


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

**DATE:** June 26, 2018

**FILE:** 18-C-35

**TO:** Historic Preservation Board

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

**FROM:** Julian Gdaniec, Assistant Planner 

**SUBJECT:** Kyle Briggs and Oldrich Karamon request a Certificate of Appropriateness for Design for renovations to a single family home located at 1645 Adams Street in the Lakes Area Historic Multiple Resource Listing District (OK Residence).

**REQUEST:**

Certificate of Appropriateness for Design for renovations to a single family home located at 1645 Adams Street in the Lakes Area Historic Multiple Resource Listing District.

**RECOMMENDATIONS:**

Certificate of Appropriateness for Design: Approval, with the Condition that the Applicant work with the City Arborist / Landscape Plans Examiner to ensure compliance with Landscape Manual at time of Building Permit.

**BACKGROUND**

The existing home was constructed in 1951 (based on Broward County records) on an approximate 0.15 acre lot located 1645 Adams Street. The home presents a typical example of a Post War Ranch style with asymmetrical design, low-pitched roof, and utilization of stucco material.

**REQUEST**

The Applicant is requesting a Certificate of Appropriateness for Design for an addition to a one-story, single-family home located at 1645 Adams Street. The site is approximately 6,800 square feet with an existing 1,836 square foot home. The home comprises of an open floor plan with a large front porch, great room off of the main entrance, kitchen, two bedrooms on the east side of the home, and a garage towards the rear. The Applicant's request is to enclose the front porch to increase the square footage of the interior living space, allowing for more functionality in use, while adding a trellis for outdoor enjoyment accessed from the rear of the home. Accompanying the proposed enclosure is a significant modification to the front façade. The applicant is proposing an updated design that thoughtfully introduces contemporary architectural features while maintaining the character of the existing mid-century ranch design. Additional site improvements include enhanced landscaping and a proposed driveway comprised of concrete pavers.

Meeting all applicable code requirements, the proposed renovation is consistent with the scale and massing of homes in the neighborhood. The proposed renovation is a logical and functional extension of

the existing great room that allows the Applicant to maximize the use of their property. The applicant has agreed to work with the City Arborist/Landscape Plans Examiner to ensure all aspects of the landscape plan will meet landscape code requirements. The proposed addition does not pass any threshold which would require the Applicant to provide additional parking. Furthermore, the pervious area provided remains within the required amount at 43 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 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>	Kyle Briggs and Oldrich Karamon
<b>Address/Location:</b>	1645 Adams Street
<b>Size of Property:</b>	6,817 sq. ft. (0.156 acres)
<b>Future Land Use:</b>	Low Residential (LRES)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
<b>Present Use of Land:</b>	Single-Family Dwelling
<b>Year Built:</b>	1951

#### **ADJACENT ZONING**

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
South:	Single-Family Residential District (RS-6) 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 land owners to maximize the use of their property*. By allowing the Applicant to improve the existing home, the City is accomplishing the desired reinvestment within the Lakes Area Historic Multiple Resource Listing District

**Policy 2.6:** *Provide programs and incentives for infill development of single-family lots.*

#### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods, stating:

**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.*

As the proposed reduction in lot width allows for the use of an originally platted lot which is currently vacant, the integrity of the neighborhood is not altered. The proposed design is also reflective of the character of the neighborhood and will serve to enhance the 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 Applicant's proposal contributes to the overall enhancement of this neighborhood. The design is respectful in scale to the existing structure and the neighborhood. The proposed renovation does 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 1: 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. Staff recommends a condition that the applicant work with the City Arborist/Landscape Plans Examiner to ensure compliance with Landscape Manual at time of Building Permit, which will further enhance the continuity and compatibility of the property with respect to adjacent neighboring homes.

**FINDING:** Consistent.

### **CRITERION 2: 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 proposal 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 is representative of the current architectural styles of the time, while also maintaining the character of the existing mid-century ranch design.

FINDING: Consistent.

**CRITERION 3: 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 proposed renovation largely maintains the existing massing of the home which is already proportional to surrounding properties and adjacent structures.

FINDING: Consistent.

**CRITERION 4: 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 concrete, glass, metal, wood accents, and a paver driveway. 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.

FINDING: Consistent.

**CRITERION 5: WORKMANSHIP**

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy 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 6: 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.

FINDING: Consistent.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph