

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

DATE: November 27, 2018 **FILE:** 18-C-63

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: Chrysoula Robotis requests a Certificate of Appropriateness for Design for a single-family home located at 1239 Madison Street, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

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 subject property was previously a part of a larger parcel of land that spanned the entire corner. In the past the subject property along with the larger parcel, then known as 1220 S Southlake Drive, was brought before the Board for a Certificate of Appropriateness for Demolition and Design. In July of 2011, the Historic Preservation Board granted approvals for a Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for the proposed single-family home located at 1220 South Southlake Drive. In June of 2013, the previous Applicant was granted a 24 month extension as well as a variance to obtain a Demolition Permit prior to the issuance of a Building Permit for new construction. The existing home was demolished and sodded shortly thereafter. Subsequent to the demolition the previous Applicant once again applied for an extension of the Certificate of Appropriateness for Design in 2015, however this approval expired in 2017. The vacant property was later subdivided into three conforming lots and sold independently.

REQUEST

The current owner of the lot located at 1239 Madison Street property now requests to the construct a modest, one-story, contemporary styled single-family home on the vacant lot. The proposed home will feature three bedrooms, three and a half bathrooms, an open concept living area, an oversized one-car garage, and pool area.

The design on the proposed home utilizes a neutral palette with complimentary design elements and materials such as glass, marble stone veneer, wood features, and a concrete block driveway. 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 enhance the character of the neighborhood. The new home meets all applicable requirements including setbacks, height, and open space.

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 BACKGROUND

Applicant/Owner:	Chrysoula Robotis
Address/Location:	1239 Madison Street
Size of Property:	0.19 acres
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Use of Land:	Vacant

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.*

The proposed home is consistent with the scale and massing of the surrounding neighborhood, and allows the Applicant to maximize the use of their property. By allowing the Applicant to construct the proposed home, 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 home is 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.*

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 proposed one-story home will be built on a vacant lot fronting Madison Street. The infill development will be in a contemporary architectural style, a timestamp of its period, as well as emphasizing the unique character of the existing properties. Therefore, Staff finds the proposed home an enhancement to the property, neighborhood and 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: 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: 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 proposed design 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 representative of the current architectural styles of the time, and other homes throughout the Lakes district. The proposed design gives presence to the architecture of its time, while adding character to the Historic Lakes district. The Applicant has worked with Staff to ensure a design that fit within the setting of the neighborhood, and to propose a design that will enhance the character of the neighborhood.

FINDING: Consistent.

CRITERION: 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. AS the proposed home is made up of 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 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).

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 design on the proposed home utilizes a neutral palette with complimentary design elements and materials such as glass, marble stone veneer, wood features, and a concrete block 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. The proposed elements and materials are consistent with the surrounding neighborhood.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The design of the proposed design is consistent with current workmanship styles and methods. The proposed improvements are not imitating or copying 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: 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 the appropriate pervious area. Required parking is accommodated in the driveway and attached garage.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph