

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

DATE: March 9, 2021 **FILE:** 20-C-54

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: Eric D and Ellen R Somberg request a Certificate of Appropriateness for Design for an addition to a single family home located at 1112 N Northlake Drive, within the Lakes Area Historic Multiple Resource Listing District (Somberg Residence).

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 two-story home, constructed in 1983 and underwent a major renovation in 2008, sits on an approximately two-thirds acre lot located at 1112 S Northlake Drive. The proposed renovations will allow for continuation of a contemporary design. It is the intent of the Applicant to give this property a unified design, while accommodating the additional square footage necessary.

REQUEST

In effort to make renovations to the home to fit their needs of the Applicant, the Applicant requests a Certificate of Appropriateness for an addition to the front of the home. The Applicant seeks to construct two two-story volumes in the front of the home and directly connected to the existing home. The west volume will house an enclosed garage on the ground floor and additional bedrooms of the second floor. Similarly, the east volume will house a two car garage on the ground floor and an exercise room on the second floor. The existing garage area will be converted to additional storage.

The proposed addition will add approximately 3,243 square feet to the 7,157 square feet home and increases the bedroom count from 5 bedrooms to 6 bedrooms, a den, and an exercise room.

Overall, the proposed addition enhances the existing design of the home by providing additional enclosed vehicular storage while maintaining the character of the front facade. Furthermore, the proposed complies with all zoning regulations, including the pervious area requirement (approximately 45 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:	Eric D and Ellen R Somberg
Address/Location:	1112 S Northlake Drive
Size of Property:	27,852 square feet (0.639 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	Originally built in 1983; Major Renovation in 2008

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single-Family Residential District (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-9) 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, 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 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 providing additional enclosed parking and eliminates the garage doors facing the street.

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 addition to the two-story home are consistent with the architectural features previously approved by the Historic Preservation Board. 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 by creating an addition, while complying with regulations including previous requirement and height. The proposed addition compliments 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 in 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 enhances the existing design of the home by providing additional enclosed vehicular storage while maintaining the character of the front facade.

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 compliments the existing structure maintains 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 consistent 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 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 is consistent with the scale and massing of the adjacent neighborhood. This project maintains the streetscape elements of the existing residence and the neighbors.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A:	Application Package
ATTACHMENT B:	Permit History
ATTACHMENT C:	Aerial Photograph