

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

DATE: April 30, 2019 **FILE:** 19-C-03

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Carmen Diaz, Associate Planner

SUBJECT: Olivier and Fabienne Bibas request a Certificate of Appropriateness for Design for an addition and exterior renovations to a single family home located at 1330 Hollywood Boulevard, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

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

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

BACKGROUND

The existing one-story home was constructed in 1950 (based on Broward County records) on a 0.27 acre lot located at 1330 Hollywood Boulevard. The subject property is composed of two lots, specifically Lots 23 and 24 in the Hollywood Lakes Section subdivision. The design of the existing home is the Mid-Century Modern architectural style; which includes elements such as emphasis on horizontal lines, asymmetry, flat roofs and limited ornamentation. The Design Guidelines for Historic Properties states that Mid-Century Modern Architecture was most prevalent during the post war periods dating from 1946 to 1960.

Through the building permit search, there appears to have been some renovations done to the home, some backyard improvements, a pool, a deck, and a driveway. In 2006, a proposed front addition was submitted to the Historic Preservation Board and it was approved, however, the addition was never built.

REQUEST

In effort to make renovations to the home to fit the needs of the Applicant, the Applicant requests a Certificate of Appropriateness for Design for an addition on the front of the house. The Applicant seeks to expand the two bedroom home to three bedrooms to include expanded living areas, a new laundry room

and a study room. Additionally, the Applicant wishes to enrich the front façade by redesigning for better symmetry and ornamentation.

The proposed addition will occur on the west side of the house adding approximately 1,200 square feet to the 1,500 square feet home. The home was constructed at an approximate 35 foot setback along the west property line which allows the proposed addition to comply with the required setback.

Overall, the exterior renovations and addition do not detract from its existing architectural unity and offers compatible architectural and site elements that enhance the facade and function of the home. Furthermore, the proposed complies with all zoning regulations, including the front pervious area requirement (approximately 60 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 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 BACKGROUND

Applicant/Owner:	Olivier and Fabienne Bibas
Address/Location:	1330 Hollywood Boulevard
Size of Property:	12,106 sq.ft. (0.27 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1950 (Broward County Property Appraiser)

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 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 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 addition and improvements are 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.*

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.

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 existing one-story home was constructed in 1950 and it has had some minor improvements through the years. The new addition 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: INTEGRITY OF LOCATION

ANALYSIS: 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 previous 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 Historic District 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. The Historic District 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 design that continues the established architectural style while utilizing contemporary materials and construction techniques. The addition continues the horizontal emphasis on design.

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 as proposed demonstrates the compatibility between the existing home and neighborhood and does not disrupt the relationship. The proposed addition and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes.

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, color, texture, finish, and dimension to those that are used in the historic district. The design on the proposed addition utilizes a neutral palette with complimentary design elements and materials such as concrete, glass, and a paver driveway. The proposed request is consistent with other contemporary home designs within the district.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The design of the proposed addition for the single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: 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*. Meeting all applicable code requirements, the proposed design enhances the existing home, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. Required parking is accommodated in the driveway.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph