

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

DATE: June 09, 2026 **FILE:** 26-C-06

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant director – Planner Chief

FROM: Laura Gomez, Planner II

SUBJECT: Certificate of Appropriateness for Design to construct a new single-family dwelling located at 1036 Jeferson Street within the RS-6 Zoning District and the Hollywood Lakes Historic District.

APPLICANT’S REQUEST

Certificate of Appropriateness for Design to construct a new single-family dwelling located within the RS-6 Zoning District and the Hollywood Lakes Historic District.

STAFF’S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

BACKGROUND

According to Broward County Property Appraiser records, the single-family residence located at 1036 Jefferson Street was constructed in 1951 on a 0.35-acre lot (approximately 14,5339 square feet). The home includes 3 bedrooms, 2 bathrooms, and a total of 1,977 square feet of living area.

Based on the records reviewed, staff were unable to locate the original construction plans for the residence within the City’s available archives. Consequently, the original developer, builder, and architect of record could not be verified. Furthermore, the available records do not identify any individual associated with the property as a licensed architect in the State of Florida, nor is any architect associated with the residence listed as a contributing architect in the City of Hollywood’s *Historic Properties and Districts Design Guidelines* (May 2005).

Architecturally, the residence presents as a one-story, mid-century single-family home with a low horizontal profile, attached front-facing garage, masonry construction, and a low-pitched tile roof. The visible front elevation is modest and residential in character, with limited ornamental detailing and a

landscape setting typical of the Hollywood Lakes neighborhood. Based on the available exterior image and permit records, the residence does not appear to reflect a Southern Colonial or Colonial Revival style, nor does it exhibit a two-story symmetrical façade, prominent balcony, or other defining features typically associated with that architectural style. While the property contributes to the established residential character of the surrounding district, available records do not establish that the residence was designed by a recognized architect or that it possesses individual architectural significance under the City's adopted historic preservation criteria.

The property is situated within the Hollywood Lakes neighborhood, which is a designated historic district. However, the residence itself is not individually designated as historic and holds no local, state, or federal preservation status that would preclude administrative demolition under Florida Statute §553.79(26). The property is also located within a FEMA-designated Special Flood Hazard Area, and the existing finished floor is below the lawfully required base flood elevation. As a result, the Historic Preservation Board's review will be limited to Design considerations.

While minor renovations have been made over time, available archival and permit records do not attribute the design to any architect of recognized historic or architectural significance. Therefore, the property is classified as a non-historic late-20th-century residence with no individual architectural or historical significance under the City's preservation criteria.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story, single-family residence at 1036 Jefferson Street of approximately 6,941 square feet. The proposed design features a contemporary-style home that includes four bedrooms and living areas, an open-concept kitchen and living/dining area, outdoor living spaces, a pool, jacuzzi, conversation pit, outdoor dining area, outdoor kitchen, and on-site parking. The layout optimizes the site by maximizing functional living space while maintaining required setbacks, a landscaped area of approximately 49 percent, and compatibility with the surrounding neighborhood context.

The proposed residence incorporates a contemporary architectural design characterized by articulated horizontal massing, a flat roof with parapet walls, recessed glazing elements, and covered outdoor areas that help break down the overall scale of the structure. Architectural features such as large glass openings, balconies, outdoor terraces, and layered wall planes contribute to a modern aesthetic while maintaining visual compatibility with the surrounding residential context. The structure will utilize durable materials including smooth stucco, natural stone cladding, aluminum wood-like accents, and high-performance impact-resistant windows and doors designed to withstand coastal conditions while providing a warm and compatible architectural palette.

The proposed design is compatible with the character of the surrounding neighborhood and maintains the established building orientation and lot proportions typical of the Hollywood Lakes area. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's contemporary design, allowing for shade, visibility, and framing of the property. The Applicant has worked to ensure a design that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, parking, and open space.

