

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

DATE: February 11, 2020 **FILE:** 19-CM-84

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Julian Gdaniec, Associate Planner

SUBJECT: Jeffrey Oliverio requests a Certificate of Appropriateness for Demolition and Design for a single-family home located at 1134 Jefferson Street within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

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

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board

Certificate of Appropriateness for Design: If Certificate of Appropriateness for Demolition is approved, approval with the condition that:

a. the Applicant work with the City Landscape Plans Examiner to ensure compliance with the Landscape Manual at time of Building Permit; and

b. 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 existing one-story home proposed to be demolished was constructed in 1951 (according to building permit history) on an approximate quarter acre lot located at 1134 Jefferson Street. Through the building permit search, the home appears to have undergone renovations to include an addition, a carport conversion, and some backyard improvements. Although the structure does not exemplify any particular architectural style, it does exhibit some Post War Modern Ranch Style architectural characteristics.

The applicant previously obtained HPB approval for renovations and an addition to the existing home in January 2019, however upon further analysis of the existing conditions as well as the limitations associated with the renovation the applicant has decided to move forward with a complete demolition followed by new construction.

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition for an approximate 1,600 square foot one-story single-family home and a Certificate of Appropriateness for Design for an approximate 3,000 square foot one-story single-family home. The existing finished floor elevation (FFE) of the home is currently 3.55 feet below the required FFE for this property based on FEMA requirements. The Feasibility Study provided by the Applicant concludes that the cost to bring the existing home into compliance *would exceed the cost of a new home*. Therefore, the Applicant is proposing to demolish the existing home and construct a new home that is compliant with FEMA regulations and, therefore, not at risk for future hazard as a result of potential flooding. According to the feasibility analysis it would be *highly inadvisable to rehabilitate the current structure without raising the FFE*. Furthermore, Staff does not find the existing home to be an exemplary case of a post war modern ranch design. One reason being that there have been modifications to the home, including a carport enclosure and rear covered patio addition, which occurred in later periods that do not reflect the historic authenticity of the original design period.

The Applicant proposes a one-story, modern/minimalist style home, inspired by the design approach of Frank Lloyd Wright, Donald Singer, and Claus R. Moberg. The design of the home facilitates a primary focus on the front entrance, and intelligently emphasizes the utilization of outdoor space while still maintaining privacy for the residents of the home. The materiality further emphasizes the minimalist approach of the design without resulting in a bland or uninteresting product, which provides a neutral canvas for the landscaping to further frame the geometry. The new home consists of four bedrooms, including a large master suite, five bathrooms, and an open living area that connects to a prominent outdoor entertaining area. The home is designed on the lot in such a way that maximizes the functionality of the living space, while also maintaining required setbacks. Required parking for the home will be provided via a four car driveway constructed of pavers accessed off of Jefferson Street. The new home meets all applicable requirements including height, setbacks, parking, and pervious area.

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:	Jeffrey Oliverio
Address/Location:	1134 Jefferson Street
Size of Property:	10,222 sq.ft. (0.23 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: 1951 (Permit History)

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 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 possess similar characteristics 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 1951 it does not, on its own, have any historic significance. It is an example of a post war modern ranch home, however it is not exemplary of the style;

and furthermore, there are a number of post war ranch homes proliferated across the city. It is not a style that is unique to the Lakes Historic District. Therefore, the proposal for the redevelopment of the site with a single family home will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

CRITERION 2: Association with the lives of persons significant in our past.

CRITERION 3: Embodiment of distinctive characteristics of a type, period, or method of construction.

CRITERION 4: Possession of high artistic values.

CRITERION 5: Representation of the work of a master.

CRITERION 6: Representation of a significant and distinguishable entity whose components may lack individual distinction.

CRITERION 7: Yield, or the likelihood of yielding information important in prehistory or history.

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

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. Although the existing home was constructed in 1951, the Applicant and Staff find no historical merit in their study of the property.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: Presently, there is no portion of the structure or design element on the home or site that could not be reproduced or replicated without great difficulty or expense.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

- ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, although the existing one-story home was constructed in 1951, it does not possess distinct historic architectural features as an individual building, and it is not an exemplar of a specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts.
- CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.
- ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.
- CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.
- ANALYSIS: As stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.
- CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.
- ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.
- CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.
- ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financial feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The existing home is not individually designated and has not been evaluated as being a significant contributor to the district.

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 design a livable space by replacing the existing structure that addresses climatic conditions, while complying with regulations excluding setbacks. The proposed construction complies with required setbacks and site coverage and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

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 design help to enhance the existing design of the home to create a cohesive and better defined architectural style. The Applicant is proposing a design that is inspired by the modern minimalist movement while still contemporarily relevant. The Applicant has worked with Staff to ensure that the design is not compromised by the requirements of the City's regulations.

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 new home as proposed demonstrates the compatibility between historic, modern, and contemporary design. The proposed home seamlessly fits within the Lakes Historic District and the context of the surrounding homes. To ensure that the project maintains an appropriate setting, staff conditions that **the applicant work with the City Landscape Plans Examiner to ensure compliance with the Landscape Manual at time of Building Permit.**

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 design of the proposed home also utilizes a neutral palette with simplified design elements and cohesive materials such as stucco, glass, and stone cladding. The proposed request is consistent with other modern 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.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying 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 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 enhances the streetscape elements of the existing residence and the neighbors. To ensure continued compatible association, staff is recommending a condition 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).**

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Permit History

ATTACHMENT C: Aerial Photograph