

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

**DATE:** June 9, 2026 **FILE:** 25-C-101

**TO:** Historic Preservation Board

**VIA:** Cameron Palmer, Assistant Director/Chief Planner

**FROM:** Urja Modi, Planner II

**SUBJECT:** Request a Certificate of Appropriateness for Design for a new single-family house located within the RS-6 Zoning District and the Hollywood Lakes Historic District (1320 Hollywood Boulevard).

**APPLICANT'S REQUEST**

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

**STAFF'S RECOMMENDATION**

Approval, subject to the "Conditions of Approval" outlined in Attachment C.

**BACKGROUND**

The subject property is municipally addressed as 1320 Hollywood Boulevard and is located on the south side of Hollywood Boulevard within the Hollywood Lakes Historic District. The property consists of Lots 20 and 21, Block 8 of the Hollywood Lakes Section, is zoned Single-Family Residential District (RS-6), and is currently developed with a one-story single-family residence.

The existing structure presents as a modest one-story residential structure with a low horizontal form, front-facing orientation, shallow covered entry condition, rectangular openings, limited ornamentation, and a pitched concrete tile roof. The existing structure maintains a traditional residential relationship to Hollywood Boulevard through its landscaped front yard, centered pedestrian access, low scale, and front façade orientation. However, the current façade does not exhibit distinctive architectural detailing or unique character-defining elements that are strongly recognized within the Historic District Design Guidelines.

The existing structure exhibits characteristics generally associated with Post-War Modern / Ranch-style residential development, including horizontal emphasis, simple massing, rectangular openings, and limited ornamentation. The Design Guidelines for Historic Properties note that Post-War Modern homes

were often constructed in large numbers to house new residents, were popular with builders, were relatively inexpensive, and typically used simple materials with limited traditional detailing.

The Applicant, Kaller Architects, on behalf of Metis Advisory Group LLC (the “Owner”), requests a Certificate of Appropriateness of Design for the construction of a new one-story single-family residence. The proposed residence replaces the existing structure with a new minimalist Modern home. While the architectural expression is contemporary, the proposal incorporates several site and design relationships present in the existing condition, including a one-story scale, low horizontal massing, front-facing orientation, landscaped frontage, and a defined transition from Hollywood Boulevard to the private residence.

## **REQUEST**

The Applicant, on behalf of the Owner, requests a Certificate of Appropriateness for Design for the construction of a new one-story single-family residence located at 1320 Hollywood Boulevard within the Hollywood Lakes Historic District. The proposal includes demolition of the existing one-story single-family residence and construction of a new one-story residence designed in a minimalist Modern architectural style.

The proposed residence is organized around an interior courtyard and includes a flat roof, front entrance terrace/balcony, rear terrace, landscaped open space, paver driveway, tandem metal carport, glass railings, smooth white stucco, aluminum window systems, wood-style doors and shutters, composite wood accent elements, and a jacuzzi area enclosed by permanent railing and gate. The submitted site plan identifies one residential unit, five parking spaces, a proposed building footprint of approximately 4,307.95 square feet, and approximately 41.5% pervious/open space.

Although the new residence is contemporary and distinguishable from the existing home, it carries forward key compatible elements of the existing site condition and surrounding Historic District context. These include a one-story profile, horizontal building form, front-facing orientation, landscaped setback, and clear pedestrian entry sequence from Hollywood Boulevard. The new design reinterprets the existing home’s modest residential scale in a more cohesive and contemporary manner, while maintaining the property’s single-family character and relationship to the streetscape.

The Historic Preservation Board’s review is limited to the appropriateness of the proposed design within the Historic District. The proposal is reviewed for consistency with the Secretary of the Interior’s Standards, the City’s Design Guidelines for Historic Properties and Districts, and the applicable criteria for Certificate of Appropriateness of Design, including location, design, scale, massing, materials, orientation, and compatibility with the surrounding historic district context. The proposed house is consistent with the character of the Hollywood Lakes Historic District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

## **SITE BACKGROUND**

<b>Owner:</b>	Metis Advisory Group LLC
<b>Applicant:</b>	Kaller Architects
<b>Address/Location:</b>	1320 Hollywood Boulevard, Hollywood FL
<b>Size of Property:</b>	Approximately 12,106 sq. ft. (±0.28 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6)