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: Carlos Hernandez, Lara Michele Hernandez
Address/Location: 1036 Jefferson Street,
Size of Property: 15,339 sq. ft. (0.35 acres)
Present Zoning: Single-Family Residential (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use: Low (5) Residential (LRES)
Present Use of Land: Single Family
Year Built: 1951 (Broward County Property Appraiser)

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 landowners to maximize the use of their property.*

The proposed design is consistent with the Comprehensive Plan. The proposed single-family structure is consistent with the residential land use designation, while allowing the Applicant to maximize the living area of their property.

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 overall design incorporates elements of Mid-Century Modern Design, paying respect to significant architectural styles recognized in our design guidelines.

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.

The proposed new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding neighborhood.

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 new two-story house is consistent with the architectural features of previously approved contemporary architectural designs within the surrounding area. Therefore, it 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: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The proposed site plan complies with all regulations including setbacks and lot coverage and therefore is consistent with the surrounding area. The proposed two-story residence relates to the surrounding properties by complying with the required setbacks, maintaining the pattern of development as intended by the regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding 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 residence incorporates a two-story contemporary design with articulated massing, a flat roof with parapet walls, recessed openings, and covered outdoor spaces that help reduce the perceived scale of the structure while maintaining a clear architectural identity. The composition of horizontal and vertical building elements creates visual interest while maintaining appropriate proportions relative to the surrounding one- and two-story residences within the Hollywood Lakes Historic District.

The proposed design includes large window and door openings, recessed glazing, balconies, and outdoor living areas that provide transparency and reinforce the relationship between indoor and outdoor living, which is characteristic of residential architecture in coastal South Florida. The building's placement maintains the established residential orientation along Jefferson Street, while the overall design presents a modern interpretation of single-family residential development within the district.

The proposed material palette includes smooth stucco, natural stone cladding, aluminum wood-like accents, and impact-rated windows and doors. These materials provide a balanced combination of texture and color while contributing to a warm, contemporary appearance. Overall, the proposed design demonstrates consideration of scale, architectural composition, and material selection, resulting in a residence that is compatible with the surrounding residential context and consistent with the intent of the Historic District Design Guidelines.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment*. The proposed home complies with all applicable setback requirements and maintains the established residential orientation of the property along Jefferson Street. The design preserves the general spatial relationship between the residence, front yard, driveway, pedestrian access, and surrounding single-family properties within the Hollywood Lakes Historic District.

Although the proposed two-story structure will be taller than the existing residence and some adjacent properties due to FEMA construction requirements, the design incorporates articulated massing, recessed glazing, deep roof overhangs, balconies, and landscaped areas to help reduce the perceived scale of the structure. The second floor is integrated into the overall composition of the home, with portions of the upper-level set within layered wall planes and roof forms to create depth and visual interest rather than a flat, uninterrupted façade.

The architectural style reflects a contemporary interpretation of residential design within the Lakes Historic District, incorporating openness, natural light, outdoor living areas, and tropical landscaping. The garage placement, pedestrian entry, driveway, pool area, rear outdoor living spaces, and landscaping maintain the residential character of the site and help soften the transition between the new construction and surrounding properties. Overall, the proposed setting maintains compatibility with adjacent residences and the surrounding site environment while accommodating FEMA-related elevation requirements and modern residential design.

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 to those that are used in the historic district. The proposed residence incorporates a contemporary material palette that includes smooth stucco, natural stone cladding, aluminum wood-like accents, and impact-rated windows and doors. These materials provide a balanced combination of texture, durability, and visual warmth while remaining appropriate for the coastal residential setting of the Hollywood Lakes Historic District.

The use of smooth stucco and natural stone cladding helps establish a clean and refined architectural appearance, while the aluminum wood-like accents provide warmth and visual depth. The impact-rated windows and doors are appropriate for coastal conditions and support the overall contemporary design of the residence. Together, these materials create a cohesive architectural composition that is compatible with the quality and character of surrounding residential properties. Overall, the proposed material selection demonstrates consideration of durability, texture, and color, resulting in a design that remains compatible with the surrounding neighborhood context and consistent with the intent of the Historic District Design Guidelines.

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. The design of the new 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 enhances the streetscape elements of the existing residence and the neighbors. As such, the proposed redevelopment of the property will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Location Map
- ATTACHMENT C: Permit History