

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING**

**DATE:** September 28, 2010 **FILE:** 08-CM-38a

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager 

**VIA:** Julie Walls Krolak, Principal Planner 

**FROM:** Elizabeth Chang, Planning and Development Services Administrator 

**SUBJECT:** Carl J. Ferro requests a Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design for renovations to a restaurant located at 1214 N. Broadwalk within the Hollywood Beach Historic Overlay District. (Nick's Bar & Restaurant)

**APPLICANT REQUEST**

Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design for renovations/additions to an existing restaurant.

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Partial Demolition: To be determined by Historic Preservation Board.

Certificate of Appropriateness for Design: Approval, with the condition a Certificate of Appropriateness for Partial Demolition is obtained.

**BACKGROUND**

On March 24, 2009, the Historic Preservation Board approved Partial Demolition and an approximate 650 sq ft addition to an existing building, Nick's Bar & Restaurant. The approved addition included a storage area on the south side of the existing building, rehabilitation of an existing open wood frame parapet and replacement of existing stonework. According to the Florida Master Site File, the building was originally constructed in 1946 with the front portion of the building (east) added during the 1980's to create an open deck where visitors could dine while enjoying a view of the Broadwalk. This addition included the wood frame parapet and continued the veneer stonework on the front façade which is what exists today.

**PROPOSED PROJECT**

The Florida Master Site File identifies this building as contributing from the period of significance which marks the establishment of Hollywood. Nick's Bar & Restaurant, built in 1946, is an example of Masonry Vernacular architecture. The building is on one lot approximately 43 feet wide by 80 feet long. The existing main entrance is beachfront and the façade is finished with veneer

stonework with dominant window openings. The roof systems consist of flat and gable roofs. Its design, material, and workmanship are true to the setting and time of construction. The wood accents and accessories of the interior are the most notable features, including found objects from the beach – oars, rope, and other marine memorabilia.

Previously approved plans included demolition of the front (east) portion of the building and restoration of the veneer stonework; however, the applicant has performed research which proves the existing stonework is not original to the building. Additionally, the applicant discovered the original parapet behind the existing east addition. Pictures provided by the applicant (Attachment A) show the original parapet and façade without the veneer stonework. While the applicant is still proposing demolition of the front (east) portion of the structure, they would like to include demolition of an office at the rear (west) and exterior wall (south) in order to expand the dining area and restrooms and create a second-story storage area with elevator shaft. According to the applicant's architect, the office consists of wood frame construction and was never permitted. The remaining portion of the building, built in 1946, will be maintained. This portion of the building will be boarded up and protected during construction.

Proposed renovations include an addition, approximately 337 sq ft, and will be located on the south side of the building where the office currently exists. Location of the second-story storage area will be situated toward Surf Road away from the Broadwalk, similar to that of adjacent structures. Scope of work includes restoration of the original façade and reconstruction of the east addition in order to feature the original parapet. According to the applicant's architect, "The style of the original building is quite unique and can only be described as a real life sand castle because of the over emphasized castellations of the parapet." Additionally, the applicant has worked with Engineering to comply with FEMA finished floor requirements.

The structure is located within the Historic Beach Overlay District and the Zoning and Land Development Regulations requires the applicant obtain a Certificate of Appropriateness for Partial Demolition. Should the Historic Preservation Board deem the office non-historic no further action is required and a Certificate of Appropriateness for Partial Demolition shall be issued. However, if the office is determined to be historic, a recommendation will be made by Historic Preservation Board to the City Commission regarding partial demolition.

In order to maintain a historical record of the building, the Board may request the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for the archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant to place a marker on the property which provides the historic background of the structure.

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 proposed renovations are consistent with the character of the Historic Hollywood Beach Overlay District and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

## **SITE BACKGROUND**

**Applicants/Owners:** Carl J. Ferro  
**Address/Location:** 1214 N. Broadwalk  
**Size of Property:** 0.08 acres



**Present Zoning:** Broadwalk Historic District (BWK-25-HD-C)  
Hollywood Beach Historic Overlay District  
**Present Land Use:** General Business  
**Year Built:** 1946 (Original structure)

**Adjacent Zoning:**

**North:** Broadwalk Historic District (BWK-25-HD-C)  
Hollywood Beach Historic Overlay District  
**South:** Broadwalk Historic District (BWK-25-HD-C)  
Hollywood Beach Historic Overlay District  
**East:** Broadwalk  
**West:** Beach Resort Commercial (BRT-25C)  
Hollywood Beach 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."

Partial demolition of the structure allows the applicant to make the necessary improvements while maximizing the use of their property. By allowing the applicant to improve the structure, the City is accomplishing the desired reinvestment in an existing contributing site in the Historic Hollywood Beach Overlay District while maintaining the character of the Broadwalk.

**CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City-Wide Master Plan places a priority on protecting, preserving Hollywood Beach and its contribution to the quality of life for all residents and visitors of the City. It addresses the need for strict design controls to maintain the individual character of each neighborhood and the Broadwalk. The proposed renovations are sensitive to the character of the Historic Beach Overlay District.

*Policy 4.1: Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; North, Central and South Beach; and provide a clear vision for creating a more harmonious and attractive community.*

*Policy 4.36: Identify obsolete structures and work to have them demolished and redeveloped, while preserving buildings of historical value.*

The applicant is proposing to restore the original design and façade of the building. The existing veneer stonework was not original and will be removed. According to the architect, the original design resembles a sand castle because of the over emphasized castellations of the parapet. As such, the proposed restoration for this structure is consistent with residents' desire to maintain the Beach's unique charm. The replacement of the east addition will be designed to feature the original parapet. Furthermore, the applicant will be improving the site by eliminating a portion of a deteriorating structure and replacing it with one that will increase safety and preserve a building of historic significance. Additionally, these improvements will allow the structure to last longer allowing for continued enjoyment of the business by residents and visitors.

## CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The Hollywood Beach CRA Master Plan places an emphasis on preserving the character and scale of Hollywood Beach. Hollywood Beach is notable for its natural beauty, intimate scale of architecture and the Broadwalk, which helps define the Beach as a unique resort destination in South Florida. The Master Plan is based on two overarching principles with a series of recommended strategies and actions to establish Hollywood Beach as an economically and environmentally sustainable community.

The intent of Strategy 1.1 is to protect features of the Broadwalk that are unique, character defining features of the Beach's urban form. Additionally, Action Item 1 under this strategy expresses facilitation for renovations of existing historic structures. The proposed renovations are sensitive to the surrounding area and the continued preservation of Nick's Bar & Restaurant which serves to protect the Broadwalk as a unique sense of place.

## DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR PARTIAL DEMOLITION

Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. However, the Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

- CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.
- CRITERION 2:** Association with the lives of persons significant in our past.
- CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.
- CRITERION 4:** Possession of high artistic values.
- CRITERION 5:** Representation of the work of a master.
- CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.
- CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

The Zoning and Land Development Regulations Section 5.6.F.5.d states the Historic Preservation Board shall consider the following criteria in evaluating an application for a Certificate of Appropriateness for Demolition.

- CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

**ANALYSIS:** The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. According to the Florida Master Site File, this building is associated with the Masonry Vernacular



movement in South Florida. It states, "Its design, material and workmanship are true to the setting and time of construction." Although the site is not individually designated, it is considered a contributing structure to the Hollywood Beach Historic Overlay District in embodiment of distinctive characteristics of a type, period or method of construction. It is by determination of the Historic Preservation Board as to whether the existing office is considered historic or non-historic.

The Historic District Design Guidelines state *non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact*. Previously approved plans included partial demolition of the front portion of the building (east) which was added to the original structure during the 1980's. Additionally, the applicant is proposing demolition and reconstruction of an existing office located at the rear (west) of the building in order to build a second-story storage area with elevator shaft as well as an exterior wall to the south in order to expand the dining area and restrooms. According to the applicant's architect, the office consists of wood frame construction and was never permitted. The original portion of the building, built in 1946, will be maintained. This portion of the building will be boarded up and protected during construction. Additionally, the Guidelines further state *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district should be removed*. Should the Historic Preservation Board determine office non-historic no further action is required and a Certificate of Appropriateness for Demolition shall be issued. If the addition is found historic or of historic significance a recommendation will be made by the Board to the City Commission regarding demolition of the structure.

**CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**ANALYSIS:** According to the Historic District Design Guidelines, *demolition may be undertaken if the structure does not exhibit stylistic details or fine workmanship*. The request is for partial demolition of a wood frame structure located at the rear (west) of the property which will be replaced. The applicant is proposing a second-story storage area and elevator shaft placed above the existing office and in order to do so would need to improve the existing structure.

As stated by the architect, "The portion of the portion of the building being demolished is approximately 8' x 10' which was added on to the existing Historic Building to provide storage for the restaurant currently operating at the site. It was constructed out of wood frame as opposed to the concrete block used in the main structure. The condition of this portion is currently no good and it is our intent to replace it with a concrete block structure that will match the style of the main building."

**CRITERION 3:** The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

**ANALYSIS:** The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.* Nick's Bar & Restaurant is an example of Masonry Vernacular architecture, one of the few known structures of this style on the Beach. There are other examples of this style located throughout the City, both in the Historic Hollywood Beach Overlay District and the Lakes Area Historic Multiple Resource Listing District. However, the portion of the building to be demolished contains wood frame construction, not consistent with original construction, and is located at the rear (west) of the property. According to the architect, "There are no distinguishing or special architectural features attached to this portion of the building."

**CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

**ANALYSIS:** The Historic District Design Guidelines recommend avoiding *removing historic buildings, which are important in defining the overall historic character of a district or neighborhood so the character is diminished.* The original 1940's structure will remain in tact while renovations take place. The proposed partial demolition will take place at the rear of the property and will not affect the historic character of the building. The Florida Master Site File identifies this building as contributing from the period of significance which marks the establishment of Hollywood. It further states that its design, material and workmanship are true to the setting and time of construction. However, the architect states the office is not original to the building and was never permitted.

*In order to maintain a historical record of the building to be demolished, the Board may request that the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for the archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant place a marker on the property which provides the historic background of the structure to be demolished, as stated in the Historic District Design Guidelines.*

**CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**ANALYSIS:** The original structure, from the 1940's is being maintained and will not be affected by the demolition. The applicant is proposing to demolish portion of the original structure in which the architect states, "All materials used in the storage room/office do not occur in the main building and the structure is proportionally out of balance with the main building." The portion to be demolished will be replaced with concrete block structure with a second-story storage area with elevator shaft.

**CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition



is carried out, and those plans will adversely affect on the historic character of the Historic District.

**ANALYSIS:** The Historic District Design Guidelines state *while the problem of vacant and abandoned buildings is serious, vacant land can be worse. It frequently contributes to a poor environment and nuisance abatement problems may result.* Previously approved plans included partial demolition and replacement of the front section of the building (east). The applicant has submitted a request of Certificate of Appropriateness for Design for renovations to the front (east) portion of the building which includes restoration of the original parapet and second-story storage area with elevator shaft. The applicant is proposing to demolish and replace the east addition and office at the rear (west).

**CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

**ANALYSIS:** The Historic District Design Guidelines state *one of the factors to consider demolition is persuasive evidence to show that retention of the building is not technically or economically feasible.* Demolition has not been ordered by the Unsafe Structures Board. According to the architect, "The storage/office structure is currently falling apart and would serve no purpose to try and repair it, as it is not contributing to the historic value of the site in its current state."

The estimated rehabilitation of the existing office is approximately \$250 per square foot. The estimated cost of the new construction is \$150 per square foot which is \$100 less than the cost per square foot for rehabilitation. This application replaces the existing front (east) addition and rear (west) office with new additions consistent with the original design. Based on the extensive repair necessary, renovation of the existing office is not economically viable.

**CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

**ANALYSIS:** The Florida Master Site File identifies this building as contributing from the period of significance which marks the establishment of Hollywood. Nick's Bar & Restaurant is an example of Masonry Vernacular architecture. Although this structure does not have an individual designation it is considered contributing to the Historic Hollywood Beach Overlay District in embodiment of distinctive characteristics of a type, period or method of construction. However, the portion of the building to be demolished is located at the rear of the property and will be replaced to create a safer structure and foundation for the second floor addition.

