

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

**DATE:** July 16, 2019 **FILE:** 19-C-36

**TO:** Historic Preservation Board

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

**FROM:** Julian Gdaniec, Associate Planner

**SUBJECT:** Matthew Abrams and Rachael Abrams request a Certificate of Appropriateness for Design for an addition to a single-family home located at 1129 Tyler Street 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 1924 (according to Florida Historic Master Site File data) on an approximate 0.22 acre lot located at 1129 Tyler Street. The architect is unknown. The current home exhibits characteristics and elements of both Mediterranean Revival and Mission architecture, as outlined in the Historic District Design Guidelines.

**REQUEST**

The current owner of the property requests to construct an approximate 700 square foot one-story addition to the rear of the home. The Applicant seeks to create a new master suite with bedroom, bathroom and walk in closet; as well as a new dining room.

The proposed addition is sensitive to the existing character of the home as it incorporates design elements that are consistent with the current architecture of the home. Furthermore, the request has minimal impact on the current streetscape as the proposed addition is at the rear of the home. Although the front façade is not being modified the request requires Historic Preservation Board approval as the proposed area of the addition is beyond 25 percent of the square footage of the existing structure, which is the

threshold that triggers Board consideration. Overall, the addition does not detract from the home's existing architectural unity and offers compatible elements that enhance the design and function of the home. Furthermore, the proposed complies with all Zoning regulations including the pervious area requirement.

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**

<b>Applicant/Owner:</b>	Matthew Abrams and Rachael Abrams
<b>Address/Location:</b>	1129 Tyler Street
<b>Size of Property:</b>	9,600 sq. ft. (0.22 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Use of Land:</b>	Residential

#### **ADJACENT ZONING**

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>East:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	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 addition 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 addition, 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 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.*

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 as the proposed addition is at the rear of the home

## **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 current home exhibits characteristics and elements of both Mediterranean Revival and Mission architecture as outlined in the Historic District Design Guidelines. Overall, the addition does not detract from the home's existing architectural unity and offers compatible elements that enhance the design and function of the home. Therefore, the proposal for an addition will 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 through the proposed addition, while complying with regulations including pervious requirement, height, and setbacks. The proposed addition compliments the existing 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 is consistent with the scale of the

neighborhood and existing home. Furthermore, the design of the addition is seamlessly integrated into the current structure through the use of various design elements.

**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 furthers 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.

**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 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 is consistent with the scale and massing of the adjacent neighborhood. This project maintains the existing streetscape as the addition is not affecting the front façade.

## **ATTACHMENTS**

ATTACHMENT A:      Application Package  
ATTACHMENT B:      Aerial Photograph