HISTORIC PRESERVATION BOARD

APRIL 26, 2011

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

1. FILE NO: 11-C-15
   APPLICANT: Marissa Yorba
   LOCATION: 1127 Hollywood Boulevard
CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING

DATE: April 26, 2011
TO: Historic Preservation Board
VIA: Andria Wingett, Planning Manager
VIA: Julie Wells Krolak, Principal Planner
FROM: Elizabeth Chang, Planning and Development Services Administrator


APPLICANT REQUEST
Certificate of Appropriateness for Design of a new pitched roof.

STAFF'S RECOMMENDATION
Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

PROPOSED PROJECT
The applicant is proposing to redesign an existing flat roof on a single-family home to a pitched roof with Spanish barrel tiles. The one-story home was constructed in 1952 (Broward County Property Appraiser) and is located on two lots approximately 125' wide by 121' long. The design of the home is typical of Post War Modern Ranch. These homes were constructed en masse after World War II when there was a need for quick, efficient housing. This style was popular with builders as they were relatively inexpensive and used simple materials with none of the traditional detailing. Major features include asymmetrical massing with horizontal emphasis to windows. Materials include stucco and aluminum windows. Entrances were not emphasized and the homes had limited ornamentation. Low-pitched roofs were typical of Ranch style homes; however, this flat roof design is more characteristic of Mid-Century Modern. It is the applicant's desire to redesign the roof to give it an appearance more appropriate to the architectural design of the existing home.

Included in the scope of work are interior renovations in order to create a master bedroom, master bath, and kitchen area. Exterior renovations include replacement of entryway columns, and expansion of an existing covered porch and terrace located at the rear of the home. The proposed roof will extend over the expanded screened-in porch and terrace.
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 renovations are consistent with the character of the Historic Lakes Section and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicants/Owners: Marissa Yorba
Address/Location: 1127 Hollywood Boulevard
Size of Property: 0.35 acres
Present Zoning: Single Family Residential (RS-6)
Lakes Area Historic Multiple Resource Listing District
Present Land Use: Single Family Residence
Year Built: 1952 (Broward County Property Appraiser)

ADJACENT ZONING

North: Single Family Residential District (RS-6)
Lakes: Harrison and Tyler Street Historic District (HPOD-2)
South: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLOD-1)

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 renovations are sensitive to the character of the Historic Lakes Section through its design which is similar to existing structures in the surrounding neighborhood.

Policy CW.15: Place a priority on protecting, preserving and enhancing residential neighborhoods.

Policy 2.46 encourages the preservation of stable neighborhoods and rehabilitation initiatives that will revitalize and promote stability of 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 without interference with existing landscaping.

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 renovations do not adversely affect the integrity of the Historic District. The proposed pitched roof is compatible with the City’s Design Guidelines for Historic Properties and Districts and will ensure the stability and character of the neighborhood. Included in the scope of work are interior renovations as well as a new covered porch located at the rear of the home.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.6.F.

Criteria: integrity of location, design, setting, materials, workmanship and association.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommends consistent spacing and setback. Additionally, the Guidelines further recommend having the main entrance oriented to the street and site coverage similar to adjacent lots. The main structure meets required setbacks and will not change. The proposed renovations include changing a flat roof to a pitched roof with Spanish "S" barrel tiles.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The Design Guidelines for Historic Properties and Districts recommend compatible new additions with regards to scale, materials, texture and color. It further recommends protection of architectural details and features that contribute to the character of the building. 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. Sometimes scale is a specific component of a particular architectural style. The applicant is proposing a redesign of a flat roof into a pitched roof. The home is typical of Post War Modern Ranch in which the proposed roof is appropriate. The one-story elevation will still remain prominent from street view and is sensitive to the surrounding properties. The Design Guidelines recommend roofs should “provide adequate roof drainage and ensure that the roofing material provides weather tight covering for the structure.”