## 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:** Nick's Bar & Restaurant it is considered a contributing structure to the Hollywood Beach Historic Overlay District in embodiment of distinctive characteristics of a type, period or method of construction. It represents the Masonry Vernacular style and although there are other examples of this style located throughout the City, both in the Historic Hollywood Beach Overlay District and the Lakes Area Historic Multiple Resource Listing District, it is one of the few known structures of this style located on the Beach.

The portion to be renovated (east) was added to the restaurant during the 1980's to create an open deck for patrons to dine and enjoy a view of the Broadwalk. Although not a part of the original structure, it was designed to match the ornamental stone façade which still exists today. Through research, the applicant discovered the original façade and design of the original structure and is proposing a new design to enhance these features. According to the architect, "The style of the original building is quite unique and can only be described as a real life sand castle because of the over emphasized castellations of the parapet."

The applicant is proposing to restore the original parapet and design of the east addition. Additionally, the applicant is requesting a second-story storage area and elevator shaft to be placed at the rear of the property (west). The design of the second floor and elevator shaft are sensitive to the original design and proposed restoration. Upon completion, the building will help preserve the character of the District by rehabilitating a structure with significant architectural features and continuing to provide a long-time service to the area. Lot proportions are consistent with other businesses along the Broadwalk and will not have negative impacts on adjacent properties.

**FINDING:** Consistent

**CRITERION:** DESIGN

**ANALYSIS:** Nick's Bar & Restaurant is an example of Masonry Vernacular architecture. The main entrance is beachfront and the existing façade is finished with veneer stonework with window openings. The roof systems consist of flat and gable roofs. Exterior decorations include lamps and signage. Its design, material, and workmanship are true to the setting and time of construction. Wood accents and accessories of the interior



are the most notable features, including found objects from the beach – oars, rope, and other marine memorabilia.

The proposed renovations include restoration of the original parapet and addition which will feature its architectural features, as well as a second-story storage area and elevator shaft. According to the architect, “In order to not only preserve the parapet, but also to celebrate it, the new addition to the front is lower and more horizontal so that the vertical movement of the parapet becomes the central and most important element.”

The height and design of the restored parapet will emulate with what exists today. Additionally, the building is adjacent to a three-story structure and inclusion of the second-story storage area and elevator shaft will be sensitive to the area. Upon completion, the building will maintain the same footprint as what exists. Additionally, the applicant has worked with Engineering to comply with FEMA elevation requirements.

**FINDING:** Consistent

**CRITERION:** SETTING

**ANALYSIS:** 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.* The proposed improvements are for the purposes of renovating a deteriorating structure to create a safe, sustainable building, as well as restoring a historic building. It will maintain the same building footprint, thus respecting existing size and mass. Location of the second-story storage area will be set back from the Broadwalk, similar to that of adjacent structures. Height is sensitive to surrounding properties and upon completion, the building will remain consistent with the Broadwalk area.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** Design Guidelines for Historic Properties and Districts state *where historic or architecturally significant structures predominate, the use of similar exterior construction materials are appropriate. Furthermore, designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided.* The original design of the structure is described by the architect as a sand castle. As stated by the architect, “All the windows and doors will now be impact resistant allowing for a much more secure site. The colors will be muted and calm to fit into the beach atmosphere.”

**FINDING:** Consistent

**CRITERION:** WORKMANSHIP

**ANALYSIS:** Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings*. The applicant is proposing to restore the parapet and design of the original structure. This workmanship is consistent with the 1940's design and maintains the existing character.

**FINDING:** Consistent

**CRITERION:** ASSOCIATION

**ANALYSIS:** Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture. While the Guidelines do not specifically outline recommendations for restaurants, similar to storefronts and other commercial buildings, it is important to avoid *removing or radically changing [the front of buildings] and their features that are important in defining the overall historic character of the building*. The structure will continue to maintain compatibility with surrounding buildings and the Historic District as a whole.

**FINDING:** Consistent

### **RECOMMENDATION**

Certificate of Appropriateness for Partial Demolition: To be determined by Historic Preservation Board.

Certificate of Appropriateness for Design: Approval, with the condition a Certificate of Appropriateness for Partial Demolition is obtained.

### **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph  
ATTACHMENT C: Previously Approved Resolution and Elevations  
ATTACHMENT D: Draft Designation Report  
ATTACHMENT E: Zoning and Land Development Regulations Section 5.6.E & F, Certificate of Appropriateness