

ATTACHMENT B

Criteria Statement Regarding Conformance with Criteria for Certificate of Appropriateness for
Demolition and Historic Structure Report

TECHNICAL MEMORANDUM
IN SUPPORT OF A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION
FOR THE PROPOSED BUILDING AT
2001 HOLLYWOOD BOULEVARD, CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

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CLIENT:	Estate General Contractors, LLC
DATE:	February 2020
SEARCH Project #:	R19258

This memorandum provides a summary of the findings from a Historic Building Survey (provided in **Attachment A**) conducted in support of an application for a Certificate of Appropriateness for Demolition. The subject building is located at 2001 Hollywood Boulevard in the City of Hollywood, Broward County, Florida. The building is within a City of Hollywood, Historic Preservation Overlay District (HPOD), Hollywood Business District (HPOD-1). The building is situated within the boundary of the Hollywood Boulevard Historic Business District, Florida Department of State, Division of Historical Resources (FDHR), Florida Master Site File (FMSF) # 8BD03284. The building is recorded with the FMSF as the site of the First Hollywood Bank (8BD00567), however, due to lack of historic architectural integrity it is considered a noncontributing building to the district. Thus, it is not considered a historic resource that supports the integrity of the historic district. The extant structure dates to 1927 and is the second building on the site. The building has been renovated many times resulting in significant alterations and little resemblance to the original structure. The alterations removed both the exterior (including windows and decorative elements) and interior finishes save for the original bank vault (see **Attachment A** for current conditions). The FDHR concurred on the findings of the Historic Building Survey in a letter dated January 30, 2020 (**Attachment B**).

PROPOSED UNDERTAKING

Estate General Contractors, LLC proposes to redevelop the property for mixed use residential and commercial space in accordance with the style and aesthetics of historic Hollywood. The concept plans are provided in **Attachment C**.

HISTORIC PRESERVATION BOARD CRITERIA & SUPPORTING DATA

In order to evaluate the demolition of a building within the historic district, the Historic Preservation Board considers the following criteria in evaluating applications for a Certificate of Appropriateness for Demolition of buildings, including integrity of location, design, setting, materials, workmanship, and association. The Criteria and facts regarding the building in question are addressed below.

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 of Site."

The building at 2001 Hollywood Boulevard qualifies as "historic" as it is over 50 years old. However, it was not and is not considered a contributing resource to the NRHP-listed Hollywood Boulevard Historic Business District (8BD03284) due to its lack of historic materials and architectural integrity. The building no longer retains aspects of integrity related to design, materials, workmanship and/or feeling.¹ Moreover, the building no longer possesses its original historic character.²

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."

The materials used in the construction of the building in 1927 were concrete and local wood sources. The concrete structural elements remain but are altered. All the exterior and interior wood materials have been removed and replaced with modern finishes. The sources of local wood products are no longer extant, thus any attempt to reconstruct the building's historic features would be very difficult and of great expense.

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."

The building is not among the last remaining examples of its kind and its current state does not possess characteristics that make it stand out as an obvious type of business, nor is it indicative of a style of a determinable purpose.

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

¹ US Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin* (NB-15). US GPO, 2005. Accessed from https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

² City of Hollywood, Design Guidelines for Historic Properties and Districts, 2005. Access from <http://www.hollywoodfl.org/DocumentCenter/View/95/Design-Guidelines-May-2005-docgenda?bidId=>

The building is recorded as a non-contributing resource to the NRHP-listed Hollywood Boulevard Historic Business District, thus it plays no role in the viability of the district.

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 and heritage."

Due to the substantially altered condition of the building's exterior and interior and the nature of its utilization, that of Class-A business space, it no longer provides information related to historical architecture and design.

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."

Design plans for the redevelopment of the property will be provided to the City for review. The plans have been developed with a sensitivity to the aesthetics of the NRHP-listed Hollywood Boulevard Historic Business District and will consist of a style harmonious to the surrounding architecture within the NRHP district. New construction will be compatible with surrounding buildings regarding design style, mass, scale, and rhythm to reflect the characteristics of the Historic District and current zoning regulations. There will be no adverse effect to the historic district, as the current building is a non-contributing structure. The Concept Plan is provided in **Attachment C**.

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."³

The demolition of the building has not been required by the City of Hollywood. However, many aspects of the building do not meet current building codes and structural requirements related to hurricane resilience.

³ City of Hollywood, Planning and Urban Design, Historic Preservation Board, ND. Accessed from <https://www.hollywoodfl.org/338/Historic-Preservation-Board> 1/23/2020.

CONCLUSION

This memorandum provides an overview of the materials presented in **Attachment A** and addresses the criteria to support the issuance of a Certificate of Appropriateness for the demolition of 2001 Hollywood Boulevard.

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ATTACHMENT A

Historic Building Survey 2001 Hollywood Blvd

**HISTORIC STRUCTURE REPORT
FOR 2001 HOLLYWOOD BOULEVARD,
HOLLYWOOD, BROWARD COUNTY, FLORIDA**

FINAL REPORT

PREPARED FOR

ESTATE GENERAL CONTRACTORS, LLC

PREPARED BY

SEARCH

SEARCH PROJECT No. R19258

JANUARY 2020

**HISTORIC STRUCTURE REPORT
FOR 2001 HOLLYWOOD BOULEVARD,
HOLLYWOOD, BROWARD COUNTY, FLORIDA**

FINAL REPORT

PREPARED FOR

ESTATE GENERAL CONTRACTORS, LLC

**REPORT AUTHORED BY
JASON NEWTON AND MECHELLE KERNS**

A handwritten signature in dark ink, reading "Mechelle Kerns", is positioned above a horizontal line.

**MECHELLE KERNS, PhD, RPA
PRINCIPAL INVESTIGATOR**



JANUARY 2020

SEARCH PROJECT No. R19258

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INTRODUCTION

STUDY SUMMARY

In January 2020, at the request of Estate General Contractors, LLC, SEARCH conducted a historic architecture survey of the First National Bank of Hollywood located at 2001 Hollywood Boulevard in the City of Hollywood, Broward County, Florida (**Figures 1 and 2**). The purpose of this project was to conduct an architectural survey and National Register of Historic Places (NRHP) evaluation of the First National Bank of Hollywood (8BD00567). No archaeological work was conducted as part of this project. The architectural survey and evaluation were conducted to assist the current owner of the property, SunTrust Office Building, LLC, in determining the historic significance of the building.

This study was conducted in order to address *Section 5.5 - Historic Preservation Board and Historic District Regulations*, currently contained within the *City of Hollywood Zoning and Land Development Regulations*. This document was prepared in accordance with the guidelines set forth by the US Department of the Interior, National Park Service (NPS) Preservation Briefs No. 43: *The Preparation and Use of Historic Structure Reports*. In addition, this document also complies with Chapter 267 of the Florida Statutes and Rule Chapter 1A-46, Florida Administrative Code, as well as the Florida Division of Historical Resources' (FDHR) recommendations for such projects, as stipulated in the FDHR's *Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals*. The Principal Investigator and Architectural Historian for this project meet the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716-42).

SEARCH surveyed and evaluated the First National Bank of Hollywood (8BD00567), constructed ca. 1927. Although previously documented in 1996 and 2016, the building has not been previously evaluated by the State Historic Preservation Officer (SHPO). SEARCH recommends this building as individually ineligible for listing in the NRHP, as it no longer retains its historic integrity due to multiple substantial renovations. The building also was previously determined a non-contributing resource within the NRHP-listed Hollywood Boulevard Historic Business District (8BD03284) in 1999, and SEARCH concurs with this earlier non-contributing determination.

PROJECT DATA

The First National Bank of Hollywood (8BD00567) is located at 2001 Hollywood Boulevard in the City of Hollywood on the northwest corner of the intersection at Hollywood Boulevard and North 20th Avenue. The building is located in Section 15 of Township 51 South, Range 42 East on the *Fort Lauderdale South* US Geological Survey (USGS) quadrangle map (USGS 1983).

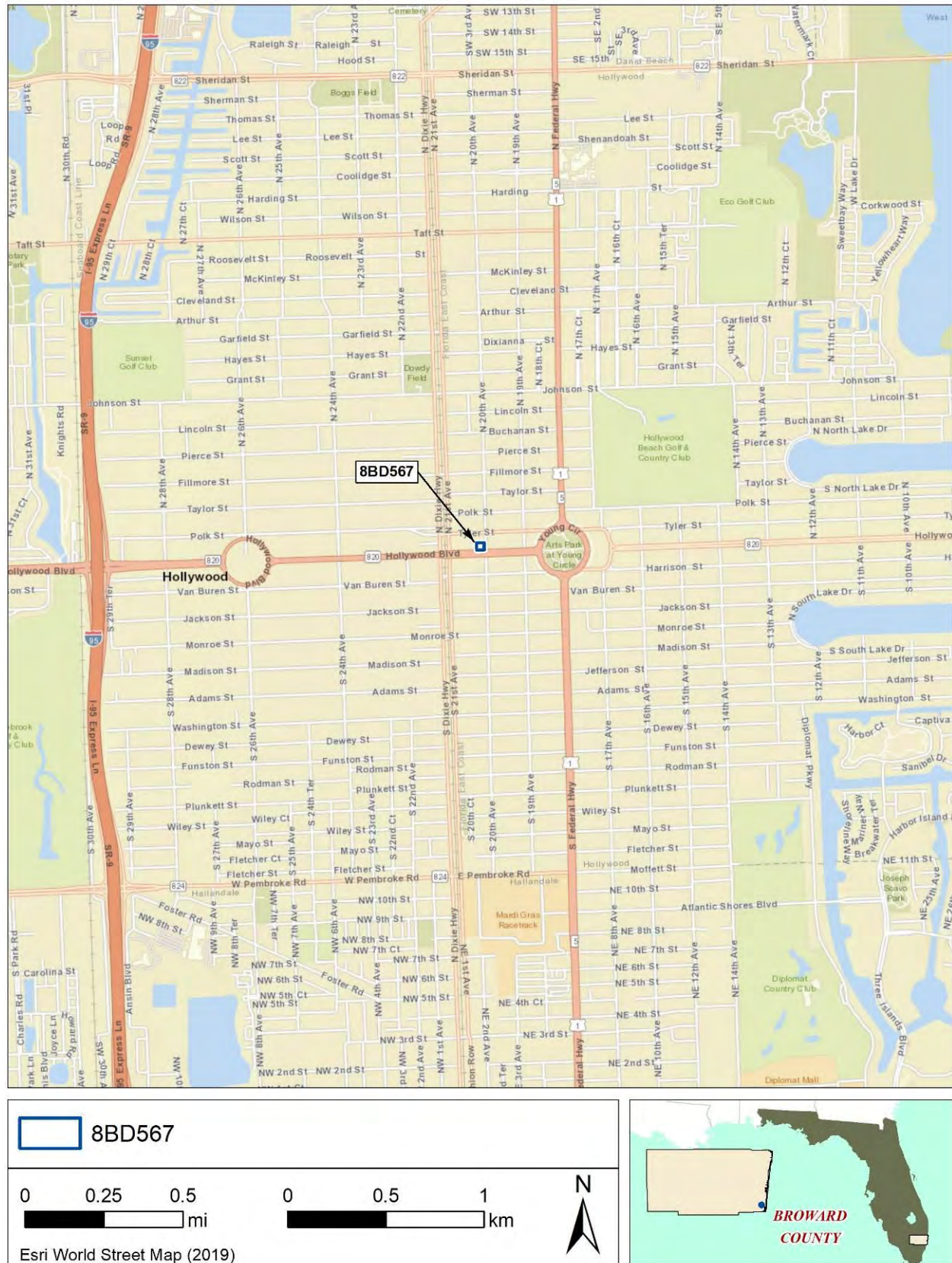


Figure 1. Location of the First National Bank of Hollywood (8BD00567), City of Hollywood, Broward County, Florida.

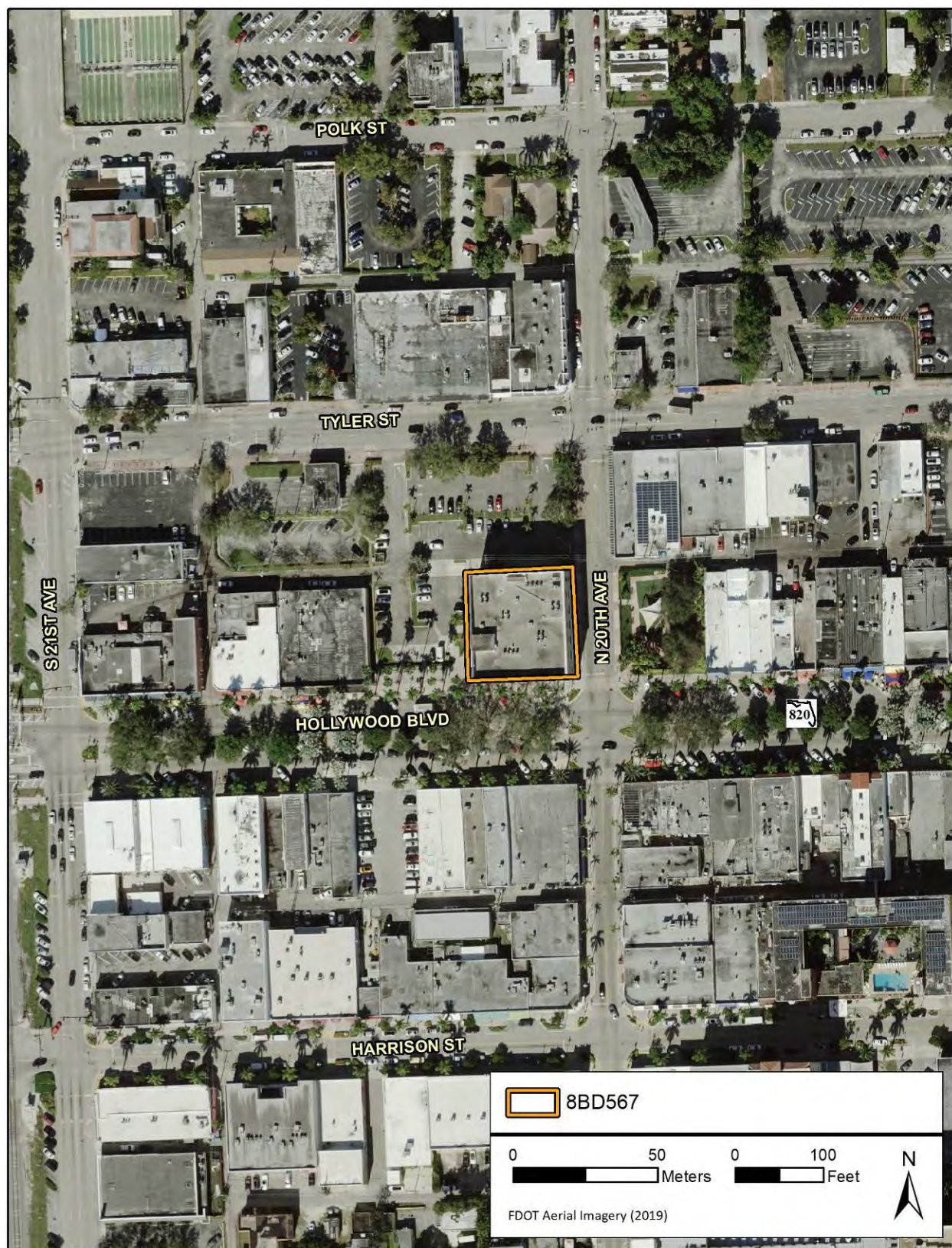


Figure 2. Location of the First National Bank of Hollywood (8BD00567), shown on a modern aerial map, City of Hollywood, Broward County, Florida.

The property is currently owned by SunTrust Office Building, LLC, who purchased the property from Southeast STB Portfolio, LLC.

The architectural survey for the project utilized standard procedures for the location, investigation, and recording of historic properties. In addition to a search of the Florida Master Site File (FMSF) for previously documentation on this property, USGS quadrangle maps and historical aerial photographs also were reviewed. Based on the scope of the proposed project, SEARCH conducted a reconnaissance-level survey and research documenting the historic-aged building. The First National Bank of Hollywood (8BD00567) was the only resource involved in this study.