**Present Land Use:** Hollywood Lakes Historic District  
**Present Use of Land:** Low (5) Residential (LRES)  
**Present Use of Land:** Single Family  
**Year Built:** 1938 (BCPA)

**ADJACENT ZONING**

**North:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic District  
**South:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic District  
**East:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic District  
**West:** Single-Family Residential District (RS-6)  
Hollywood Lakes Historic 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 proposed development is consistent with this goal because it maintains the single-family residential use of the property within an established residential district. The request does not introduce a new or incompatible use; rather, it proposes reinvestment in an existing residential property through construction of a new code-compliant single-family home.

The proposed residence remains within the single-family residential character of the area and is designed with a one-story building form, low overall height, required setbacks, landscaped open space, and a site layout that preserves the residential function of the property. The project allows the property owner to make reasonable use of the site while maintaining the land use pattern of the Hollywood Lakes Historic District.

The proposal also supports the Comprehensive Plan’s broader objectives related to neighborhood enhancement and reinvestment by replacing an aging residential structure with a new single-family home that incorporates improved site design, landscaping, stormwater coordination, parking, and contemporary residential construction.

**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.

**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 proposed development is consistent with these policies because it maintains the single-family residential use of the property and provides reinvestment within an established residential neighborhood. While the proposal includes demolition of the existing structure, the replacement residence maintains a one-story form and is designed to be compatible in scale, height, and residential orientation with the surrounding neighborhood.

The new home introduces a contemporary design; however, it does so through a restrained one-story massing, horizontal composition, landscaped frontage, and material palette intended to be compatible with the surrounding residential context. The project also addresses functional site elements, including parking, drainage, landscaping, driveway materials, and pedestrian access, which support neighborhood stability and long-term property maintenance.

### **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 subject property is located within the Hollywood Lakes Historic District and is proposed to remain in single-family residential use. The proposed residence maintains a low, one-story scale and a residential streetscape relationship along Hollywood Boulevard. The design includes a front entrance terrace, landscape areas, paver-style driveway treatment, and a horizontal architectural expression that helps reduce visual massing and maintain a residential character.

Although the proposed home is contemporary in style, it does not introduce an incompatible use, excessive height, or a nonresidential intensity. The design maintains a compatible spatial relationship to surrounding single-family properties through its setbacks, low height, open space, landscape screening, and residential site planning. As such, the proposal is consistent with the intent of the Hollywood Lakes Neighborhood Plan to preserve the area's residential character while allowing appropriate reinvestment.

### **APPLICABLE CRITERIA**

**Analysis of criteria and finding for Certificate of Appropriateness for 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 proposed residence maintains the established residential orientation of the property along Hollywood Boulevard and does not alter the historic lot pattern or single-family use of the site. The site plan identifies a 25-foot front setback, 11-foot east side setback, 14-foot west side setback, and 19-foot rear setback, which maintain appropriate spacing

from adjacent properties and preserve a residential building-to-lot relationship. The proposed one-story residence is also generally centered on the lot, with landscaped side yards, front yard treatment, and rear open space that support compatibility with the surrounding residential pattern.

Although the proposed home is contemporary in architectural expression, the location and placement of the structure are compatible with existing buildings in the district through its continued residential use, street-facing orientation, consistent front yard setback, low one-story form, and maintained separation from neighboring properties. The proposal therefore preserves the integrity of the site's location within the Historic District while allowing appropriate new construction.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourage construction 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 proposed residence introduces a minimalist Modern architectural style that is compatible with the character of the Hollywood Lakes Historic District through its one-story scale, low horizontal massing, defined entry sequence, landscaped frontage, and restrained material palette. The design is organized around an interior courtyard and includes a front entrance terrace that creates a transition between Hollywood Boulevard and the private interior of the home.

The proposed materials and colors, including smooth white stucco, sandstone-colored aluminum windows, wood-style doors and shutters, composite wood accents, glass railings, paver driveway, and a powder-coated white metal carport, are coordinated to create a cohesive architectural expression. While the design is contemporary and distinguishable from older homes in the district, the scale, materials, texture, and color palette maintain visual compatibility with the surrounding residential streetscape.

