proposed single-family homes have a contemporary design interlaces large geometries to create interesting and unique massing on each homes as well as strong use of materials and color to enhance the massing and emphasize the uniqueness of each home's façade.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The proposed new single-family homes meet all applicable setback requirements. The proposed homes maintain the spatial relationship with surrounding properties. The property to the south of the subject property is a two-story home on the southwest corner of the block. As demonstrated above, the new homes shall maintain their integrity of location while creating setting by utilizing the perimeter landscaping and wall to transition in scale from the public realm to the private realm.

Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. Proposed new home is kept within proportions of similarly situated properties in the neighborhood. Lastly, it should be duly noted the

applicant has met all code requirements and provided ample landscaping to buffer the homes from the street, neighbors and each other.

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 Applicant has demonstrated that the homes, while utilizing modern methods of construction and molded in contemporary design, will not utilize inappropriate or substandard materials. Ample buffering is being provided with a concrete and wood panel walls. Geometries of the home are accentuated with different materials, colors and hierarchies to create interest and shadow throughout.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The proposed homes, incidental of this period of time, are utilizing materials and construction methods common to the South Florida region. Workmanship is also the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Accordingly, the homes are based on contemporary designs and materials typical of a sub-tropic, coastal development. The design of the proposed single-family homes is consistent with contemporary workmanship styles and methods.

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 is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. It is enhanced by a formal landscape plan which provides approximately 50-percent pervious area. Required parking is accommodated in the rear driveways and attached garages, while providing guest parking on turf blocks in the front yard.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package for 17-CM-13
ATTACHMENT B: Application Package for 17-C-14
ATTACHMENT C: Application Package for 17-C-15
ATTACHMENT D: Aerial Photograph

STAFF REPORT BACKUP

In the interest of sustainability and to save on printing costs the backup material for the July 18, 2017 Staff Report may be found at the following link:

<https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=3201579&GUID=9D42F0FF-3600-43CA-AADB-F78C57B3E3E2&Options=&Search=>