

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

DATE: September 17, 2019 **FILE:** 19-C-53

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: Juan Jose Fernandez Wilkes request a Certificate of Appropriateness for Design for a single-family home located at 1380 Hollywood Boulevard within the Lakes Area Historic Multiple Resource Listing District.

REQUEST:

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

RECOMMENDATION:

Certificates 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 Applicant is requesting a Certificate of Appropriateness for Design for a two-story, single-family home on an existing vacant lot. The subject parcel was once together with the lot to the east, however the lots were subdivided into two separate conforming lots.

REQUEST

The Applicant requests to the construct a single-family home on a lot that has sat vacant on the City's main gateway to Lakes Historic District and the beach. The design proposes a two-story, contemporary styled home. The home will feature three bedrooms, multiple bathrooms, a large living area, a pool area, and a two car garage.

The design on the proposed home utilizes a neutral palette with complimentary design elements and materials such as glass, wall tiles, wood features, and a brick paver driveway. Contemporary design elements, such as a large front facing balcony, tall fixed windows and a flat roof design, enhance the

massing of the home. 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 along the City's vital roadway, Hollywood Boulevard. The new home meets all applicable requirements including setbacks, height, and open space. As the lot is made up of more than one lot, **Staff recommends that 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).**

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 INFORMATION

Owner/Applicant:	Juan Jose Fernandez Wilkes
Address/Location:	1380 Hollywood Boulevard
Size of Property:	8,470 sq. ft. (±0.19 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Future Land Use:	Low Residential
Year Built:	Vacant

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Harrison and Tyler Street Historic District (HPOD-2)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-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.

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 proposed construction will improve the streetscape along Hollywood Boulevard as the site will no longer remain vacant.

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 two-story home will be built on a vacant lot facing Hollywood Boulevard. 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 historical 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 along the City's vital roadway, Hollywood Boulevard.

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.

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, wall tiles, wood features, and a brick paver driveway. Contemporary design elements, such as a large front facing balcony, tall fixed windows 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 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. Staff recommends that 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), so that consistency and compatibility with adjacent properties is maintained on the lot in perpetuity.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph