



**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING & DEVELOPMENT SERVICES**

DATE: November 15, 2011

FILE: 11-C-87

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager 

FROM: Elizabeth Chang, Planning & Development Services Administrator 

SUBJECT: Thomas and Sharon Athanasiou request a Certificate of Appropriateness for Design of a shingle roof for a single-family home located at 1416 Monroe Street in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design of a shingle roof.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Denial

REQUEST

The applicant is requesting to replace an existing concrete flat tile roof, original to the home, with a shingle roof. The property is located at 1416 Monroe Street, was constructed circa 1960 (Broward County Property Appraiser) and is not historically designated. While this property was built in the 1960s, it has not been considered as contributing but could be designated as such as it has reached the 50-year threshold to qualify as a historic structure. The applicant, as well as staff, has performed an archival search which produced minimal information.

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 with concrete tile. However, the applicant has expressed concern over replacing the tile roof due to urgency and available funds. Several repairs have been made to the existing roof and over time, it has deteriorated further. As stated by the applicant, "Due to age and wear, our roof has irreparable damage and we have several active leaks inside our home, discoloration and visible moisture on our

ceiling, as well as visible mold inside our home and right outside our front entrance...We are in no way able to afford a tile roof; we are on a very limited budget..."

While there are existing shingle roofs in the Historic District, the homes have either existed with shingle, were changed prior to creation of the District, or were altered without proper permits. The Design Guidelines for Historic Properties and Districts recognize roofs as an integral part of a building's overall design which often helps to define its architectural style. Roofs are highly visible components of historic buildings in Hollywood. It is recommended to *Identify, retain, and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape; decorative features; and roofing material.*

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 districts. The home currently has a concrete tile roof and the applicant is requesting a shingle roof. While the shingle roof may be consistent with other properties in the Historic Lakes Section, the request is inconsistent with the Design Guidelines. As such, staff finds it appropriate to allow this request to be determined by the Board.

SITE BACKGROUND

Applicant/Owner: Thomas and Sharon Athanasiou
Address/Location: 1416 Monroe Street
Size of Property: 0.12 acres
Present Zoning: Single-Family Residential (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Land Use: Single Family Home

ADJACENT ZONING

North: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
South: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
East: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
West: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It states, "The single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements".

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 applicant is proposing to change the roof from tile to shingle. There are other homes in the District which contain shingle roofs. The proposed roof material will continue to provide safe environment for the structure which can withstand Florida's inclement weather; however, does not preserve the original character of the home.

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.

Although it is ideal to maintain original roofing materials such as clay or concrete tile, staff has continued to receive an increasing number of permit requests for use of shingle roofing within the District, as it is more economically feasible. However, the replacement of tile to shingle is incompatible with the Design Guidelines for Historic Properties and Districts.

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: Due to the nature of this request, integrity of location is not applicable.

FINDING: Not applicable

CRITERION: DESIGN

ANALYSIS: The home is typical of Post War Modern Ranch which originally contains a concrete tile roof. The Design Guidelines recommend to *Identify, retain, and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape; decorative features; and roofing material.* However, the applicant is proposing a shingle roof, similar to surrounding properties, due to urgency and affordability. As stated by the applicant, "Due to age and wear, our roof has irreparable damage and we have several active leaks inside our home, discoloration and visible moisture on our ceiling, as well as visible mold inside our home and right outside our

front entrance...We are in no way able to afford a tile roof; we are on a very limited budget...”

While there are existing shingle roofs in the Historic District, these homes have either existed with shingle, were changed prior to creation of the District, or were altered without proper permits. The Design Guidelines for Historic Properties and Districts recognize roofs as an integral part of a building’s overall design which often helps to define its architectural style. Roofs are highly visible components of historic buildings in Hollywood. The shingle roof may be consistent with other properties in the Historic Lakes Section; however, the request is inconsistent with the Design Guidelines. As such, staff finds it appropriate to allow this request to be determined by the Board.

FINDING: Inconsistent

CRITERION: SETTING

ANALYSIS: According to the Design Guidelines, *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.* The home in question is located within the District; however, does not appear to yield a unique historic character. Post War Modern Ranch 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. Low-pitched roofs were typical of Ranch style homes with concrete tile. However, there are other homes in the District which contain shingle roofs. This roofing material will continue to provide safe environment for the structure which can withstand Florida’s inclement weather; however, does not preserve the original character of the home.

FINDING: Inconsistent

CRITERION: MATERIALS

ANALYSIS: As stated in the Design Guidelines, *Materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Significant materials should be identified before undertaking the rehabilitation of a building or other historic property.* It is recommended utilizing materials that are compatible in quality, color, texture, finish, and dimensions to those that are in the historic district. While the proposed shingle roof is not original to the home, there are other homes which contain a similar roofing system. The proposed material is appropriate and will be compatible in color; however, it does not maintain the historic character.

FINDING: Inconsistent

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 inconsistent with the existing structure; however, is sensitive in design and nature to the home and adjacent properties. The proposed roof is neutral in color and is consistent with other shingle roofs in the surrounding neighborhood.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: The Historic District Design Guidelines identify repeated elements on neighboring buildings as a characteristic of buildings in Hollywood. *The design element of scale relates to the regular or harmonious recurrence of lines, shapes, forms or colors. It incorporates the fundamental notion of repetition as a device to organize forms and spaces in architecture.* The selected roofing material will match the roof color of surrounding properties in the District. Additionally, the structure of the roof will not be altered therefore preserving the existing shape and lines of the building which cause it to intermingle with surrounding homes.

FINDING: Consistent

RECOMMENDATION

Certificate of Appropriateness for Design: Denial.

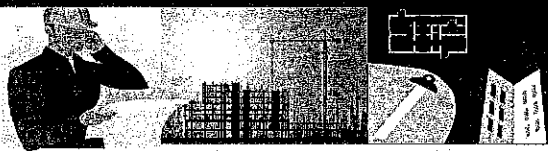
ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): 11-C-07

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 10/26/2011

Location Address: 1416 Monroe St. Hollywood 1-21
Lot(s): 20 Block(s): 88 Subdivision: Hollywood Lakes
Folio Number(s): 5142 1502 6450

Zoning Classification: RS-6 Land Use Classification: low/medium single family
Existing Property Use: 01/Single family Sq Ft/Number of Units: 1644 Sq. Ft

Is the request the result of a violation notice? () Yes (X) 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: see attached

Number of units/rooms: n/a Sq Ft: n/a

Value of Improvement: \$9,400 Estimated Date of Completion: 2-3 weeks after perm. ISSU

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

Name of Current Property Owner: Thomas + Sharon Athanasiou

Address of Property Owner: 1416 Monroe St, Hollywood 33020

Telephone: 954-559-0003 Fax: _____ Email Address: LittleShe@aol.com

Name of Consultant/Representative/Tenant (circle one): n/a

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: 7/16/2004 Is there an option to purchase the Property? Yes () No (X)

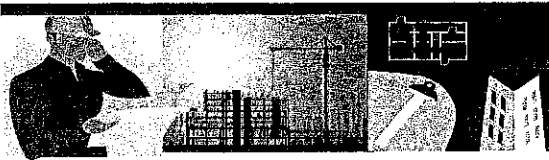
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

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: Sharon Athanasiaou, Thomas Athanasiaou Date: 10/24/11

PRINT NAME: Sharon Athanasiaou, Thomas Athanasiaou Date: 10/24/11

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ 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) shingle roof to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the Historical Preservation (Board and/or Committee) relative to all matters concerning this application.

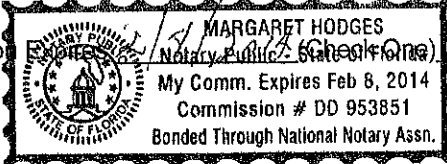
Sworn to and subscribed before me this 24th day of October

Sharon Athanasiaou, Thomas Athanasiaou
SIGNATURE OF CURRENT OWNER

Margaret Hodge
Notary Public State of Florida MARGARET HODGES

Sharon Athanasiaou, Thomas Athanasiaou
PRINT NAME

My Commission Expires Feb 8, 2014
Commission # DD 953851
Bonded Through National Notary Assn.



Personally known to me; OR _____

Thomas & Sharon Athanasiou
1416 Monroe Street
Hollywood, FL 33020
October 26, 2011

City Of Hollywood/Historic Restoration Board

EXPLANATION OF REQUEST: Re-roof using dimensional shingle tile.

Due to age and wear, our roof has irreparable damage and we have several active leaks inside our home, discoloration and visible moisture on our ceiling, as well as visible mold inside our home and right outside our front entrance. The recent weeks of heavy rain have wreaked havoc on our home because of this roof situation, and quickly turned this into a matter that must be handled in a very timely fashion. As witnessed by our current chosen contractor, every week, the leakage and mold increases. We cannot wait any longer to get this done; it must happen at this time before the situation becomes even worse.

We have never been personally informed (verbally, or in writing) by the previous owners of our home (we purchased through owner, not through a realtor), nor by the bank, nor by the City of Hollywood, that our street or home is considered "historical".

This re-roof is being done out of necessity, due to the water damage that the condition of our current roof is causing to our home, and to avoid a further health hazard of continued mold growth.

We are in no way able to afford a tile roof; we are on a very limited budget, and have even had to borrow money from a relative to cover a portion of what the cost will be for the shingle roof.

Therefore, we are requesting approval of a dimensional shingle re-roof for our home, which is the best type of roof possible within our means.

Sincerely,


Sharon Athanasiou


Thomas Athanasiou

Date: October 27th, 2011
To: Historical Preservation Board
From: Sharon and Thomas Athanasiou, Home owners
Subject: Home owner wishes to have tile roof removed and replace with Tamko 3 dimensional shingles for property located at 1416 Monroe St. Hollywood Florida 33020.

Background:

The home owners of the property at 1416 Monroe St. Hollywood FL,33020 wish to replace their roof with Tamko three dimensional shingles do to multiple leaks inside the home as well as mold growth through out the home. Although their home originally has a tile roof, they are unable to afford the cost of tile nor the labor to put tile back on the roof. The home owners have tried to patch leaks in the roof and the roof kept leaking or another leak would start once the other had been patched, thus leading to the home owners already spending more than could be afforded on repairs and mold growth. Their only safe option at this point is to re-roof their home to stop the leaks and help prevent more mold growth in the home.

Request

Sharon and Thomas Athanasiou, owners of the property at 1416 Monroe St. Hollywood FL 33020 are requesting to replace their tile roof with Tamko rustic cedar three dimensional shingles.

General Criteria

In accordance to the criteria for this request the home owners chose a shingle similar in color to other shingled homes in the area thus matching homes in the surrounding area and maintaining the pattern they provide. The home owners are only changing the tile section of their roof from it's original material the low slope, or flat, part

of the roof will be replaced with the same system as originally there. No other parts or the property are being requested to be changed from original materials.

Comprehensive Plan

The goal of the Historic Preservation Element of the Comprehensive Plan is to "protect structures and sites throughout Hollywood that contribute significantly to the city's heritage."

The house at 1416 Monroe St. was built in the 1960's thus making it an old Hollywood building, but the home has never been declared a historical land mark and the home has no record of ever having any historical events nor people living in or happening on this particular property. Changing the tile to shingles, which would match other surrounding homes, does not interfere with the Historic Preservation Element of the Comprehensive Plan.

Should the residence not be allowed modification and left as is there is a distinct possibility the structure will receive further extensive damage to its interior from water damage and mold growth.

Notification/ Economic Standing

Upon moving to this property the home owners were not made aware that they were moving into a historically designated area. The previous home owner, the bank, nor the city ever informed Sharon and Thomas Athanasiou, they were moving into a historical district nor were they informed of the requirements of the upkeep for the district where they had chosen to reside.

Had they been informed upon purchasing the property the owners could have

had the opportunity to make financial arrangements in advance to prepare for the extra expense of replacing a tile roof.

Design

The requested shingle color, is used though out the neighborhood and tastfully matches the home and blends with surrounding buildings and homes in the area thus making it visually appealing to the community.

Safe and Sanitary Housing

Do to the leaking roof the home owners have had to spend significant amounts of money on repairs only to have the same spot start leaking again and more leaks begin. While they have been striving to maintain a well kept home, the leaking has caused water damage in several areas of their home and mold growth has started in their ceilings. In order to comply with the criteria for safe and sanitary housing the home owners need to replace the roof in order to prevent further damage to the home and causing health issues to the themselves and their family.

According to multiple professionals the property owner's only option is to replace the roof to prevent any more leaking. The home owner has no other choice but to replace their roof with a shingle system due to their strict budget and economic situation.

Professional Opinion

Do to the extensive damage the tile roof has caused it needs to be replaced. The home owner is unable to afford tile and any more damage to the roof could prove fatal to the well being of the home and the home owners presiding with in the home. A more affordable option while keeping a high quality and visually appealing standard

would be to go with the requested material of Tamko three dimensional shingle in rustic cedar coloring. The shingle goes well with the homes color and matches the coloring of the surrounding area. In replacing the roof with the shingles it would allow the customer the ability to keep their home to a safe and sanitary standard. with in their strict budget.

Attachments

Title to Home

General Application

Permit History

Samples of Tamko 3 dimensional Rustic Cedar shingles

Photographs-

1416 Monroe St. street profile

1416 Monro street roof showing existing roof and neighboring roofs

1416 Monroe St water damage and mold

Posted signs at 1416 Monroe st

MECHANICAL	
SCREEN	
POOL	
DRIVEWAY	
PATIO OR WALK	

50 506 92.00

JANEL INC.		1967	
NAME OF OWNER		ADDRESS OF CONSTRUCTION	
JANEL INC.		LOT 20 BLOCK 88, TOWN OF H.D.	
OWNER'S ADDRESS		COST	
800 So. So. LAKE DR.		\$ 15,000.	
DESCRIPTION OF CONSTRUCTION		TYPE OF CONSTRUCTION	
SINGLE FAMILY RESIDENCE.		BASIC	
PERMIT TYPE	NO.	DATE ISSUED	TO WHOM
BLOS	40581	6-23-60	PIONEER CONST. CO.
ROOF	40917	7-22-60	Shelby Roofing
ELECTRICAL	4754	7-16-67	Shelby Electric
Plumbing	4779a	9-22-67	Shelby Electric
SEPTIC TANK	19012	6-30-60	May Plab Co

DATE	40917	7-22-64	Electric
ELECTRICAL	21850	7-22-64	Electric
	22859	7-22-64	Electric
Air Cond	4751	7-14-64	Electric
	7771	9-22-62	Electric
PLUMBING	19012	6-20-64	Plumbing
SEPTIC TANK			
GAS			

JOB ADDRESS
 1415 Monroe Street
 CITY
 STATE
 ZIP CODE

LICENSE NUMBER
 CONTRACT
 FEE \$ 7.50
 VALUATION \$

REASON FOR CONSTRUCTION
 Replace sewer

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
SEPTIC/SEWER				SEPTIC/SEWER		
AIR/CONDITION				AIR/CONDITION		
MECHANICAL				MECHANICAL		
SCREEN				SCREEN		
POOL				POOL		
DRIVWAY				DRIVWAY		

ELECTRICAL SUPP.
 8715
 9-28-76
 C.D. Patterson

ALCANTARA

NAME MR. ALEJANDRO ALCANTARA
ADDRESS 1000 MARION ST.
CITY [REDACTED] **STATE** [REDACTED] **ZIP** [REDACTED]

TYPE PERMIT [REDACTED] **DATE** [REDACTED] **VALUATION** \$ 600.
CONTRACTOR [REDACTED] **ARCHITECT** [REDACTED] **FEE** \$ 7.
DESCRIPTION OF CONSTRUCTION [REDACTED]

PEROOF -tar and gravel

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
SEPTIC/SEWER				SEPTIC/SEWER		
AIR/CONDITION	62572	6-24-80	Reliable Roof	AIR/CONDITION		
MECHANICAL				MECHANICAL		
SCREEN				SCREEN		
POOL				POOL		
DRIVEWAY				DRIVEWAY		
RATIO or VARI				RATIO or VARI		

county surcharge fee \$.25

Select a Service _____ Select an Agency _____

Search Results

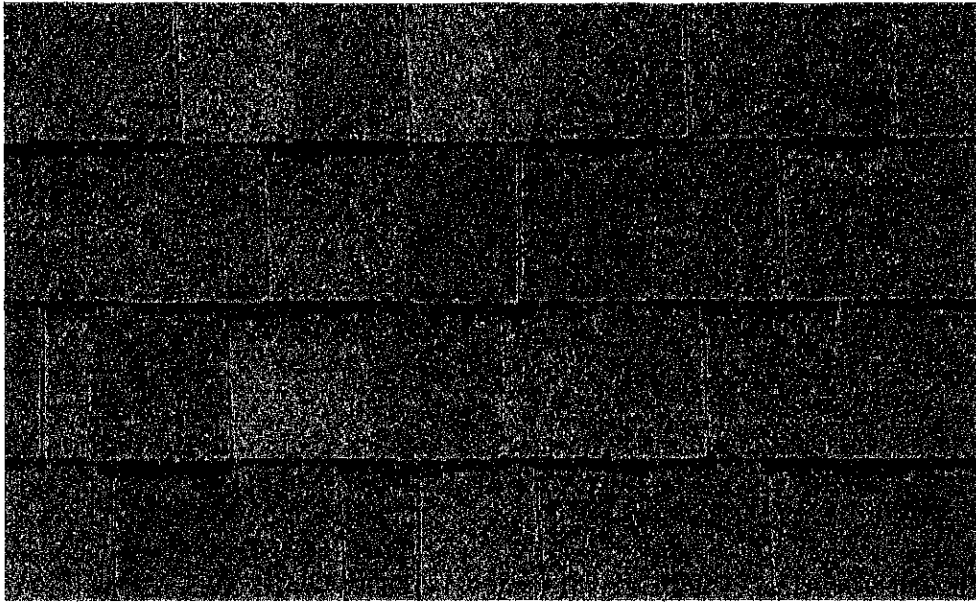
Search > Properties located at/on/near '...1416 monroe...'
 9 permits were found for
1416 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B0002344	RE-ROOF FLAT		4/3/2000
Details		B0003596	DRIVEWAY		5/12/2000
Details		B0003601	FENCE-CHAIN LINK &/OR WOOD		5/12/2000
Details	3174	B0602218	STORM SHUTTERS	3/3/2006	3/3/2006
Details		B11-104009	REROOF - COMBINATION OF TYPES	10/14/2011	
Details		B9202965	FENCE-WOOD,CHAIN LINK,ETC.		5/13/1992
Details		B9306313	WINDOW REPLACEMENT		9/29/1993
Details		E9303899	SERVICE CHANGE & A/C HOOK UP		12/10/1993
Details		M9301503	A/C - CENTRAL - NEW		12/10/1993

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 Search Permit Status | Pay Permit Charges | Request for Inspection | Building Code of Ordinances

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 2600 Hollywood Boulevard, Hollywood, Florida 33020-4807
 P. O. Box 229045, Hollywood, Florida 33022-9045



Picture summary

Pictures 1-6 Shows repair attempts and cracks in repair.

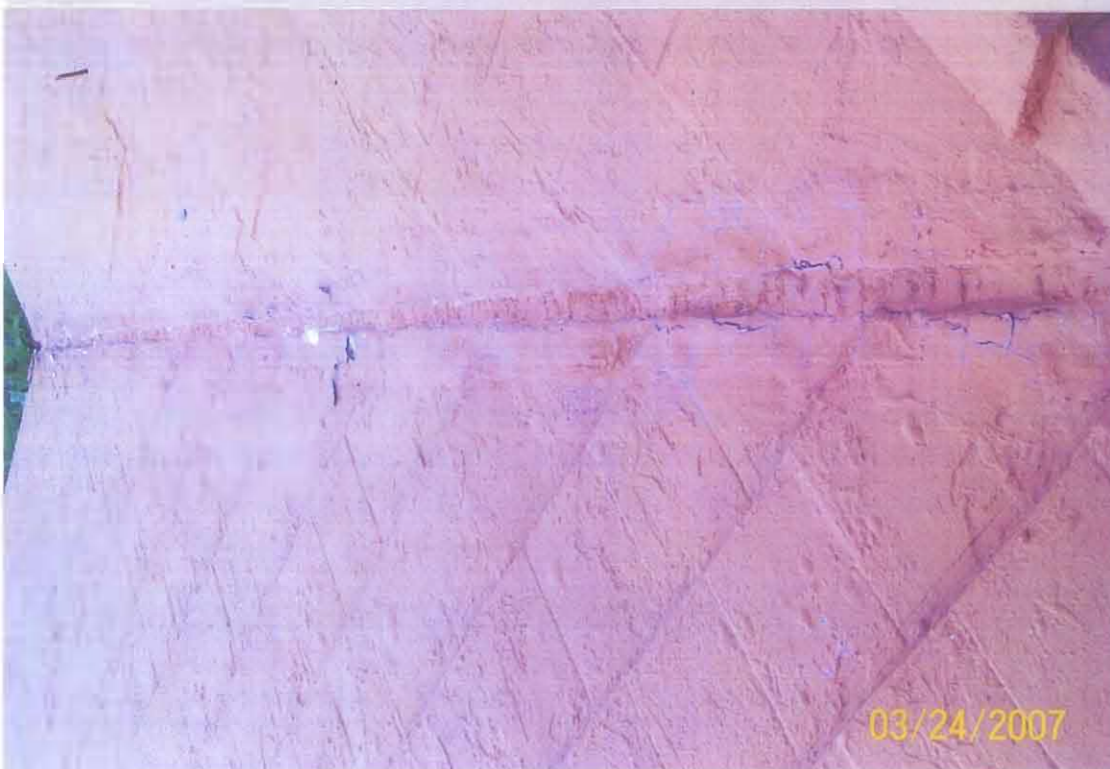
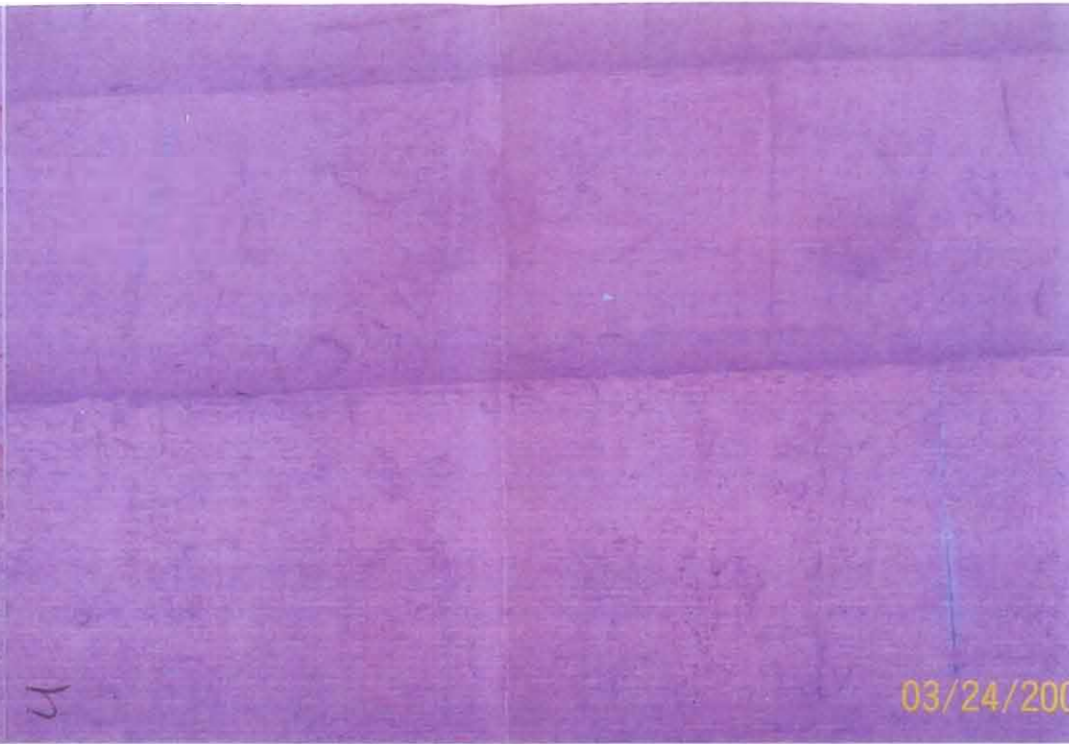
Pictures 7 & 8 Shows existing roof and surrounding roofs.

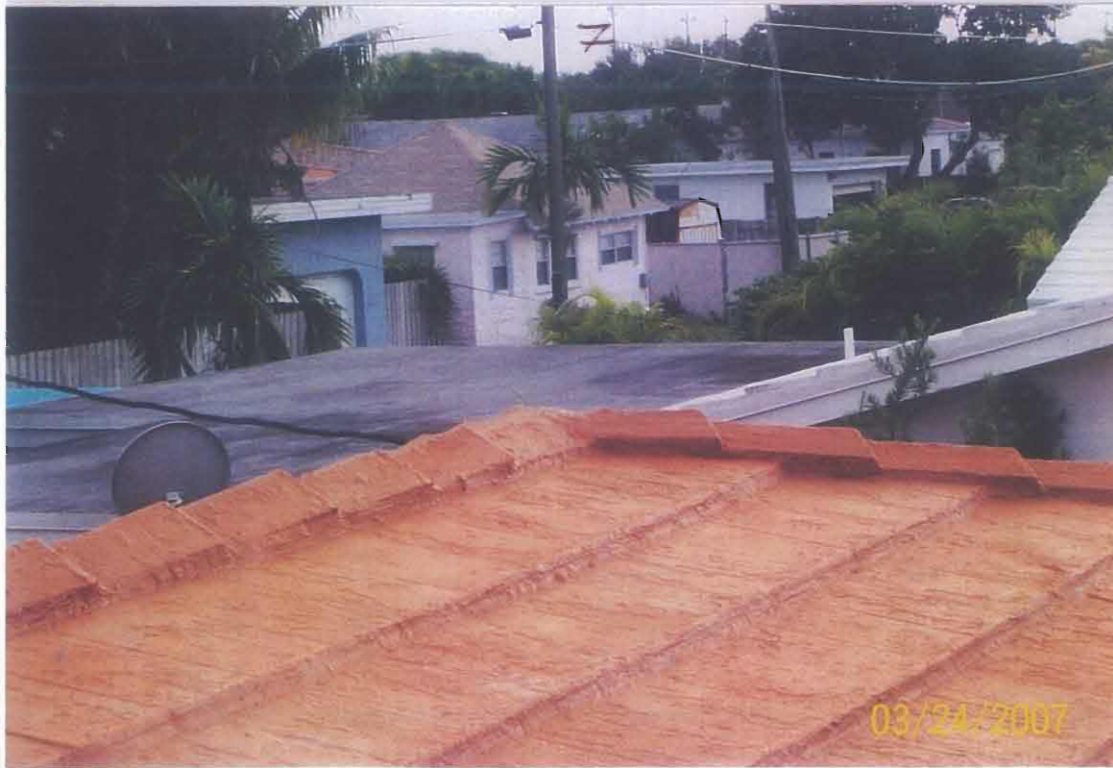
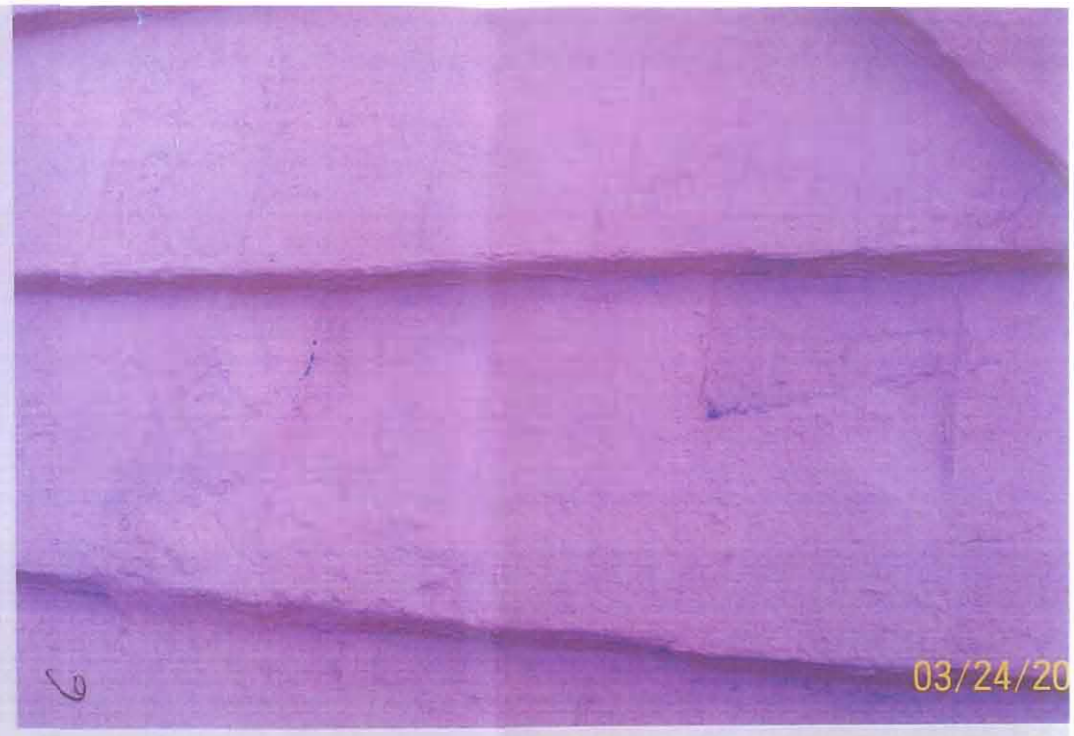
Pictures 9 & 10 Shows surrounding roofs.

Pictures 11-17 Pictures of existing roof.

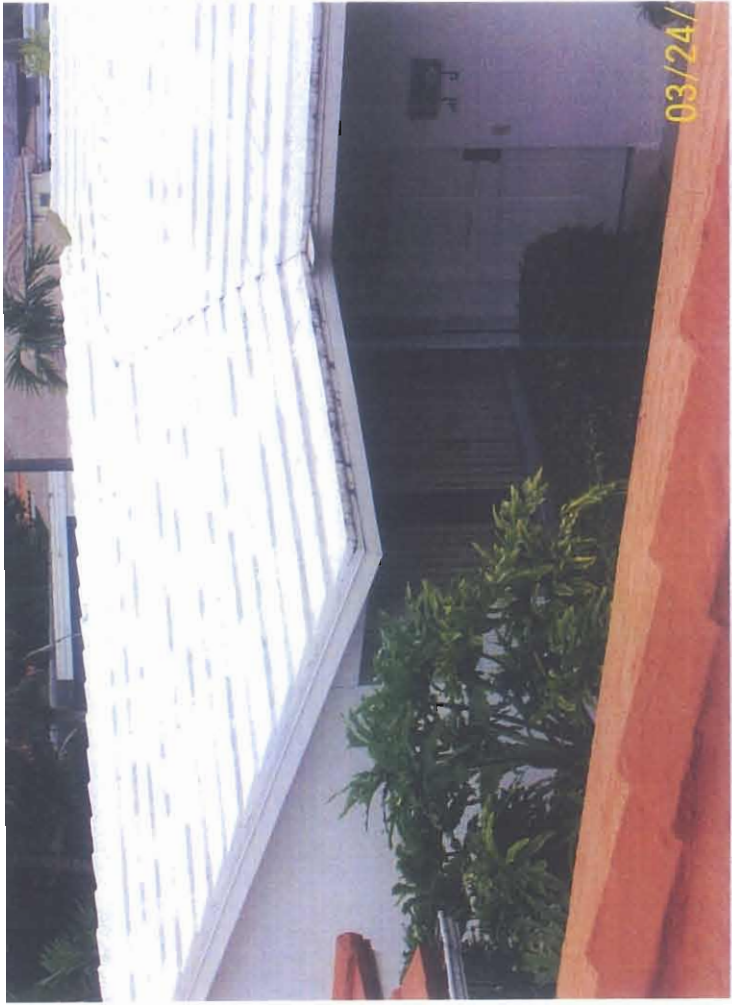
Pictures 18-22 Shows mold growth on front porch entrance.

Pictures 23-28 Shows mold growth and leaking inside home.





9



10





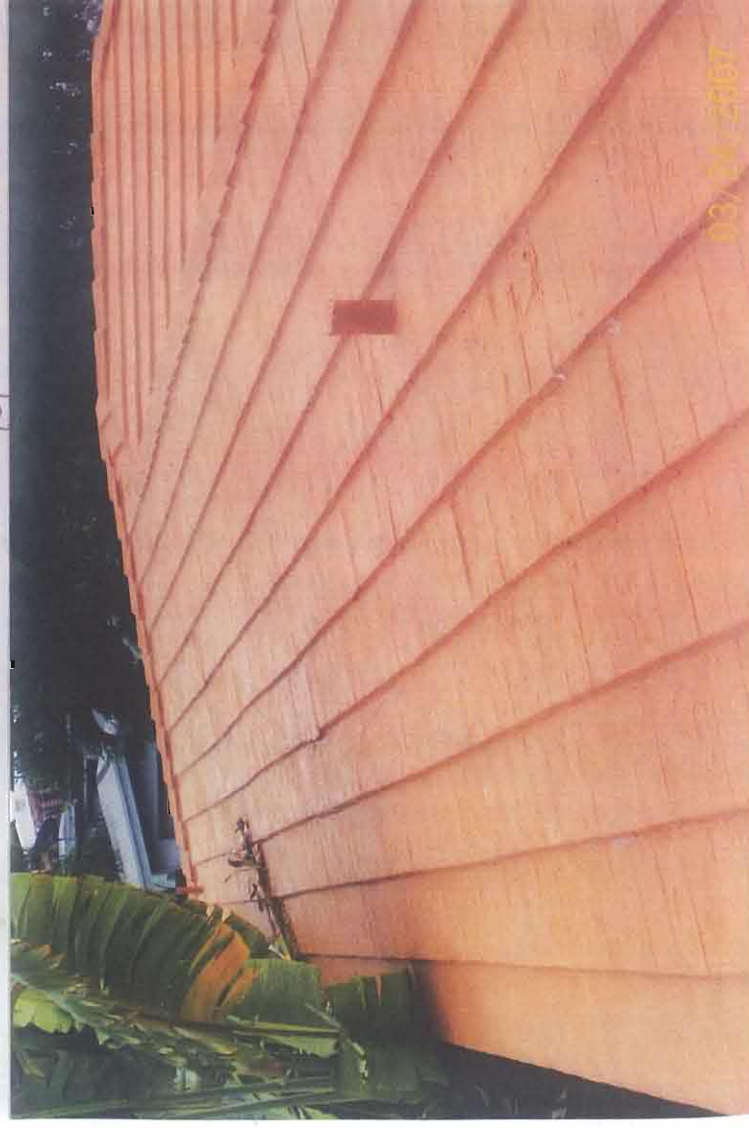
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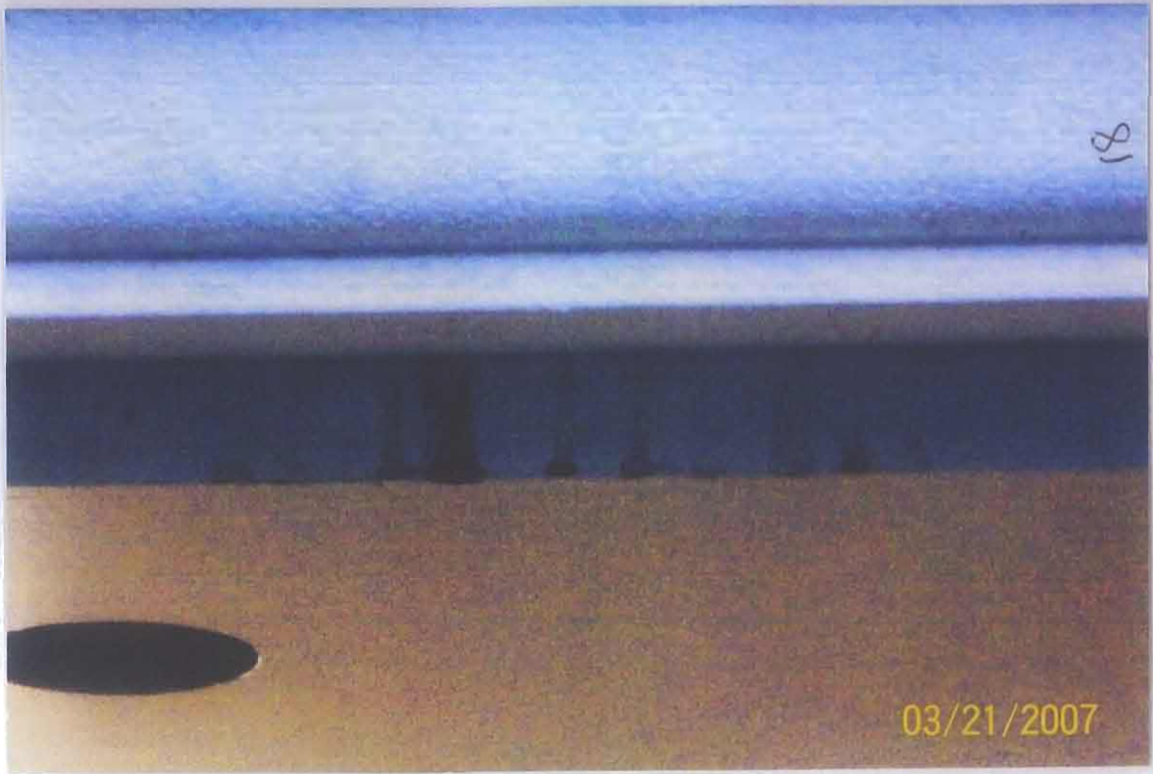
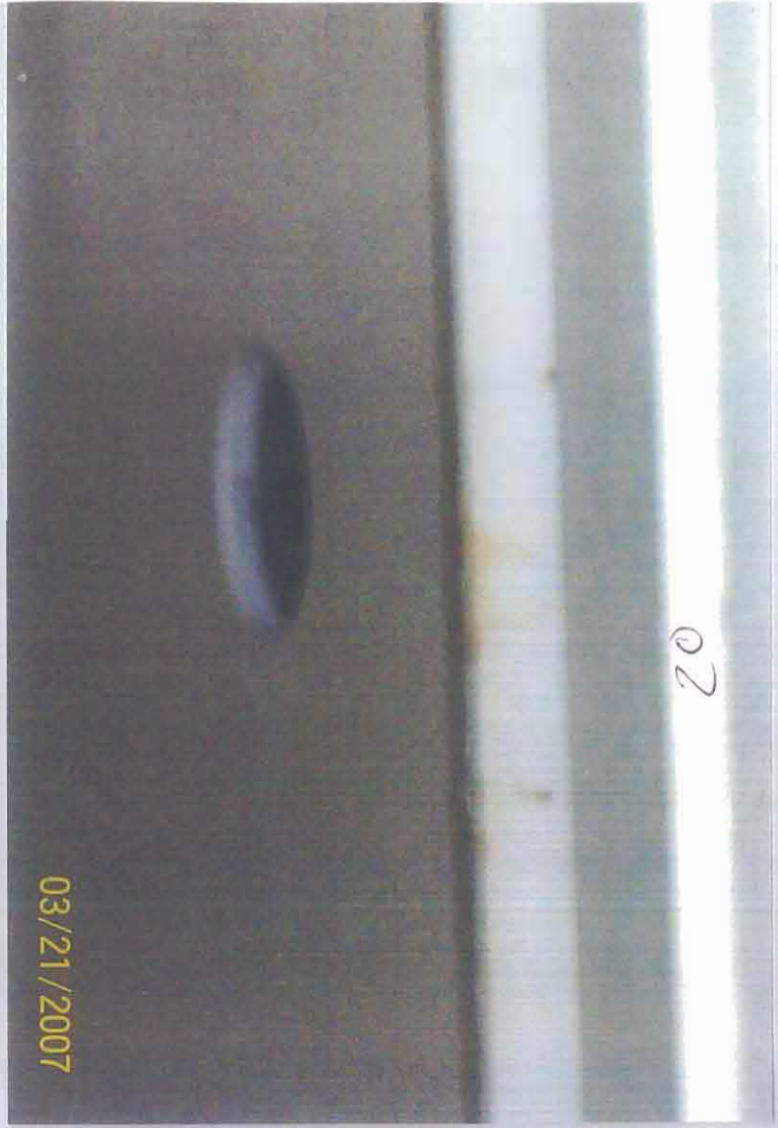
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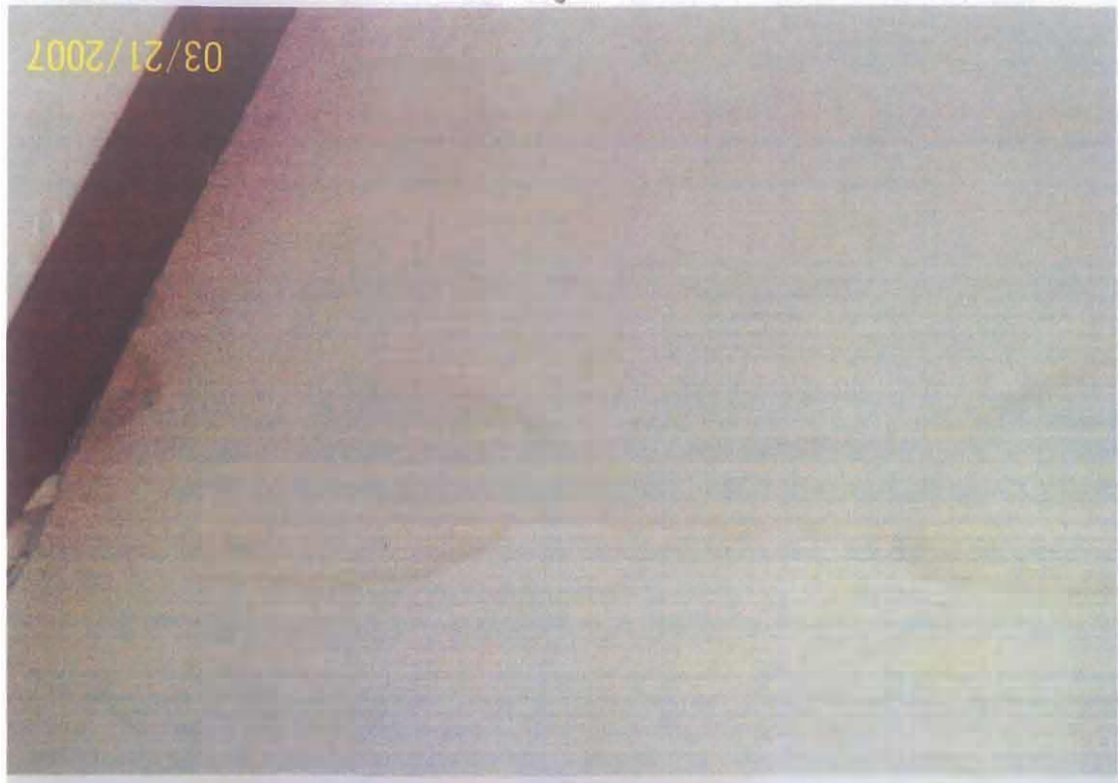
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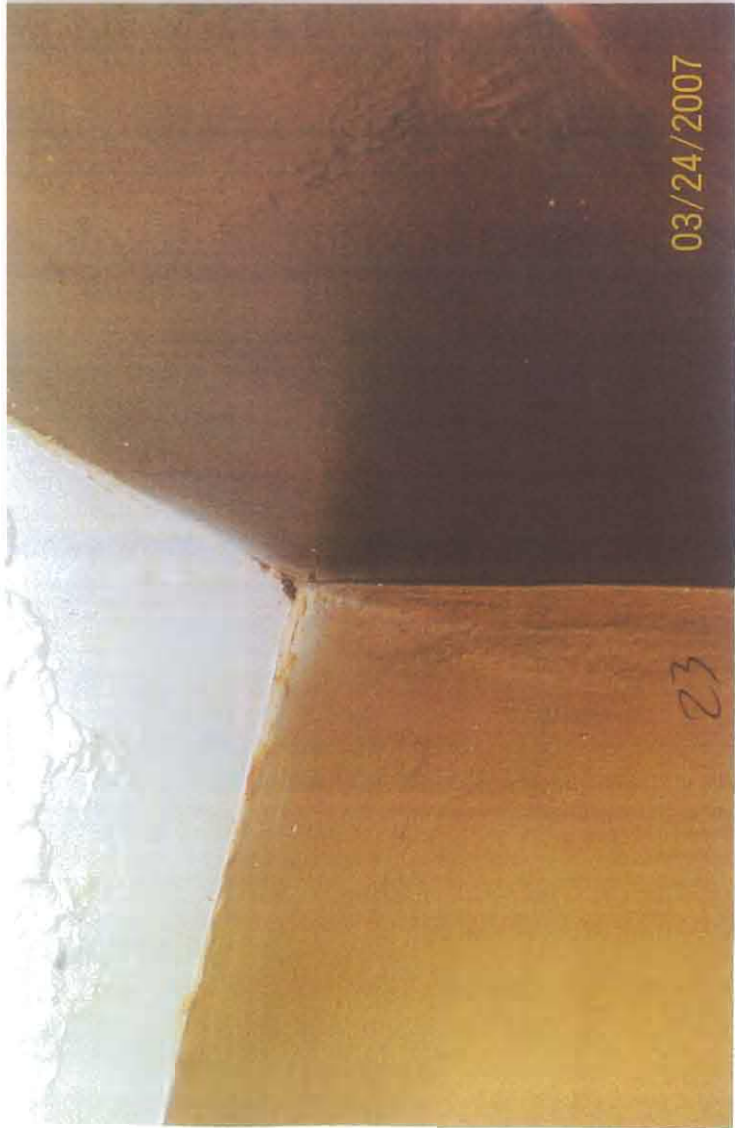
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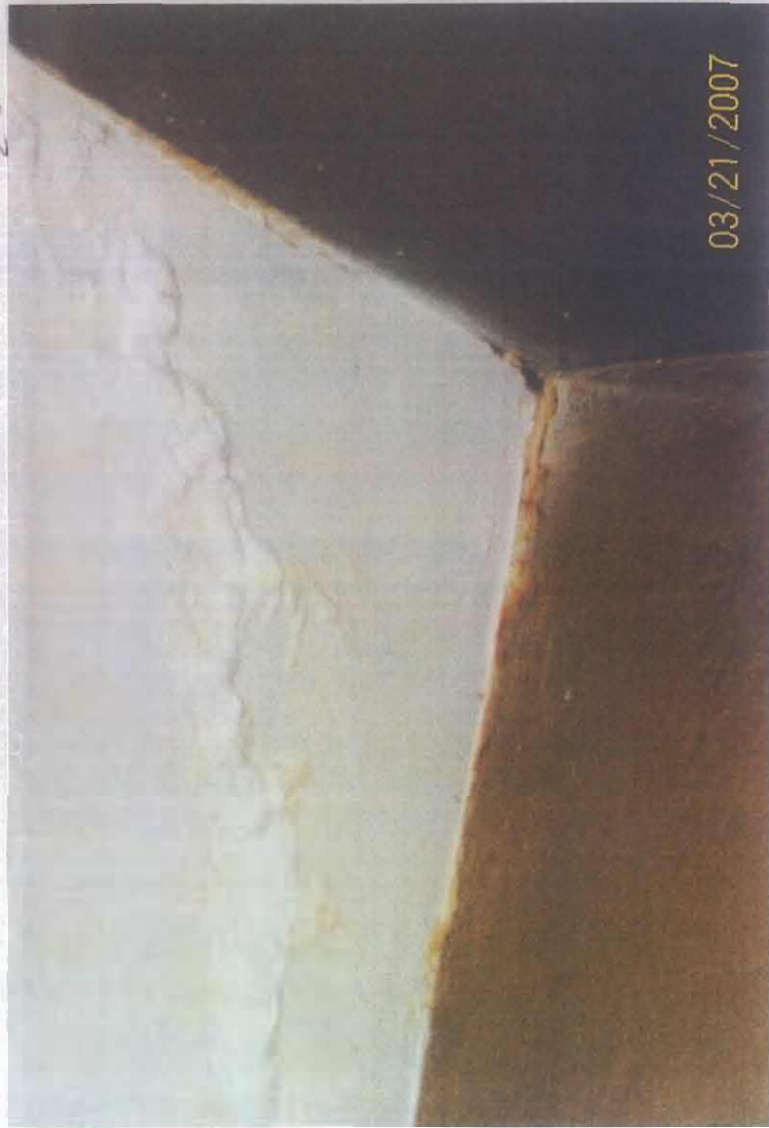
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23



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25



26

ATTACHMENT B
Aerial Photograph



1416 Monroe Street