



City of Hollywood

Hollywood City Hall
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Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: R-2024-145, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For A Certificate Of Appropriateness For Demolition For A Single-Family Home Located At 1313 And 1317 Harrison Street, Within The Lakes Area Historic Multiple Resource Listing District. (23-CM-53)

Quality of Life & Strong Neighborhoods

Staff Recommends: Consideration of the attached Resolution.

Explanation:

The Applicant, Tiram Enterprise Real Estate, LLC, has applied for a Certificate of Appropriateness for Demolition for the home located at 1313 and 1317 Harrison Street. In considering this request, the Historic Preservation Board has found the property to be historic and formally recommended the designation of this property during its September 12, 2023 Board meeting. The matter at hand is now being presented to the City Commission for its consideration of the Board's recommendation, which includes submitting this property to the National Register of Historic Places. The City Commission has the ability to Approve, Approve with Conditions, or Deny the Board's recommendation.

Background:

As per the Broward County Appraiser and archival history, the home was constructed in 1925. This building is significant because it dates from the earliest construction period in Hollywood, Florida. This property has a rich history of ownership. Edwin R. Closs was the original owner of the property. On April 1, 1932, William T. Rich of Newton Massachusetts, also known as the "Coffee King", purchased the property. He was introduced to Hollywood through his friendship with W. J. Cozens of W. J. Cozens Realty and had previously wintered for several years at the Royal Palm T Hotel in Miami. This property is listed on the Historic Designation Report Hollywood Lakes Section (April 1996) as having "sufficient historical characteristics that fulfill the requirements of the City of Hollywood's Historic Preservation Ordinance." Additionally, the property can be found on the State of Florida Department of State Florida Master Site File which also notes the property as being significant.

The permit history also shows Melina Tomich, founder of Melina's at 2010 Hollywood Boulevard was another former owner of the property. Melina's stepdaughter, Elsie Johns (known as "Miss J") became the owner of the home and as well as Melina's store. During her lifetime, Ms. Johns became a figure of historic local significance for operating the oldest

continually run family business on Hollywood Boulevard. Her adaptive approach, maintaining the store's essence while evolving its offerings, showcased her resilience and dedication. She was the longest running member of the Chamber of Commerce before her death and a committed volunteer. For many, Ms. Johns provided a strong connection to Hollywood's history, reflecting the evolution of the community while preserving its heritage for future generations. Ms. Johns' former residence serves as a tangible link to a bygone era in Hollywood's development, offering insights into the architectural styles, living conditions and a daily life of the part.

The original plans of the home are representative of Mediterranean Revival/Spanish Eclectic architecture that was prevalent during 1917-1935 and characteristic of Mission Style. The Historic District design guidelines state this style is predominant of historic properties on Harrison and Tyler Streets in Hollywood. Residential examples are more frequently asymmetrical around heavily landscaped patios or courtyards.

At the September 12, 2023, Historic Preservation Board meeting, the Board determined, based on section 5.5.D.3.b as required in the Zoning and Land Development regulations, the status of the property to be historic based on review criteria (2), (3), & (4), and forwarded a recommendation that the property be considered for placement on the National Register of Historic Places.

Attachment A: September 12, 2023, Historic Preservation Board Application Package 23-CM-53

Attachment B: September 12, 2023, Historic Preservation Board Application Package 23-CM-54

Attachment C: September 12, 2023, Historic Preservation Board Aerial map

Attachment D: September 12, 2023, Historic Preservation Board Staff report

Fiscal Impact:

Consideration of this resolution will not fiscally impact the City as this is a proposal for a Certificate of Appropriateness for Demolition for a single-family home.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director, Development Services

Raelin Storey, Assistant City Manager