

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

DATE: April 30, 2019 **FILE:** 19-CV-11

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: Todd & Jeffrey Delmay request a Certificate of Appropriateness for Design and Variance for an addition and exterior renovations to a single family home located at 1358 Van Buren Street, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Variance: Reduce required side setback from a minimum of 17.2 feet (25 percent cumulative) to a minimum of 10 feet (17 percent cumulative).

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

STAFF'S RECOMMENDATION

Variance: Approval

Certificate of Appropriateness for Design: Approval

BACKGROUND

The existing one-story home was constructed in 1946 (based on Broward County records) on an approximately 0.3 acre lot located at 1358 Van Buren Street. Through the building permit search, there appears to be have been minor renovations, none of which resulted in modifications to the original home. The existing structure exhibits some Post War Modern Ranch Style architectural characteristics. *This style popular with builders, were relatively inexpensive and used simple materials with none of the traditional detailing.*

REQUEST

The Applicant requests a Variance and Certificate of Appropriateness for an addition and exterior improvements in order to construct a new master bedroom and subsequently convert the existing master bedroom to a den. Additionally, the Applicant wishes to enrich the front façade by redesigning the entry porch for better symmetry and ornamentation, and increase the size of the kitchen by reducing the size of a garage and converting it into storage.

The proposed addition will add approximately 881 square feet to the existing 2,664 square feet home. It is through the requested addition where the variance is triggered. The home was constructed at an approximate seven foot setback along the west side street property line resulting in a non-conforming setback. The portion of the home encroaching the side yard setback is approximately one half of a one-car garage and laundry area that the applicant is proposing. The remainder of the home is setback approximately 19 feet. The Applicant requests a Variance to sum of the required side yard. The existing non-conforming setback, as demonstrated in the survey, is original to the home and not a circumstance that was created by the Applicant. Due to the location of the home within the Historic District, the Variance to the sum of the structure with non-conforming setbacks along the west side of the property was coupled with the request for a Certificate of Appropriateness for Design.

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 excluding the requested a variance, including the pervious area requirement (approximately 49 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:	Todd & Jeffrey Delmay
Address/Location:	1358 Van Buren Street
Size of Property:	13,450 sq.ft. (0.309 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:	1946 (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 additions 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 while enhancing the landscaping.

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.

Although, the existing one-story home was constructed in 1946 it does not represent any distinct historic architectural features, and it is not a prime example of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, the proposal for an addition will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE 1: Reduce the sum of side setbacks to 17%.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

FINDING: The home was originally constructed with a non-conforming side street setback for a small garage portion of the home. The addition is located in the rear of the home which not affect the stability and appearance of the neighborhood.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

FINDING: The variance would not introduce a condition that does not already existing on the property. It is very common that several homes throughout the City, including the Lakes neighborhood, were constructed at a setback that does not confirm to today's regulations. Regardless of the variance reduce the sum of the side setbacks, the use of land will remain the same and due to the location of the requested variance the impact will be minimal to the community.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

FINDING: The requested variance would allow the Applicant to enhance the property and structure. This would promote the Master plan policy and other plans by encouraging rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed;

FINDING: The requested variance is not self-imposed as the non-conforming setback is an existing condition of the home.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not Applicable.

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 excluding 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 proposed addition and exterior renovations help to enhance the existing design of the home to create a cohesive and better defined architectural style. Improvements to the front of the structure and the removal of the side street curb cut further enhance the primary façade along Van Buren as the entry.

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 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 what has been established with the existing home. The use of the original brick elements of the home on at the proposed entry way allows the new entry way to feel cohesive while creating a formal and clear approach to the home.

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 and exterior renovations 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 (excluding the sum of side yard setback), the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. Although the Applicant is requesting a Variance to the sum of the side yard setbacks, they are still beyond the minimum required setback on the east side of the property which is be extended.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph