

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

DATE: August 11, 2026 **FILE:** 26-C-20

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Request for a Certificate of Appropriateness for Design to construct a new single-family dwelling at 1150 Adams Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District

REQUEST:

Certificate of Appropriateness for Design to construct a new single-family dwelling at 1150 Adams Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

RECOMMENDATION:

Approval.

BACKGROUND

The subject property is located at 1150 Adams Street within the “RS-6” Single Family Zoning District. The site consists of an approximately 13,750-square-foot lot measuring 110 feet by 125 feet and is a corner lot that fronts Adams Street and South 12th Avenue. The property is situated within an established single-family residential neighborhood, with Southlake to the north and Joe DiMaggio Park to the south. The existing use of the property is a single-family residence constructed in 1951 and represents the Ranch Style post-war architecture primarily constructed from 1946 to 1960. Aside from being located within the Hollywood Lakes Historic District, the existing property is not classified as a contributing structure, is not designated as an historic site, and does not have an associated historic master site file.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new one-story single-family home. The proposed residence will include approximately 5,066 square feet of new construction, with 3,911 square feet of air-conditioned space. The floor plan consists of five bedrooms, including the master bedroom, an open concept dining, kitchen, and living room area, a family room, and five parking

spaces. A terrace, swimming pool, and elevated pool deck are proposed for the rear of the property, and the site plan complies with all applicable requirements of the Zoning and Land Development Regulations.

The proposed dwelling exhibits a contemporary sub-tropical architectural style characterized by a low-profile horizontal composition, clean geometric forms, and a refined palette of natural materials. The design emphasizes simplicity and indoor-outdoor connectivity through expansive floor-to-ceiling glazing, recessed openings, and carefully framed views of the surrounding landscape. A series of interconnected rectangular volumes creates a balanced façade, with contrasting finishes including light stone surfaces, warm wood accents, and dark architectural stucco elements that provide visual depth and definition. Flat rooflines and extended overhangs reinforce the home’s modern aesthetic while providing shade and enhancing the building’s response to the natural environment. A recessed central entry sequence serves as the focal point of the front elevation, framed by vertical architectural elements and complemented by layered landscaping that softens the transition between the residence and the street. Large, glazed openings and covered outdoor areas promote natural light, ventilation, and a seamless connection between interior living spaces and the exterior environment.

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 Historic District. The proposed home is consistent with the evolving character of the Hollywood Lake Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Dulaney LLC
Address/Location:	1150 Adams Street
Size of Property:	13,750 sq ft (0.315 acres)
Present Zoning:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family Residence

ADJACENT ZONING

North:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
South:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
East:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
West:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District

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 subject property is designated Low (5) Residential (LRES) by the Land Use Element, and the proposed single family dwelling is consistent with this designation. The proposed design is consistent with the scale and massing of the adjacent neighborhood, and allows the applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) prioritizes the protection, preservation, and enhancement of residential neighborhoods and emphasizes the importance of thoughtful design controls to maintain the unique character of each neighborhood. The proposed residence is compatible with the character of the Hollywood Lakes Historic District through a design that incorporates harmonious architectural elements and materials reflective of the surrounding context, while contributing positively to the visual character of the Hollywood Boulevard corridor and adjacent 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 contributes positively to the architectural character of the Hollywood Lakes historic neighborhood, and the site plan complies with all applicable Zoning and Land Development Regulations.

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 dwelling is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts which are enforced by the Historic Preservation Board. The proposed single family dwelling will not adversely affect the integrity of the Historic District or the surrounding context.

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 subject property is located within the Hollywood Lakes Historic Overlay District, and is situated south of Hollywood Boulevard and Southlake. The proposed project consists of a new one-story single-family residence that complies with applicable zoning regulations and recommendations established in the Design Guidelines for Historic Properties and Districts. The design respects the established scale, setbacks, and

residential character of the surrounding neighborhood while maintaining consistency with existing development patterns in the area.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The proposed residence features a carefully articulated one-story building mass designed to balance contemporary sub-tropical architectural expression with compatibility to the surrounding historic context. The flat roof maintains a clean architectural profile while screening building systems from public view and remaining below the district's maximum allowable height. Recessed volumes, varied façade planes, and strategically placed openings reduce the perceived scale of the structure and create depth, shadow, and visual interest while maintaining privacy and allowing natural light into interior spaces.

Consistent with the Design Guidelines for Historic Properties and Districts, the design incorporates a restrained material palette, textured finishes, warm wood accents, and native landscaping to reinforce the connection between the residence, site, and Hollywood's sub-tropical environment. Semi-covered outdoor spaces along the front façade provide a transition between the public and private realms, enhancing the pedestrian experience and contributing to the rhythm of the streetscape. Overall, the design creates a contemporary residence that is visually distinctive while remaining compatible with the established scale and character of the neighborhood.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The surrounding context consists primarily of one- and two-story single-family residences. The proposed residence maintains established front, side, and rear yard relationships consistent with the surrounding neighborhood pattern. Outdoor living areas, including the terrace, pool deck, and swimming pool, are located toward the rear of the property to minimize visibility from the public right-of-way and reduce impacts to adjacent properties.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: The proposed residence incorporates concrete foundations, CMU exterior walls, and a refined material palette consisting of stone, stucco, and wood finishes. Light and dark tones create visual contrast and are complemented by metal canopy elements and impact-rated windows and doors. The selected materials are neutral in character and designed to complement the historic context and architectural fabric of the surrounding neighborhood.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The proposed construction methods and materials reflect a level of quality consistent with surrounding single-family residences in the Hollywood Lakes Historic Overlay District. The new residence replaces an existing structure that is no longer viable and will contribute positively to the overall quality and appearance of the neighborhood.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: The design responds to the site conditions and the Design Guidelines for Historic Properties and Districts through articulated massing, recessed openings, and covered outdoor spaces. The proposed residence is compatible with the surrounding historic context and reinforces the established residential character of the Hollywood Lakes neighborhood.

FINDING: Consistent

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Location Map