

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING and URBAN DESIGN DIVISION**

DATE: October 23, 2018 **FILE:** 15-CM-60a

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Julian Gdaniec, Assistant Planner

SUBJECT: Anton Possenig and Liza Quinones Cervera request a Certificate of Appropriateness for Demolition and Design for a single-family home at 1211 Tyler Street located within the Lakes: Harrison and Tyler Street Historic District.

REQUEST:

Certificate of Appropriateness for Demolition and Design for a single-family home located in the Lakes: Harrison and Tyler Street Historic District.

RECOMMENDATIONS:

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

Certificate of Appropriateness for Design: Approval, if Certificate of Appropriateness for Demolition is approved; with the condition that the Applicant work with the City Landscape Plans Reviewer to ensure compliance with the City Landscape Manual.

BACKGROUND

The existing structure at approximately 1,800 square feet was originally constructed in 1948 (based on Broward County records). It used to exhibit characteristics of Ranch Style architecture. Major features of this style include asymmetrical massing with horizontal emphasis to windows with low pitched roof. Entrances were not emphasized and the homes had limited ornamentation. This style was popular with builders as they were relatively economical and used simple materials with a lack of traditional detailing. With simplified design, Ranch homes were an inexpensive and easily constructed style popular in mass following World War II to accommodate a wave of new residents. Available records do not suggest the architect of the original home was of note or particular historical significance.

In 2015 the property owner of 1211 Tyler Street obtained a Certificate of Appropriateness for Design from the Historic Preservation Board for an addition and exterior renovations to an existing single-family home (Resolution No. 15-C-60). As part of the approved scope of work, a partial demolition of the existing structure occurred. As per the Applicant, during the partial demolition and pre-construction phase for

the previously approved addition and renovations a number of issues were uncovered with the existing structure. As such, the Applicant elected to discontinue their efforts in completing the previously approved addition and renovations, while moving forward instead with a new request to demolish the remainder of the existing structure and construct a new single-family home in its place.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Demolition to demolish the remainder of the existing structure and a Certificate of Appropriateness for Design to construct a new single-family home on a .29 acre lot in compliance with today's Zoning and Land Development Regulations.

The design proposes a single-story, contemporary styled home. The new home consists of four bedrooms oriented around a large, open living area with a covered patio that provides connection to a pool area in the rear. The orientation of the home on the property paired with the open design of the floor plan allows for maximum functionality of the living space, while also maintaining requisite setbacks and pervious area (40 percent). Required parking for the home will be provided via a driveway constructed of pavers accessed off of Tyler Street that will lead into a two-car garage. The new home meets all applicable requirements including setbacks, height, and open space.

Contemporary design elements such as asymmetrical composition, diversity in window size and shape, and a flat roof design, enhance the massing of the home. The design on the proposed home also utilizes a neutral palette with complimentary design elements and cohesive materials such as stucco, glass, coral stone, and a wood veneer feature. 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 enhances the character along the Tyler Street corridor.

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.

Because of its location within the Lakes: Harrison and Tyler Street Historic District, the Zoning and Land Development Regulations requires the Applicant obtain a Certificate of Appropriateness for Demolition. Should the Historic Preservation Board deem the structure non-historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued. However, if the structure is determined to be historic, a recommendation will be made by the Historic Preservation Board to the City Commission regarding demolition.

SITE INFORMATION

Owner/Applicant:	Anton Possenig and Liza Quinones Cervera
Address/Location:	1211 Tyler Street
Size of Property:	12,807 sq. ft. (0.29 acres)
Future Land Use:	Low Residential (LRES)

Present Zoning: Single-Family Residential (RS-6)
Lakes: Harrison and Tyler Street Historic District (HPOD-2)
Present Use of Land: Partially Demolished Structure

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: Harrison and Tyler Street Historic District (HPOD-2)
East: Single-Family Residential District (RS-6)
Lakes: Harrison and Tyler Street Historic District (HPOD-2)
West: Single-Family Residential District (RS-6)
Lakes: Harrison and Tyler Street Historic District (HPOD-2)

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*. It also states:

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

The request would allow for the development of a lot in a manner consistent with the fabric of the surrounding neighborhood; while allowing the Applicant to maximize the use of their property.

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.*

The proposed design of the new single-family home is 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 desire to invest in redeveloping their property contributes to the overall enhancement of this neighborhood. The design is sensitive in scale of the adjacent properties and the surrounding neighborhood. The proposed development does not adversely affect the integrity of the Historic District.

Therefore, Staff finds the proposed home an enhancement to the property, neighborhood and the integrity of the Historic District.

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. *In addition to the mandatory criteria, the designation of any individual site or district as an Historic Site or District requires compliance with at least one of the following additional criteria:*

- (1) Association with events that have made a significant contribution to the broad patterns of our history;*
- (2) Association with the lives of persons significant in our past;*
- (3) Embodiment of distinctive characteristics of a type, period, or method of construction;*
- (4) Possession of high artistic values;*
- (5) Representation of the work of a master;*
- (6) Representation of a significant and distinguishable entity whose components may lack individual distinction; and*
- (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 original home was constructed in 1948, records do not indicate any substantial historical significance. An approval was granted for an addition and renovations to the original home by the Historic Preservation Board in 2015 suggesting the preservation of the home in its original state was not necessary to maintain the well-being of the neighborhood.

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: The original home does not exhibit characteristics or elements that are unique or contributing to the character of the Historic District. While there may be no portion of the structure or design element on the original home or site that could not be reproduced or replicated without great difficulty or expense, the Applicant has stated that due to the observed poor condition of the original home at time of partial demolition required to complete the previously approved scope of work, preservation of the original structure would impart a significant burden in financial cost and time cost. Instead the applicant is proposing a new home that enhances the neighborhood even more so than the original structure.

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, although the existing home was constructed in 1948, it does not possess distinct historic architectural features, and it is not an exemplar of a specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. Furthermore, The Design Guidelines states that Post War Modern Ranch Style homes were most prevalent during the post war periods dating from 1946 to 1960, and were constructed en masse to accommodate the influx of returning soldiers and new families moving to the south Florida region.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character in the original home that could be considered to impart a significant contribution 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 stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will not adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of their property. The design is enhanced by a formal landscape plan which provides ample pervious area. Required parking is accommodated with a two-car garage and paver driveway. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

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: The Unsafe Structures Board has not ordered the demolition of this home. However, the Applicant has encountered significant issues that were uncovered upon partial demolition that was conducted as part of the scope of work approved by Resolution 15-C-60. It is

significantly more feasible for the Applicant to complete the demolition of the original structure and develop a new single-family home, than to attempt to preserve the original structure given its condition.

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 property is not individually designated and a Florida Site File was not found.

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.

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 District's 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. The Applicant has worked with Staff to ensure a design that fits within the setting of the neighborhood.

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 new construction provides a similar

proportion with the existing home and surrounding properties, complying with the Design Guidelines.

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 stucco, glass, coral stone, wood veneer, and a paver driveway. Contemporary design elements such as asymmetrical composition, diversity in window size, 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 Applicant shall work with Staff to ensure compliance with the City Landscape manual. The proposed elements and materials are consistent with the surrounding neighborhood.

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. It is enhanced by a formal landscape plan with the appropriate pervious area. Required parking is accommodated in the driveway and garage.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

ATTACHMENT C:	Resolution No. 15-C-60
ATTACHMENT D:	Previously Approved Site Plan, Elevations, and Renderings
ATTACHMENT E:	Recorded Unity of Title