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The home is located in the Lakes Historic District and is consistent with other homes in the area. The Historic District Design Guidelines state
setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood. When making alterations or additions it is recommended distinctive features such as size, mass, color, and materials of buildings are retained. According to the Design Guidelines for Historic Properties and Districts, massing is an element of design and relates to how the building form, shape and components are perceived in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The massing of structures should focus on the diversity of styles. The design of the home is Post War Modern Ranch which is similar to surrounding properties. The applicant is proposing a pitched roof with tile which is appropriate for the design of the home.

The building was originally constructed in the 1950s and is located on multiple lots approximately 125 feet wide by 121 feet long, as shown on the survey. The existing front setbacks are maintained and, as proposed; the renovations will be consistent with the surrounding neighborhood. In order to preserve the existing setting and comply with this criterion, staff is recommending the condition the applicant provide a Unity of Title.

FINDING: Consistent with the imposition of staff’s condition.

CRITERION: MATERIALS

ANALYSIS: The existing roof consists of a flat roof. The applicant is requesting to redesign the roof with Spanish “S” barrel tiles, consistent to that of the surrounding neighborhood. It is the intent of the applicant to improve the appearance of their home while providing protection from the elements.

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 roof are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: When making updates to a home, the Design Guidelines recommend maintaining a layout and lot coverage similar to surrounding properties. Lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.

FINDING: Consistent
RECOMMENDATION

Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT A
Application Package
GENERAL APPLICATION

OFFICE OF PLANNING
2600 Hollywood Boulevard Room 315
Hollywood, Fl. 33022

File No. (to be filled by the Office of Planning): 11-C-15

APPLICATION TYPE (CHECK ONE):

☐ Development Review Board  ☒ Historic Preservation Board
☐ Planning and Zoning Board  ☐ Technical Advisory Committee
☐ City Commission

Date of Application: 3/23/14

Location Address: 1127 Hollywood Blvd.
Lot(s): 7  Block(s): 39  Subdivision: Hollywood Lakes
Folio Number(s): 5142-14-01-6660
Zoning Classification: ES-10  Land Use Classification:
Existing Property Use: Residential  Sq Ft/Number of Units: 2,626

Is the request the result of a violation notice? ( ) Yes ☒ No  If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File
Number(s) and Resolution(s):

☐ Economic Roundtable  ☐ Technical Advisory Committee  ☐ Development Review Board
☐ Planning and Zoning Board  ☐ Historic Preservation Board  ☐ City Commission

Explanation of Request:

PCR PORCH

Number of units/rooms: 4  Sq Ft: 2,879
Value of Improvement: $100,000.00  Estimated Date of Completion: 7/18/11

Will Project be Phased? ( ) Yes ☒ No  If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Florissa Yeeba
Address of Property Owner: 1127 Hollywood Blvd.
Telephone: 954-484-6378  Fax: 954-484-6378

Name of Consultant/Representative/Tenant (circle one): Esteban J. Roman
Address: 11510 SW 177th St Miami FL 33177
Telephone: 305-978-5335  Fax: 954-484-6378

Date of Purchase: 9/6/94  Is there an option to purchase the Property? Yes ( ) No ☒

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing:

Name: 
Address: 
Email Address: 

Page 1 of 3
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I)(we) understand and will comply with the provisions and regulations of the City’s Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City’s Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: ___________________________ Date: __________________

PRINT NAME: Marissa Torba Date: 3/28/11

Signature of Consultant/Representative: ___________________________ Date: __________________

PRINT NAME: Esteban M. Robianc Date: __________________

Signature of Tenant: ___________________________ Date: __________________

PRINT NAME: ___________________________ Date: __________________

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) New Roof and Porch to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Esteban M. Robianc to be my legal representative before the Historic Preservation Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me.

this 28th day of March, 2011

Notary Public State of Florida

Angie Gregory

My Commission DD674902

Expires 05/15/2011

SIGNATURE OF CURRENT OWNER

Marissa Torba

PRINT NAME

My Commission Expires: 05/15/2011 (Check One) Personally known to me; OR
BY THE UNDERSIGNED

HAVE BEEN REVISED AND ACCEPTED

ALL MATTERS APPEARING HEREON

HOLLYWOOD BOULEVARD
EXPLANATION LETTER FOR THE PROPOSED INTERIOR AND EXTERIOR REMODELING OF THE RESIDENCE LOCATED AT 1127 HOLLYWOOD BOULEVARD

Interior and exterior renovation is being proposed for the property located at 1127 Hollywood Boulevard. The existing residence is a one story residence with a flat roof with 2 a/c units on the roof which was built in 1952. The structure consists of 8” CBS perimeter walls with 2x10 roof joists. It is being proposed to build a new hip roof on top of the existing flat roof, thus creating a look which is very similar to the existing surrounding properties. The new roof will consist of a color blend Spanish Barrel Tile. At the entrance of the residence, 4 decorative pre-cast columns are being proposed to give the entrance a hierarchy. At the rear of the property, the existing aluminum covered porch will be removed and the new roof will extend over the new extended porch which will consist of openings covered by screen. On the east side of the porch, where an existing terrace is covered by an aluminum roof will be removed in order for the new roof to extend over the new terrace where 3 decorative pre-cast columns will be placed. The finish of the walls will remain the same with the existing smooth stucco finish and existing beige color. Any patching on walls will be done accordingly to match existing finish.

The interior work will consist of removing partition walls and a bathroom in the existing east side of the residence in order to create a master bedroom and a master bath. Within the kitchen area the existing kitchen cabinets and lighting will be removed. The existing ceiling is low therefore it will be removed. The new ceiling will be brought up higher to the underside of the existing 2x10 roof joists. The existing air conditioning duct work throughout the residence to be removed and new duct work to be brought from the top of the existing roof. This will create a higher roof at the east side of the residence where the new master bedroom and master bath will be located.

The reason for the remodeling of the residence is in order to provide a more enjoyable space and atmosphere for the owners. The height of the new ceilings at certain areas will be higher therefore creating a more open space rather that having a feeling of being pushed down. The new exterior façade will be of a more presence rather that of a low structure. The existing surrounding properties along Hollywood Boulevard pronounce themselves. Thus with the new facade it creates a pattern and rhythm with it’s neighboring environment.
Search Results

Search > Properties located at/on/near '...1127...'

9 permits were found for
1127 HOLLYWOOD BLVD

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ZONING INFORMATION

ZONING DISTRICT: R-1
WETLAND AREA

REZONING
LOT SIZE
ALLOTTED EXISTING PROPOSED
100.00 SQ. FT.
40.00 SQ. FT.

BERRAND
ALLOWED
REVIEWED
100.00 SQ. FT.
100.00 SQ. FT.

LOCATION MAP

SITE PLAN

MRS. MARISSA YORBA

1.2

A-1
DEMOLITION PLAN

SCOPE OF DEMOLITION WORK:
1. DEMOLISH EXISTING STRUCTURE ON EAST AND SOUTH SIDES.
2. REMOVE ALL EXISTING WALLS, CEILINGS, AND FLOORS.
3. CLEAR ALL EXISTING UTILITY LINES AND SERVICES.
4. REMOVE EXISTING ROOF AND ROOFING MATERIALS.
5. REMOVE EXISTING EXTERIOR FINISHES AND SURFACES.
6. CLEAR EXISTING EXTERIOR LANDSCAPING AND ALTERATIONS.
7. CLEAR EXISTING EXTERIOR LIGHTING FIXTURES.
8. REMOVE EXISTING EXTERIOR DECKS AND PATIOS.
9. CLEAR EXISTING EXTERIOR SECURITY SYSTEMS.
10. CLEAR EXISTING EXTERIOR PERMIT APPLICATIONS.

MRS. MARISSA YORBA
LOCATION: [LOCATION]
ARCHITECT: [ARCHITECT]
CONTRACTOR: [CONTRACTOR]
ATTACHMENT B
Aerial Photograph
1127 Hollywood Boulevard