

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

**DATE:** May 28, 2019 **FILE:** 14-CM-98a

**TO:** Historic Preservation Board

**VIA:** Leslie A. Del Monte, Planning Manager

**FROM:** Julian Gdaniec, Associate Planner

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

**APPLICANT'S REQUEST**

Amendment to a Certificate of Appropriateness for Design for renovations to an existing restaurant within the Historic Hollywood Beach Overlay District located at 1214 N. Broadwalk (Nick's Bar).

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Demolition: Already granted.

Modifications to Certificate of Appropriateness for Design: Approval.

**BACKGROUND**

On five separate occasions, the Historic Preservation Board has reviewed and approved several requests for the subject property. Most recently, an approval was granted in 2015 for a Certificate of Appropriateness for Demolition and Design for renovations and an addition to the front portion of the existing restaurant.

Subsequent to the previous approval being granted, the applicant has made modifications to the proposed design and therefore, requires further consideration from the Board.

**REQUEST**

The applicant is requesting consideration for modifications to a previously approved Design for the front façade of the existing restaurant. The proposed design introduces some contemporary design elements while maintaining relevance within the historic beachside community in which it exists. Design choices,

such as the frequent utilization of large open windows across the extent of the façade, allows for a continuous flow of activity between the inside of the restaurant and the Boardwalk at large, further encouraging a sense of community and shared space. The choice of material fully supports the framework of a beachside establishment and fits well within the context of the surrounding area. The request does not include partial demolition or an addition as the footprint is not deviating from what was approved by the Board's decision in 2015.

When the Board previously considered the design changes for this project, discussion ensued regarding whether some of the elements (such as the inclusion of stonework along the façade) which emphasized the beachside characteristic and uniqueness of the original structure should have been maintained. In good faith the Applicant has decided to submit a revised design addressing some of the Board's previous concern, notwithstanding the fact a previous approval has already been granted.

## **SITE BACKGROUND**

<b>Applicant/Owner:</b>	Carl J. Ferro
<b>Address/Location:</b>	1214 N. Boardwalk
<b>Size of Property:</b>	0.08 acres
<b>Present Zoning:</b>	Broadwalk Historic District (BWK-25-HD-C) Hollywood Beach Historic Overlay District
<b>Present Use of Land:</b>	General Business
<b>Year Built:</b>	1946 (Original structure)

## **ADJACENT ZONING**

<b>North:</b>	Broadwalk Historic District (BWK-25-HD-C) Hollywood Beach Historic Overlay District
<b>South:</b>	Broadwalk Historic District (BWK-25-HD-C) Hollywood Beach Historic Overlay District
<b>East:</b>	N/A
<b>West:</b>	Beach Resort Commercial District (BRT-25-C)

## **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.*

By allowing the Applicant to improve the structure by way of renovations to the front facade, the City is accomplishing the desired outcome of facilitating reinvestment in an existing contributing site in the Historic Hollywood Beach Overlay District while maintaining the character of the Boardwalk. The development is consistent with the Comprehensive Plan, based upon the following:

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and

enhance neighborhoods, businesses, and tourist areas.

**Policy 3.1:** Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan (1998) through the implementation of the Hollywood Beach Redevelopment Plan, directed at safer and more efficient use of the scarce beach resources and by revising the Planning and Zoning regulations as needed pursuant to the recommendations of that plan.

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

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed design is consistent with the overarching design language experienced throughout the Boardwalk and reinforces the beachside character of the surrounding area.

***Policy 2.46:*** *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

***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.*

## **CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD 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 Boardwalk, 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 Boardwalk 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 Design is sensitive to the surrounding area and aids in the continued preservation of Nick's Bar & Restaurant, a destination that has contributed to the uniqueness of the Boardwalk for many years, while respecting the character of adjacent buildings.

## **APPLICABLE CRITERIA**

**Analysis of criteria and finding for Certificate of Appropriateness of Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERION:** INTEGRITY OF LOCATION

**ANALYSIS:** Nick's Bar & Restaurant 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, it is one of the few known structures of this style located on the Beach. The proposed design maintains integrity with the surrounding location. Furthermore, the proposed materials utilized throughout the design harkens back to the masonry characteristics of the original building that were withdrawn with the previous iteration of the design.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourages additions 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 design is consistent with the scale of the adjacent properties and thoughtfully considers the pedestrian oriented nature of the area. The proposed design will add value to Broadwalk by allowing for needed improvement to a contributing structure while maintaining the beachfront character of the area.

**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 façade improvements are for the purpose of renovating a deteriorating structure to create a safe, sustainable, attractive building. It will maintain the same footprint, thus respecting existing size and mass. Upon completion, the building will continue to remain consistent with the surrounding Broadwalk area.

**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. The Building will be constructed of concrete block with a textured stucco and a masonry feature. Openings will be protected with tinted impact resistant folding glass doors and windows. The combination of proposed materials allows for a continuation of the beachside character of the area while ensuring maximum ability to withstand the difficulties the natural elements of a beachside location can pose.

**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 addition are consistent with the existing structure and are sensitive in design and nature to the existing building and adjacent properties. The design of the façade is consistent with current workmanship styles and methods.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district*. Given that the proposal is not expanding or intensifying the footprint or massing, the proposed design is harmonious with the scale of the adjacent neighborhood. This project maintains the elements that make the Broadwalk Historic District a unique feature for the City of Hollywood.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Previously Approved Elevations  
ATTACHMENT C: Aerial Photograph