The existing home is modest in design, with horizontal emphasis, limited ornamentation, and a simple residential form. The proposed residence does not replicate the existing structure, but it carries forward its low residential scale and horizontal orientation in a more refined contemporary expression. The front terrace, entry steps, landscaping, and interior courtyard create a cohesive design that improves the site while maintaining the single-family character of the property and contributes to the overall visual quality and relationship to Hollywood Boulevard.

**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 proposed residence maintains the site’s relationship to the Hollywood Boulevard streetscape through its continued single-family use, one-story form, front-facing orientation, landscaped front yard, and defined pedestrian entry.

The site design also maintains compatibility with the surrounding residential setting through side and rear setbacks, open space, paver driveway, carport placement, and landscape screening. While the architecture is contemporary, the building’s low scale, residential orientation, and site layout allow it to fit within the established neighborhood pattern without creating an incompatible visual or spatial relationship.

**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 proposed materials include smooth white stucco, sandstone-colored aluminum windows, wood-style doors and shutters, composite wood accents, glass railings, paver driveway surfaces, and a powder-coated white metal carport. These materials create a restrained, cohesive palette that is contemporary but residential in character. The use of stucco, warm wood-style accents, pavers, and landscape integration helps soften the modern design and maintain compatibility with the surrounding Historic District context.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property.

The proposed residence uses coordinated contemporary materials and construction methods that are sensitive to the property and surrounding Historic District context. The design includes smooth white stucco, sandstone-colored aluminum windows, wood-style doors and shutters, composite wood accents, glass railings, paver driveway surfaces, and a powder-coated white metal carport, which together create a cohesive and well-defined architectural expression.

Although the project involves new construction rather than rehabilitation of a contributing structure, the proposed design reflects current workmanship styles and methods while maintaining compatibility with the residential character of Hollywood Boulevard and adjacent properties. Final construction quality and detailing will be reviewed through the building permit process.

**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.*

The existing residence maintains a low, one-story residential presence along Hollywood Boulevard. The proposed residence continues this relationship through its one-story form, horizontal massing, 25-foot front setback, landscaped frontage, and front-facing entry. The building is organized around an interior courtyard, which reduces perceived mass and creates a low, open residential form.

Although contemporary in design, the proposed residence maintains an appropriate association with the surrounding Historic District by carrying forward the site's single-family use, low scale, horizontal character, landscaped setback, and residential orientation. Based on this, and subject to compliance with applicable code requirements, the proposed design is consistent with the scale, massing, and residential character of the adjacent neighborhood.

**FINDING:** Consistent.

### **SUMMARY AND RECOMMENDATION**

The Applicant requests a Certificate of Appropriateness for Design for the construction of a new one-story single-family residence located at 1320 Hollywood Boulevard within the Hollywood Lakes Historic District. The proposal includes demolition of the existing one-story residence and construction of a new minimalist Modern home.

The existing residence presents as a modest one-story structure with limited ornamentation, horizontal emphasis, and a front-facing relationship to Hollywood Boulevard. While the existing structure does not exhibit distinctive character-defining features recognized as significant within the Historic District Design Guidelines, it contributes to the streetscape through its low scale, landscaped setback, and residential orientation.

The proposed residence is contemporary and distinguishable from the existing structure; however, it carries forward the broader site relationships that support compatibility with the Historic District, including one-story scale, low horizontal massing, front-facing orientation, landscaped frontage, paver driveway treatment, and a defined entry sequence. The proposed materials and architectural elements create a cohesive contemporary expression while maintaining compatibility with the surrounding residential context.

Based on the analysis of the application materials, existing site condition, submitted plans, Design Guidelines for Historic Properties and Districts, and applicable Certificate of Appropriateness criteria, Staff finds the request consistent with the intent of the Historic District review standards.

**RECOMMENDATION:** The Division of Planning and Urban Design recommends approval of the Certificate of Appropriateness for Design for the construction of a new one-story single-family residence located at 1320 Hollywood Boulevard, subject to final permitting review and compliance with all applicable City, County, State, and Federal requirements.

**ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Land Use and Zoning Map  
ATTACHMENT C: Conditions of Approval