

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

**DATE:** July 23, 2020 **FILE:** 20-C-18

**TO:** Historic Preservation Board

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

**FROM:** Carmen Diaz, Associate Planner

**SUBJECT:** Hollywood Lakes 1345 LLC request a Certificate of Appropriateness for Design for an addition and exterior renovation to a single family home located at 1345 Hollywood Boulevard, within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

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**

Certificate of Appropriateness for Design: Approval

**BACKGROUND**

The existing two-story home is an individually designated historic building and was constructed during the 1930's based on the Historic Lakes District Multiple Property Resource Listing. The house is a Mediterranean Revival style, which was often a strong influence for Joseph Young in the planning of early Hollywood. In a 1921 Miami Herald article, Young described this style as "semi Spanish." Architects of the period utilized a creative mix of elements from historic styles including Gothic, Renaissance and Baroque. Some of the main characteristics of this house are the rough stucco finish on the walls, multi-leveled tile roof, the front porch and the front central window with stucco ornaments and an arch above. On the east and back of the property, there is an accessory building showing characteristics of Mediterranean Revival as well. Although there have been some alterations to the property since it was built, this house retains its architectural integrity. The Applicant applied for a permit in 2018 with the City for interior renovations, windows and doors replacements. However, subsequent to permit approval, the Applicant discovered that the exterior walls were deteriorated and they needed repair.

## REQUEST

In an effort to make renovations to the home to fit the needs of the Applicant, the Applicant requests a Certificate of Appropriateness for Design for exterior renovations as well as a small addition to the rear. The exterior renovations are the repair and rebuild of some of the exterior walls maintaining the Mediterranean Revival style and character of the house. The main façade will not be modified. The main features of the house such as the porch and the main entrance to the house, the big front window with an arch on top, the tile roof, the balcony on the second floor and the scuppers and vents will remain as they are some of the main characteristics of the house. Additionally, the Applicant will do site improvements creating some landscape around the house and installing a fence around the pool, in the front and the rear.

The Applicant seeks to redesign the existing laundry room, which was not originally built with the house. The new laundry room floor will be leveled with the existing finish floor of the first floor and be integrated to the house. While, this addition is less than 25 percent of the existing square footage of the house and will not be visible from Hollywood Boulevard, the addition will be presented in front of the Board. There is a request from the Applicant for the exterior renovation; consequently, the addition is included as part of the request.

Overall, the addition does not detract from its existing architectural unity and offers compatible architectural and site elements that enhance the function of the home.

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

<b>Applicant/Owner:</b>	Hollywood Lakes 1345 LLC
<b>Address/Location:</b>	1345 Hollywood Boulevard
<b>Size of Property:</b>	12,108 square feet (0.28 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Land Use:</b>	Low Residential (LRES)
<b>Present Use of Land:</b>	Single Family
<b>Year Built:</b>	circa 1930

## 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)

**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 and renovations are consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to enhance the living area of his 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, exterior renovations and site 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 1956 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 complements the established architectural style while utilizing contemporary materials and construction techniques.

**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 surrounding 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 rear driveway.

**FINDING:** Consistent.

**ATTACHMENTS**

- ATTACHMENT A: Application Package
- ATTACHMENT B: Aerial Photograph