


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

**DATE:** May 15, 2018 **FILE:** 18-C-24

**TO:** Historic Preservation Board

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

**SUBJECT:** Triton II, LLC/Kristina Lawrence request a Certificate of Appropriateness for Design for an addition and exterior renovations to a single family home located at 2740 N. Surf Road in the Broadwalk Historic District.

**REQUEST**

Certificate of Appropriateness for Design for an addition and exterior renovations to a single family home in the Hollywood Beach Historic Overlay District.

**RECOMMENDATION**

Certificate of Appropriateness for Design: Approval, with the following conditions:

- a. Prior to the issuance of a Building Permit, the Applicant shall submit a Deed Restriction in a form acceptable to the City Attorney, acknowledging the specific limitation as to the number of lawful dwelling units and declaring an intent to comply with such limitations, as well as advising any successor in interest of such binding limitations; 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**

The existing home was constructed in 1988 (based on Broward County records) on an approximately 0.08 acre lot located at 2740 N. Surf Road. While the home presents some elements of the Mediterranean Revival style, such as a hipped tile roof, gable ends, arched windows, and decorative columns; it does not demonstrate an exemplary representation of that style.

**REQUEST**

The Applicant is requesting a Certificate of Appropriateness for Design for an addition and exterior renovations to an existing single-family home, located east of Surf Road, in the Broadwalk Historic District. The existing three story home is approximately 2,000 square feet. Leaving the existing foot-print intact, as proposed, the addition and renovations propose to enclose a portion of the second floor; to make the rooftop accessible; and to change the overall style of the home. The result is an approximately

3,000 square foot home, which includes a ground floor, non-habitable storage area (as required by FEMA), living areas on the first and second floor, balconies, and a rooftop terrace. The project meets all applicable regulations and required parking (for habitable areas) is maintained in the existing drive way. While the overall volumetric composition remains, the exterior renovations propose a clean minimal contemporary design which maximizes fenestration and the use of glass reinforcing the link between the indoors and outdoors; ideal for a beachfront setting. By proposing a more appropriate style for the setting, the renovations further the compatibility of the home, enhancing the surrounding area.

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 Hollywood Beach Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

|                              |   |
|------------------------------|---|
| <b>Owner/Applicant:</b>      | Triton II, LLC/Kristina Lawrence                      |
| <b>Address/Location:</b>     | 2740 N. Surf Road                                     |
| <b>Net Area of Property:</b> | 3,305 sq. ft. (0.08 acres)                            |
| <b>Land Use:</b>             | Medium High Residential                               |
| <b>Zoning:</b>               | Broadwalk Historic Residential District (BWK-25-HD-R) |
| <b>Existing Use of Land:</b> | Single Family Home                                    |

#### **ADJACENT LAND USE**

|               |                         |
|---------------|-------------------------|
| <b>North:</b> | Medium High Residential |
| <b>South:</b> | Medium High Residential |
| <b>East:</b>  | Medium High Residential |
| <b>West:</b>  | Medium High Residential |

#### **ADJACENT ZONING**

|               |   |
|---------------|---|
| <b>North:</b> | Broadwalk Historic Residential District (BWK-25-HD-R) |
| <b>South:</b> | Broadwalk Historic Residential District (BWK-25-HD-R) |
| <b>East:</b>  | Broadwalk/Beach                                       |
| <b>West:</b>  | Beach Resort Residential District (BRT-25-R)          |

#### **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 Hollywood Beach Historic Overlay District.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan 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 Broadwalk District 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.*

## 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 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.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The 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. Leaving the existing foot-print intact, as proposed, the addition and renovations propose a clean minimal contemporary design which maximizes fenestration and the use of glass reinforcing the link between the indoors and outdoors; ideal for a beachfront setting.

**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 and renovations as proposed demonstrate the compatibility between the existing home and neighborhood and does not disrupt the relationship. By proposing a more appropriate

style for the setting, the renovations further the compatibility of the home within the Hollywood Beach Historic Overlay District.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** The 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 those used in the surrounding area.

**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. It is 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. It can be based on common traditions or innovative period techniques.

The juxtaposition of forms, design elements, and materials proposed illustrate the aesthetic principles and construction practices of contemporary design. This style typically optimizes spaces for their current use and utilizes methods of construction as a design expression. This is exemplified by the dynamic juxtaposition of volumes, planes, and fenestration.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** It is recommended by the Design Guidelines to maintain *consistent spacing and setbacks; they 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