A SEARCH architectural historian photographed the interior and exterior of the building with a digital camera and recorded all pertinent information regarding architectural style, distinguishing characteristics, alterations/additions, and current conditions on a FMSF form. In addition, the current owner allowed for small sections of the exterior fabric to be removed in order to confirm whether or not certain architectural elements were still present underneath the modern façade. The SEARCH architectural historian was present at the removal of this modern veneer and examined these areas closely, photographing the findings with a digital camera. Upon completion of fieldwork, forms and photographs were returned to the SEARCH offices for analysis. The date of construction, design, architectural features, condition, and integrity of the resource, as well as how the resource relates to the surrounding landscape, were carefully considered. The resource was then evaluated regarding its eligibility for listing in the NRHP and recommended either eligible or not eligible.

DEVELOPMENTAL HISTORY

HISTORICAL BACKGROUND AND CONTEXT

The following section present an overview of the history of the First National Bank of Hollywood building, which also incorporates history of the surrounding area. Information was obtained from previous reports on file at the FMSF, as well as additional research. This overview discussing the surrounding area is primarily a synthesis of information obtained during earlier studies (Kemper 1981; SEARCH 2007). This historical overview serves as a guide to assist in ascertaining the significance of the historic building.

Present-day Broward County was sparsely populated prior to the arrival of Henry Flagler's railroad in 1896. The first train to reach Fort Lauderdale arrived on February 22, 1896, and through service to Miami started two months later (McGoun 1972:7). The train provided rapid transportation of the area's fruit and winter vegetables to northern markets while bringing in northern tourists and prospective settlers (Hope 1989:140). Flagler's investment assured Fort Lauderdale of its growing importance and helped establish four other communities in present-day Broward County: Dania, Hallandale, Pompano Beach, and Deerfield Beach (McGoun 1972:7). At the dawn of the new century, a mere 100 people resided in present-day Broward County's five settlements, with 52 living in Fort Lauderdale. Settlers continued to relocate to South Florida. Enough people rode the trains, hacks, and boats and settled in the region to incorporate Dania in 1904, present-day Broward's first incorporated city, followed by Pompano Beach in 1908 and Fort Lauderdale in 1911 (Vogel 1992:29).

Responding to the area's growing population, the state legislature carved Broward County from Dade and Palm Beach Counties on April 30, 1915, and established Fort Lauderdale as the county seat (Dunn 1998:36-37; Writers Program ca. 1930s:4). The county was named for the governor responsible for the draining of the Everglades (Morris 1995:36). Broward County consisted of 990,227 acres. Of that, 33,632 acres were farmland with 17,444 under cultivation (Writers Program ca. 1930s:4). Farms, pine forest, scrub palm, marsh, and mangroves dotted the landscape of present-day Hollywood during the last decade of the nineteenth century and the first two decades of the twentieth century (Kemper 1981:2). Fred Zirbs was the first farmer in the Hollywood area, growing peppers and tomatoes on his 5-acre farm in 1910 (Kemper 1981:5). Other farmers in the Hollywood area grew tomatoes, beans, squash, cabbage, and pineapples.

Hollywood was begun by planning visionary Joseph Wesley Young (Hollywood Historical Society 2018). In 1921, Young purchased all of Section 15 of Township 42 South, Range 51 East from Stephen M. Alsobrook. This area is bounded by the present-day streets of 22nd Avenue, Washington Street, 14th Avenue, and Johnson Street (Kemper 1981:5). Once secured, Young purchased other tracts, totaling more than 3 square miles. In developing Hollywood, Young drew upon his experience of having lived in Indianapolis, Indiana, from 1917 to 1920, where the city had wide boulevards with intersecting circular parks (*Hollywood Herald* 1940:6; Kemper

1981:6). From Long Beach, California, where he lived from 1903 to 1913, he derived city codes for building restrictions, zoning, and ocean-front development (TenEick 1966:xv-xvi). Long Beach also inspired Young to build a deep-water harbor and port associated with Hollywood. This harbor and port would become Port Everglades. In the fall of 1921, the first city lot at the present-day intersection of Hollywood Boulevard and 21st Avenue was platted. Work crews began clearing the area and laying out roads in Central Hollywood (Kemper 1981:6). The *Hollywood Reporter* announced that the future residents of Hollywood would be grateful to Young:

for his intelligent foresight in devising and his courageous insistence in carrying out what will someday come to be accepted as a revolutionizing idea in town building. Mr. Young has demonstrated in a concrete way that towns, like houses, can and should be built from a definite plan, with adequate provisions for future contingencies (*Hollywood Reporter* 1923:5).

Hollywood was laid out on a grid pattern, with east-west and north-south streets intersecting at right angles (Kemper 1981:6). Zoning codes designated some areas for retail or wholesale businesses, and neighborhoods had restrictions that required a minimum amount spent on home construction (*Hollywood Reporter* 1922a:4, 1923:5). Subdivisions such as Hollywood Lawns, Hollywood Lakes Section, St. James Park, Dixie Gardens, Hollywood Little Ranches, North Hollywood, South Hollywood, and Venetian Villa were opened by 1923 (Kemper 1981:10, 12). By 1924, Hollywood had 32 miles of paved streets, with Hollywood Boulevard, Harrison Street, and Tyler Street serving as primary commercial corridors (Kemper 1981:9). Hollywood Boulevard measured 92 feet from curb-to-curb and was framed by 14-foot sidewalks (*Hollywood Reporter* 1922b:2). Hollywood Boulevard was the city's dominant transportation, communication, and commercial corridor (Kemper 1981:9). The city was designed with three major circles, all located along Hollywood Boulevard: Young Circle, City Hall Circle, and Academy Circle. Young blended Spanish and Moorish architecture, generally referred to as Spanish Colonial Revival or Mediterranean Revival, for the design of public and government buildings (Kemper 1981:8). Young contracted with the Indianapolis architectural firm of Rubush & Hunter to design buildings for the city, and many of the buildings constructed in the central part on Hollywood in 1922, such as the Hollywood Hotel, were from those designs (Mickelson 2005).

Another such structure dating from this period is the First Hollywood Bank, located at 2001 Hollywood Boulevard, which opened in July 1927 (*The Miami Herald* 1927) (**Figure 3**). This grand structure replaced the earlier one-story Hollywood State Bank, which was constructed in 1924 (*Hollywood Reporter* 1924). The building was designed by architect Philip Weisenburgh, who was responsible for office and design supervision for all of Rubush & Hunter's Florida commissions, and this building was the architectural firm's final commission from Young (Mickelson 2005). The First Hollywood Bank was originally an imposing structure built in the Neo-classical design (**Figure 4**) and administered by the Hollywood Bank & Trust Company. The First National Bank of Miami had purchased a controlling interest in the bank in 1926 (*The Miami Herald* 1926). It was not until 1945 that the name was changed to the First National Bank of Hollywood (*Hollywood Herald* 1945).

At the height of the Florida Land Boom in 1925, Hollywood grew through a deferred payment plan offered to settlers and speculators alike, which resulted in Hollywood being incorporated that same year (Kemper 1981:10, 13). By 1926, approximately 18,000 people lived in Hollywood. To support the population, the city had 2,420 homes and 36 apartment buildings, 252 commercial buildings, 30 garage apartments, and six hotels with three more in construction (Kemper 1981:13). Young began construction on Port Everglades in 1926 and finished in 1931 (Writers Program ca. 1930s:19). At the time of completion, Port Everglades was the state's deepest and most easily accessible harbor (Writers Program ca. 1930s:21).

Hurricanes, plummeting land values, and the collapse of the stock market marked the end of the boom. A hurricane with 150-mile-per-hour winds devastated south Broward County on September 18, 1926. Nearly destroying Hollywood, official records state that 34 people lost their lives during the storm, but unofficially, the number was reported to be much higher (Kemper 1981:13; McGoun 1972:12-13). Overwhelmed by the loss of life and property, people moved away, and Hollywood's population dropped to 2,500 residents (Kemper 1981:13). The same year, land values around the state spiraled downward, catching the hopes and dreams of many speculators within the devastating whirlpool. Coupled with this, the stock market crashed in 1929, marking the beginning of the Great Depression. The destructive hurricane, the bust of the land boom, and the collapse of the stock market brought construction within Hollywood to a halt. Vacant lots dotted the landscape throughout the 1930s and 1940s. Unable to pay off his debts, Young lost control of his Hollywood dream when his vast property holdings within the city were sold off at a sheriff's auction (Kemper 1981:14). Young passed away at his home at 1055 Hollywood Boulevard on April 28, 1934.

During the late 1920s and early 1930s, the financial situation became so bleak that the City of Hollywood resorted to paying its employees in scrip instead of cash (Kemper 1981:14). Despite this, Hollywood did experience some progress during the 1930s. The Hollywood Hills Inn, located on the westernmost circle on Hollywood Boulevard and west of the bank building, was

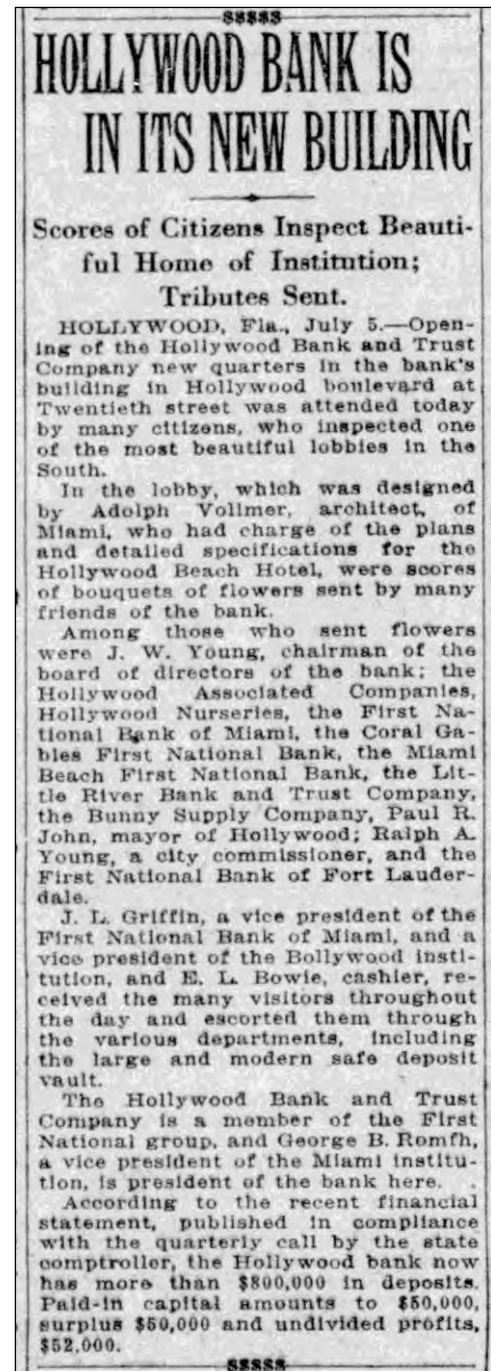


Figure 3. Article from July 3, 1927, describing the opening of the new bank building (*The Miami Herald* 1927).

converted into the Riverside Military Academy in 1932 (Kemper 1981:16). Three national and state conferences were held at the Hollywood Beach Hotel in 1932. The Orange Brook Golf and Country Club and Dowdy Field were opened in 1934. By 1939, the Hollywood Beach Hotel was able to stay open year-round, becoming the city's biggest employer. Despite the dire economic situation, the First National Bank of Hollywood also managed to survive the tumultuous era (**Figure 5**). In response to the limited economic growth, the city's population rose from 2,689 in 1930 to 6,239 in 1940.

In the 1940s, the First National Bank of Hollywood underwent the first of three major renovations (**Figure 6**). Most of the Neo-classical elements were removed from the building during this renovation. After the renovation, the building bore little resemblance to the original Neo-classical building of the 1920s (**Figure 7**).



Figure 4. First National Bank of Hollywood, then First Hollywood Bank, as it appeared in the 1920s (City of Hollywood Records and Archives).



Figure 5. Hollywood Boulevard in the 1930s, looking east with the First National Bank of Hollywood visible on the left (Florida Memory 2020).

During World War II, Hollywood, as well as the rest of the state and the nation, pulled itself out of the Great Depression (Kemper 1981:16). The Riverside Military Academy was converted to a US Naval Air Gunners' School, while the Hollywood Beach Hotel became a US Naval Indoctrination and Training School (Kemper 1981:17).

Hollywood participated in the post-World War II boom with its population growing from 7,500 in 1945 to 14,351 in 1950 (Kemper 1981:17). By the late 1950s, Hollywood consisted of two distinct sections: Old Hollywood and West Hollywood (Kemper 1981:18). Old Hollywood was the area established by Joseph Wesley Young in the 1920s, with the central business district as its nexus. West Hollywood was in the unincorporated portion of Broward County, with its nucleus at the intersection of State Road (SR) 7 and Hollywood Boulevard (Kemper 1981:18).

West Hollywood served as a bedroom community to Hollywood and was separated from the city by a 2-mile swath of undeveloped land. This undeveloped area was platted in the 1960s as the Hillcrest and Emerald Hills subdivisions. As the area grew, two municipalities (Miramar in 1955 and Pembroke Pines in 1960) were formed from West Hollywood during the boom of the 1950s and 1960s. **Figure 8** shows an aerial image of Hollywood in 1957, pointing out the location of the First National Bank of Hollywood. Note how the building was not yet fully square, as the northwest corner addition had yet to be constructed.



Figure 6. First National Bank of Hollywood undergoing major renovation in the 1940s (City of Hollywood Records and Archives).

It was during the 1960s that the second of the three major renovations to the First National Bank of Hollywood took place. It was at this time that an addition was constructed on the northwest corner, making the building a complete square. The building had originally been L-shaped. The exterior façade on the building was once again redone, giving the structure a much different appearance (**Figure 9**).

The final major renovation to the First National Bank of Hollywood took place in the 1980s. It was after this renovation that the building took on its current appearance. The building was



Figure 7. The First National Bank of Hollywood as it appeared in the 1950s after the completion of the first major renovation in the 1940s (City of Hollywood Records and Archives).



Figure 8. First National Bank of Hollywood and the surrounding area, as seen on a 1957 aerial photograph.



Figure 9. The First National Bank of Hollywood as it appeared after the second major renovation in the 1960s (City of Hollywood Records and Archives).

clad in an exterior insulated finished system (EIFS). In an effort to recall the original character of the building, the designers attempted to achieve the semblance of the original building's design by recreating the arched openings. It was at this time that the abutting building to the west was demolished for a parking lot and the main entrance was reoriented to the west side.

The bank had remained the First National Bank of Hollywood from 1945 until 1981 when Flagship Banks, Inc. acquired the bank and made it a part of the Flagship National Bank of Broward. In 1983, Flagship Bank was sold to Sun Bank. Sun Bank merged with the Trust Company of Georgia a year later to become SunTrust Bank (*Fort Lauderdale News* 1984). From the 1980s until July 2018, the building housed SunTrust Bank. The bank still utilized the original vault, which is one of the only remnants of the original structure. In 1999, the Hollywood Boulevard Historic Business District (8BD03284), which runs along Hollywood Boulevard between 21st Avenue and Young Circle, was listed in the NRHP. Although the First National Bank of Hollywood building is located within the boundaries of this NRHP-listed district, it was determined to be a non-contributing resource to the district by the Bureau of Historic Preservation, due to its loss of historic integrity (Krassy and Shiver 1999). SHPO concurred with the information contained within the district's NRHP nomination form in January 1999.

CHRONOLOGY OF DEVELOPMENT AND USE

The First National Bank of Hollywood was constructed in 1927 in the Neo-classical style (see **Figure 4**). The building originally featured five arches on the south front elevation supported by intricately carved, full-round Corinthian columns standing before two-story decorative balconies (Mickelson 2005). The areas within the five arches were constructed with Pecky Cypress, and ornate inlaid precast panels and turned wood columns made up most of the areas where there were no windows and doors. An ornamental stucco medallion, as well as ornamental Pecky Cypress brackets supporting a pent roof with Cuban clay tiles, also was located on the south façade (**Figure 10**).

The building retained its original appearance (**Figure 11**) until the first renovation was undertaken in the 1940s. At this time, virtually all of the original Neo-classical elements were permanently removed from the structure. Notable features such as the ornamental stucco medallion, pent roof with Cuban clay tiles and Pecky Cypress brackets, the prominent arches with the cast cement panels, and concrete sills with cast detailing were all permanently removed from the building (see **Figure 5**).

Included below are enlarged sections of **Figures 3** and **5**, showing the removal of many of the original architectural features during the 1940s major renovation. **Figure 12** shows the removal of the central ornamental medallion on the south façade, as well as the removal of the pent roof with Cuban clay tiles and decorative Pecky Cypress brackets. The elaborate precast panels and ornate wood spindle recessed within the archways also were removed at this time. The original façade along Hollywood Boulevard also featured five large arches with inlaid cast panels with elaborate details. These arches were removed along with the concrete inlaid

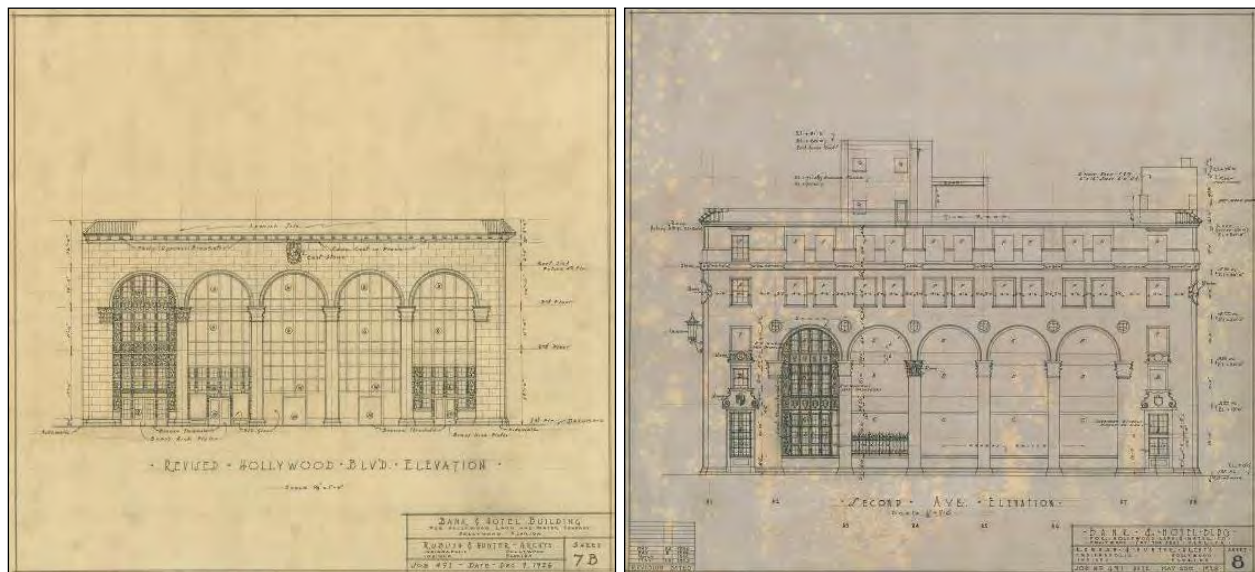


Figure 10. Original plan sheets for the First National Bank of Hollywood, with the south elevation along Hollywood Boulevard on the left and the east elevation along 20th Avenue on the right (City of Hollywood Records and Archives).



Figure 11. South front elevation of the First National Bank of Hollywood along Hollywood Boulevard as it originally appeared in the 1920s (City of Hollywood Records and Archives).



Figure 12. A comparison of the 1920s photograph (left) and the 1940s photograph (right) clearly shows the removal of the ornamental medallion from the south façade, as well as the removal of the pent roof with Cuban clay tiles and the ornamental Pecky Cypress brackets.

panels. **Figure 13** shows that the rounded arch appears to have been squared off by carrying the column line upward to a 90-degree angle from the peak of the arch and removing the spandrel in its entirety. The eastern façade along North 20th Avenue featured a decorative sill underneath the window, which is shown being removed in the 1940s renovation (**Figure 14**). The window configuration also was substantially altered at this time. **Figures 7** and **15** show the appearance of the building in the 1950s after the completion of the first renovation. **Figure 16** shows a property card noting the permits related to this renovation.

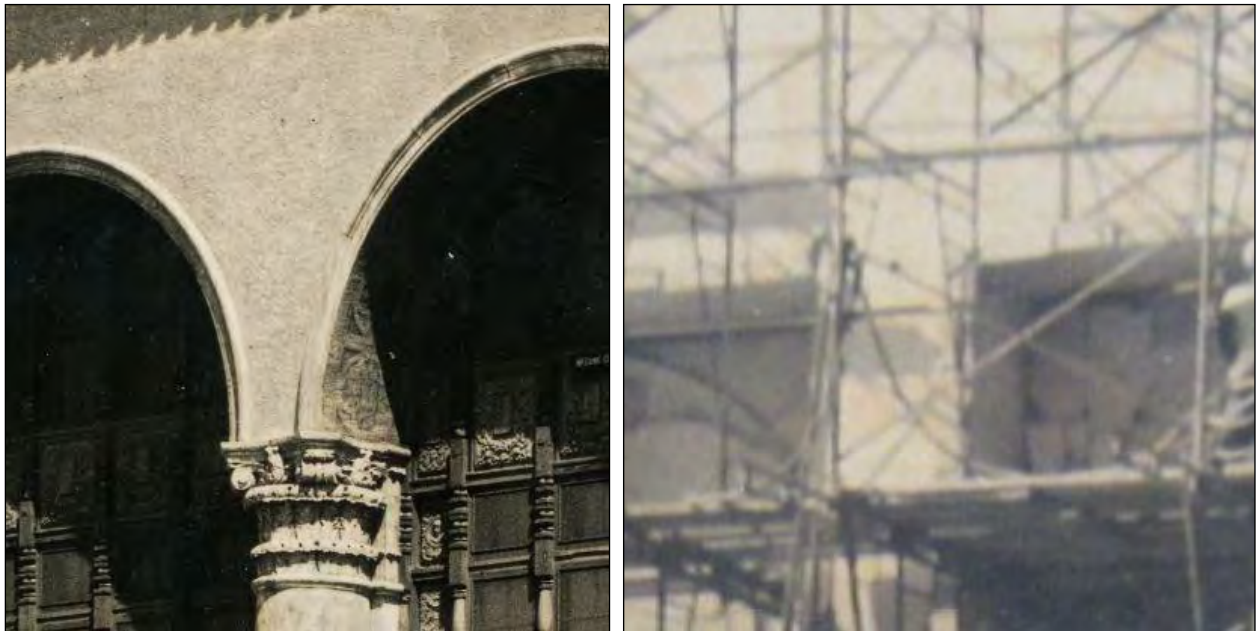


Figure 13. A comparison of the 1920s photograph (left) with the 1940s photograph (right) shows the removal of the original arches and concrete inlaid panels.



Figure 14. A comparison of the 1920s photograph (left) with the 1940s photograph (right) showing the decorative sill relief being removed from the façade.



Figure 15. First National Bank of Hollywood as it appeared in the 1950s, following the initial renovation (City of Hollywood Records and Archives).

NAME OF OWNER		ADDRESS OF CONSTRUCTION	
1st Nat Bank of Hollywood		2001 Hnd Boul.	
LEGAL DESCRIPTION		Lot 20-21-22. Bl 9. Hnd crop.	
Owner's Present Address "Cond Air Corp." — \$9,500. B.P. #14396, — Air Cond Sys.			
Description of Construction		Cost 60,000.	
Remodel Bank Building.			
Permit Type	No.	Date Issued	To Whom
Bldg	14214	9-23-49	Bk Bldg & Equip Co. Inc.
Plumbing	4452	10-13-49	Ally Con Edison
	4759	1-25-50	DIXIE PL - 1WS 2 LAV
Electrical	11781	10-7-49	Wm. H. H. Co.
	8215	1-13-50	" " " "
	8367	2-1-50	" " " "
8376 - 29-50 INSPECTIONS - Nelson E. - Correct Feb 1, 1950			
FOUNDATION	1st Rough Plg.	10-20-49	Temp. Service
MAX. FOUND. 4 INCH.	Final Rough Plg.	10-25-49	
COLUMNS	Final Rough Plg.		Rough Electric 1-25-49
STEEL (ANOD. 12-6-49)	Septic Tank		AT Steel (ANOD. 12-2-49)
TIE BEAM			Temporary Final
CAP	Grease Trap		Final Electric 3-3-50
GAS 1-16-50	Final Plumbing	3-3-50	
	Cert. of Occupancy		Rubbish Bond
Remarks: FRB 2001-25 3-7-50			

Figure 16. Property card noting the proposed remodel and associated permits (City of Hollywood Records and Archives).

During the next renovation in 1965, the northwest corner addition altered the original L-shape of the building, making it square. **Figure 17** is a page from the *1965 Addition and Renovation to the First National Bank of Hollywood* plan set, showing the addition constructed on the northeast corner. The exterior façade of the building also was redone, substantially altering the building's appearance. The stucco was removed, the building had new stucco applied in order to achieve a flush surface, and some windows and doors were altered or enclosed.

Figure 18 shows a line drawing of the building for the 1965 renovation, as well as a photograph of the building showing how it appeared after the 1965 renovation. Screens were added to the façade, and any remaining exterior elements of either the original building or its post-1940s renovation were removed. Significant interior alterations, including the reconfiguration of some of the interior walls, also took place at this time based on the plans. **Figure 9** shows the appearance of the building after the 1965 renovation in color, and **Figure 19** is another excerpt from the *1965 Addition and Renovation to the First National Bank of Hollywood* plan set, showing some of the exterior modifications.

The final substantial renovation of the First National Bank of Hollywood took place in the 1980s. This renovation was publicized as a restoration, and a Certificate of Appropriateness (COA)

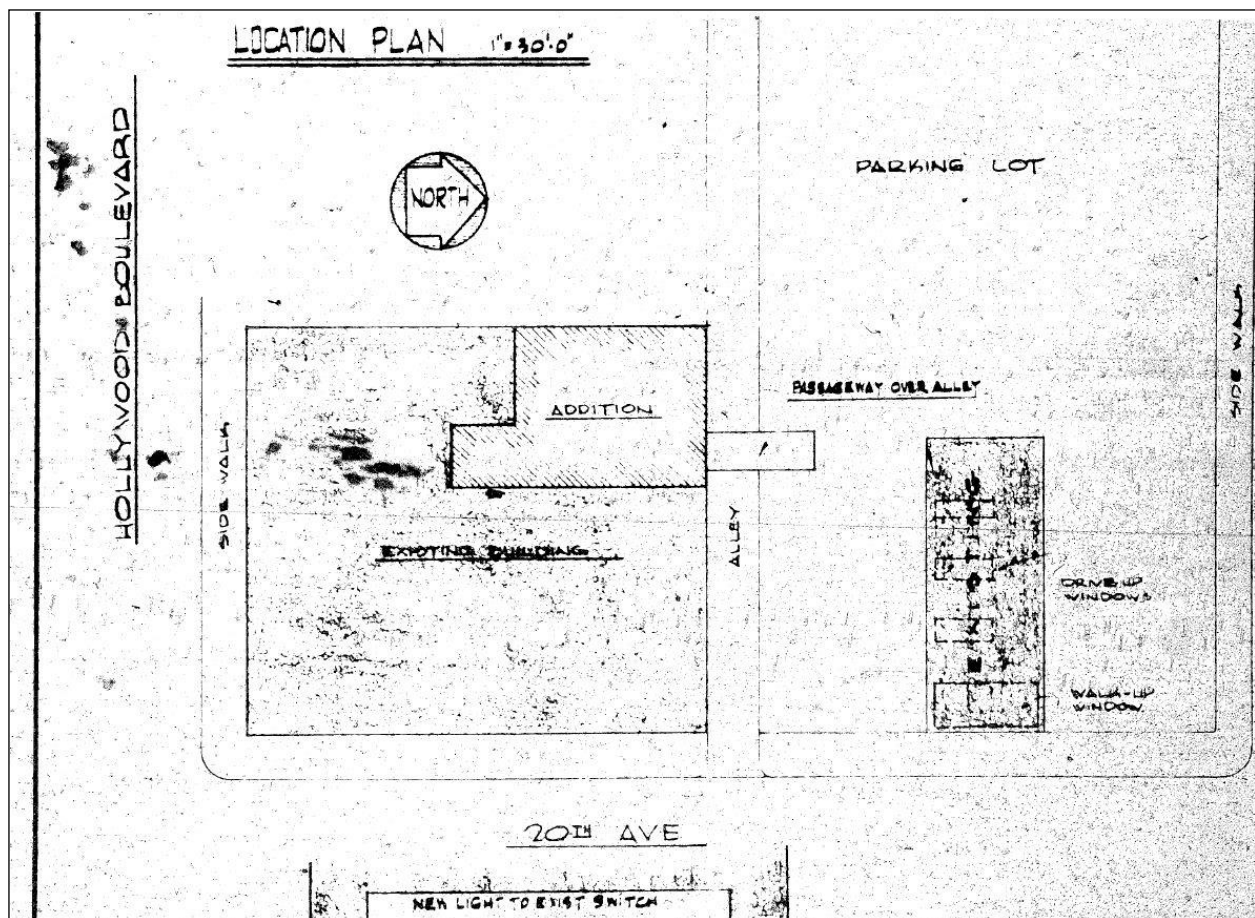


Figure 17. Page from the *1965 Addition and Renovation plans*, showing the location of the addition on the northeast corner of the building (City of Hollywood Records and Archives).



Figure 18. Line drawing for the 1965 renovation (left) and the appearance of the building after the renovation in the 1960s (right) (City of Hollywood Records and Archives).

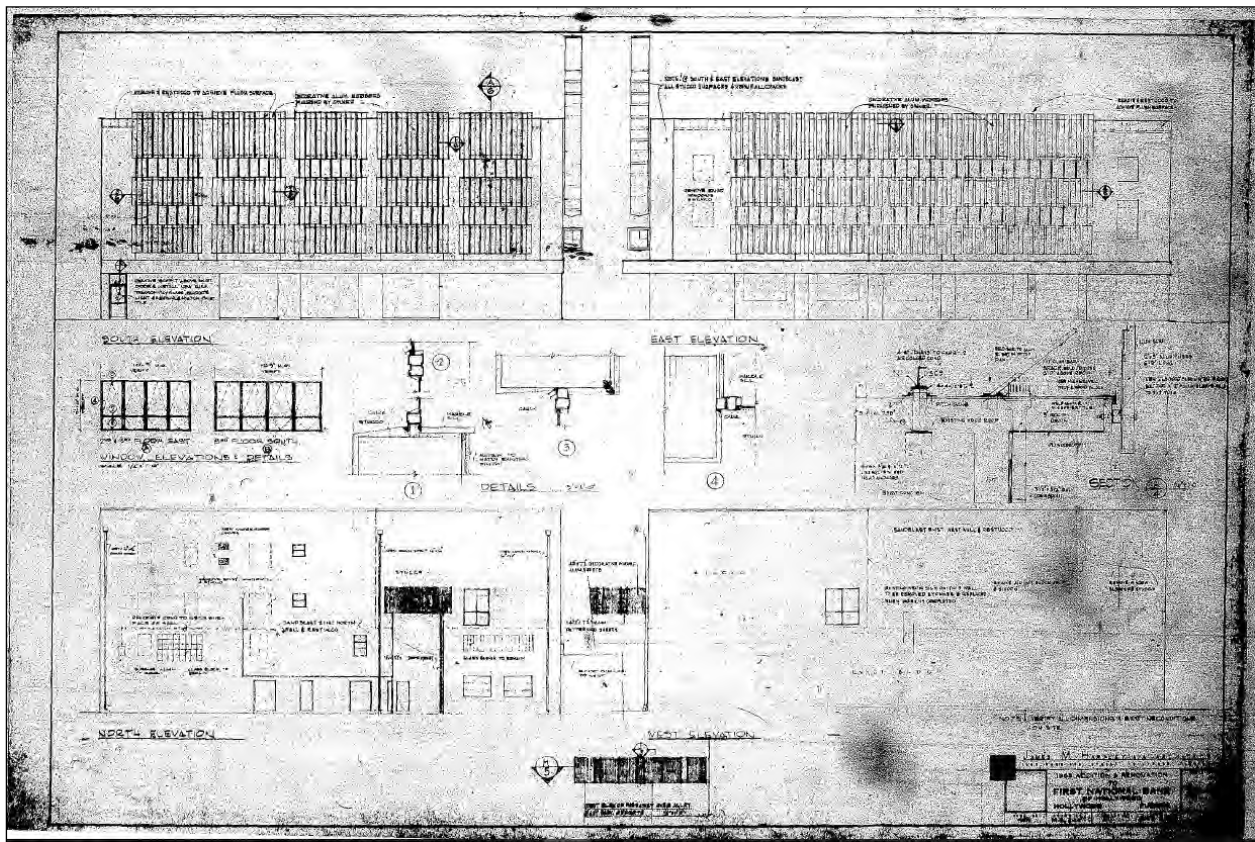


Figure 19. Page from the 1965 *Addition and Renovation* plans, showing several of the exterior modifications such as the removing and replacement of stucco, addition of screens, and window alterations (City of Hollywood Records and Archives).

was issued by the Historic Preservation Board so the restoration effort could proceed. Unfortunately, after the owner removed all of the paneling, it was discovered that nothing from the original building remained, and so the restoration plan was abandoned. The owner at that time, Maynard Adams, chose to clad the building in an EIFS. In an effort to recall the original character of the building, the designers noted the building's original symmetry and reconstructed round arched openings resembling the design of the original building (**Figures 20 and 21**). However, these arches, like the rest of the features on the building's façade, are non-historic, modern constructions. It was also at this time that the main entrance was reoriented to the west side (**Figure 22**).

Although the building remained in use as a bank until its purchase by the current owners in 2009, the exterior remains largely unchanged since the last major renovation in the 1980s. The only notable changes to the exterior that have taken place since that time are the replacement of windows on the second and third floors and the removal of the SunTrust Bank sign.



Figure 20. Photograph from January 2020 showing the modern arches and other decorative elements that were added to the south side façade facing Hollywood Boulevard in the 1980s.



Figure 21. Photograph from January 2020 showing the east elevation facing North 20th Avenue, showing the decorative arches added to the façade in the 1980s.



Figure 22. Photograph from January 2020 showing the main entrance on the west elevation, added in the 1980s.

PHYSICAL DESCRIPTION

The First National Bank of Hollywood (8BD00567) is a three-story, square plan structure set on a concrete pile foundation (**Figure 23**). The building was originally L-shaped until an addition was made to the northwest corner in 1965, making the footprint a complete square. The flat roof is covered in built-up materials. The former main south side entry and the south side windows are recessed into five arched openings (**Figure 24**). While not original, these arches were recreated during the 1980s renovation in an effort to harken back to the original design. Windows on the east façade are slightly inset beneath arches, forming pilasters in between the windows. The metal, fixed, replacement windows feature two-light, four-light, and eight-light configurations. The main entry has been relocated to the west side and is located under a non-historic portico (see **Figure 22**). The concrete walls are clad in EIFS stucco, which also was added in the 1980s. The building features decorative masonry details, including a cornice at the roof line, small square decorative stucco designs, a string course along much of the bottom of the exterior walls, and arches. All of these decorative exterior features are modern and were added during the most recent renovation in the 1980s. None of the decorative exterior architectural elements featured on the original Neo-classical 1920s structure remain.



Figure 23. First National Bank of Hollywood (8BD00567), facing northwest from the intersection of Hollywood Boulevard and North 20th Avenue.



Figure 24. View of the five arched openings on the south elevation recreated in the 1980s, facing northeast.

The interior of the building features a modern entry on the west side, which contains no historic fabric (**Figure 25**). The remainder of the first floor has been gutted, and none of the original ceilings, wall cladding, or flooring remain (**Figure 26**). While the original integral column supports are still present on the first floor, they have sustained considerable damage and no longer retain their architectural integrity (**Figure 27**). A small portion of the original plaster molding is still visible in the southwest corner of the first floor (**Figure 28**), but this is all that remains of the original ceilings. The only remaining historical element within the building that has largely maintained its integrity is the historic bank vault, located near the northeast corner of the first floor (**Figure 29**). The vault remains operable, is in good condition, and is the only remaining historic feature on the building that retains its historical integrity or provides evidence that the building was once a bank. The interior of the vault was modified somewhat with the addition of the metal bars separating different portions of the interior in order to better serve modern banking needs (**Figure 30**). The walls and mezzanine surrounding the vault also have been renovated.

The second and third floors of the building have been converted into modern office spaces, and no historic fabric remains intact (**Figures 31 and 32**). The staircases also were redone in the 1980s and feature no historic fabric (**Figure 33**). The parapet running around the edge of the



Figure 25. Main westside entry foyer showing modern materials and construction, facing east.



Figure 26. First floor interior showing the lack of historical fabric, with the former main southside entry visible on the center left and the new westside entry visible on the center right, facing southwest.



Figure 27. Close-up view of damage on one of the interior columns, with the metal rebar clearly visible, facing southeast.



Figure 28. The southwest corner section of the original plaster molding, visible here in red, is all that remains of the original ceilings, facing west.



Figure 29. The original bank vault, located near the northeast corner on the first floor, remains operable, facing northwest.



Figure 30. Interior of the historic bank vault, with the modern bars visible separating different sections of the interior, facing north.



Figure 31. Modern office spaces located on the second floor, with the original floorplan and historic fabric no longer extant, facing east.

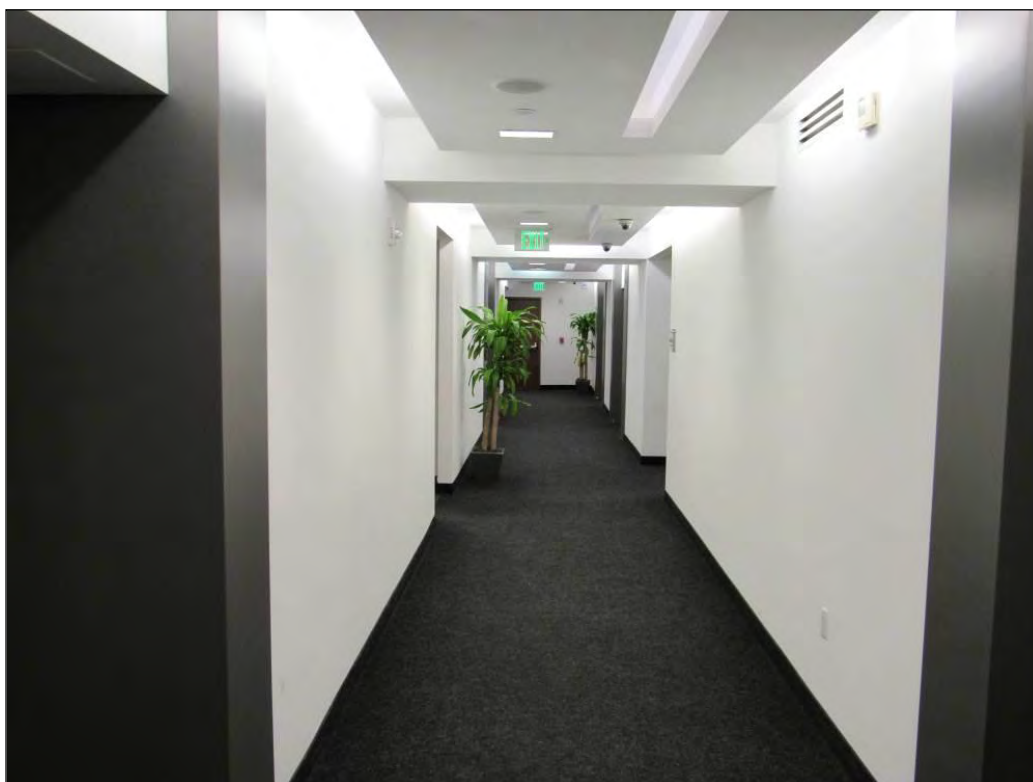


Figure 32. Modern office spaces located on the third floor, again showing the lack of historic fabric and destruction of the original layout, facing north.



Figure 33. Interior staircase that was redone in the 1980s, with no historic fabric remaining, facing southwest.

building's roof was extended higher in the 1980s and is now in poor condition (**Figure 34**). Pilasters are still visible on the roof and appear to have been cut, with rebar exposed through the concrete (**Figure 35**). The building was originally planned to have five stories, but was instead limited to three stories. The cut pilasters remain as evidence of that early change in plans. No additional original features of the building were identified during this survey.



Figure 34. Modern extension of the parapet as seen from the roof, facing west.



Figure 35. Cut pilaster extensions visible on the roof, facing northeast.

EVALUATION OF SIGNIFICANCE

The First National Bank of Hollywood (8BD00567) was initially documented in 1996 as part of the *Historic Designation Report: Hollywood Business District*, conducted by Research Atlantica, Inc., and most recently documented in 2016 during the *Hollywood CRA Historic Properties Survey Update: Historic Downtown Hollywood Business District & Hollywood Beach Historic District, Broward County, Florida*, conducted by Coastal Archaeology & History Research, Inc. While Resource 8BD00567 is located within the boundaries of the NRHP-listed Hollywood Boulevard Historic Business District (8BD03284), it is considered non-contributing to the district. Regarding the resource at 2001 Hollywood Boulevard, the NRHP nomination form for the district states, “This building retains none of its historical or architectural significance” (Krassy and Shiver 1999). The NRHP nomination form for the district was completed by the Bureau of Historic Preservation, and SHPO signed off on the document in January 1999. SHPO has not made an official determination as to the NRHP eligibility of Resource 8BD00567. In 2009, an NRHP Preliminary Site Information Questionnaire for Resource 8BD00567 was completed and submitted to the FDHR. In a letter dated October 20, 2009, Robert O. Joes from the FDHR responded, stating that the building is not eligible for listing in the NRHP. A copy of this response letter is included as **Appendix A**.

Based on the historic context and current survey, it is the opinion of SEARCH that the First National Bank of Hollywood (8BD00567) is ineligible for inclusion in the NRHP. Resource 8BD00567 is significant under Criterion A as it is associated with the earliest period of construction and development in the City of Hollywood and, as Hollywood’s first bank, made a notable contribution to the development of the community. Furthermore, Resource 8BD00567 was one of the buildings originally commissioned by the founder of Hollywood, Joseph Wesley Young. This direct association with Young and his early design of the city make this resource significant under Criterion B for its connection to a significant historical person. However, Resource 8BD00567 is not significant under Criterion C for architecture as the substantial alterations to the building made during the multiple renovations over the years have destroyed the building’s historical architectural integrity such that it no longer embodies the distinctive characteristics of a type period or method of construction. Finally, Resource 8BD00567 is not significant under Criterion D because it lacks the potential to yield further information of historical importance.

Despite the connection 8BD00567 has with early community planning and the development of Hollywood, as well as to the city’s founder Joseph Wesley Young, the building does not possess adequate historic integrity for listing in the NRHP. The National Register Criteria for Evaluation, produced by the NPS, states that, besides meeting one or more of the above criteria, a property also must have “integrity” of “location, design, setting, materials, workmanship, feeling, and association” (NPS n.d.). This means that the property must retain enough of its historical physical character to represent its historic period and associations adequately.

Resource 8BD00567 maintains its location as it has not been moved or relocated since its construction in 1927, and although the setting remains mostly intact, the abutting historic

building to the west was demolished for parking in the 1980s. However, the resource no longer retains its historic design. Its form was altered from an L-shaped building to a square during the 1965 renovation. The interior plan also has been lost, as the first floor has been almost entirely gutted and the non-historic west entrance has been added. The second and third floors also have lost their original layout and historic materials and now contain non-historic office spaces. Virtually all of the original interior walls have been removed. The original style has been lost. All of the historical Neo-classical design elements that were originally present on the building have been removed. These include the pent roof with Cuban clay tiles and Pecky Cypress brackets, the medallions, decorative sill reliefs, original arches and concrete inlaid panels, and the elaborate precast panels and ornate wood spindles within the arches. The four three-quarter rounded columns are still present underneath the modern exterior fabric on the south side, as they are structurally integral to the building. However, they no longer retain their architectural integrity. Their historical architectural elements, such as the Corinthian capitals and the bases, have been removed. Nothing historically notable remains of the original columns, as they now appear as simple tube-like structural concrete supports void of any discernable style or architectural significance.

As outlined in this document, almost all of the original materials have been removed such that the historic workmanship is no longer evident. In addition to the original 1920s materials being lost, most of the materials from the 1940s and 1965 renovations also have been removed. Even the stucco has been blasted away and replaced with EIFS treatment. With the loss of the historic materials in the interior and on the exterior façade, any evidence of the historic workmanship also was destroyed. Multiple alterations to the window and door openings have destroyed any evidence of the historic workmanship (**Figures 36 and 37**). Finally, the feeling and association of Resource 8BD00567 have been greatly diminished. Resource 8BD00567 in its current state would be unrecognizable to a person who only knew the building by its historical appearance. The building's lack of integrity also affects its historical associations with notable events or persons. The original vault remains as the only notable historical feature that identifies the building as a former bank or retains any semblance of historic materials or craftsmanship. The building in its current state bears little resemblance to the building commissioned by Hollywood founder Joseph Wesley Young and designed by Rubush & Hunter in the 1920s.

Historic photographic evidence, renovation plans, and a thorough field survey of the structure that included the removal of the modern EIFS in several key locations has confirmed that the historic features are no longer present underneath the building's modern veneer (**Figures 38-41**). Based on the survey and the historic research conducted, it is evident that Resource 8BD00567 no longer conveys its historical character or period of significance and does not retain the level of integrity necessary to convey its significance under Criteria A, B, or C. Therefore, SEARCH recommends that the First National Bank of Hollywood (8BD00567) as ineligible for individual listing in the NRHP, and it remains a non-contributing resource within the NRHP-listed Hollywood Boulevard Historic Business District (8BD03284). An updated FMSF form for this resource was completed as part of this project and is included as **Appendix B**. An FDHR survey log was completed and is included as **Appendix C**.



Figure 36. Poor condition of infill at the bottom of one of the eastside windows, facing southeast.



Figure 37. Tops of two of the windows located on the east side, with older wood and newer aluminum visible in the infilled section, facing southeast.



Figure 38. The removal of the EIFS and the smooth concrete visible underneath confirms the removal of the original decorative sill that was once located below this eastside window.



Figure 39. The removal of the EIFS on one of the arches on the south elevation reveals modern plywood and metal framing from the 1980s renovation used to imitate the original arches, which are no longer present.



Figure 40. In this location where the arches meet the columns on the south elevation, the removal of the EIFS again shows modern plywood and metal framing with no historic fabric remaining.



Figure 41. The removal of the EIFS and the smooth concrete visible in the former location of the decorative central medallion on the south façade also confirms the destruction of this once prominent feature.

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APPENDIX A

2009 LETTER FROM THE FDHR



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

October 20, 2009

BD 567

Built 1924 altered 1980's

Ms Dana Klein
Honorary Consul General
Republic of Macedonia
DKMC, Inc.
Hollywood, Florida 33022

Ms Kelin:

We received your preliminary application to the National Register for the Sun Trust Bank Building, on October 16, 2009. Eligibility for Register designation is based on age (fifty years and older), a strong case for significance, and historic physical integrity. Integrity means the building must retain a high degree of the materials and architectural character as it had fifty years ago. In the case of the Sun Trust Bank Building, according to the information submitted, the character was dramatically altered in the 1980s. The building is not eligible for listing in the National Register.

If you have any questions please phone me at 850-245-6333.

Sincerely,

Robert O. Jones
Historic Preservationist

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6436

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

APPENDIX B

FMSF RESOURCE FORM

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **BD00567**
 Field Date 1-6-2020
 Form Date 1-9-2020
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) First National Bank of Hollywood Multiple Listing (DHR only) _____
 Survey Project Name Historic Structure Report 2001 Hollywood Blvd Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 2001 Direction _____ Street Name Hollywood Street Type Boulevard Suffix Direction _____
 Address: 2001 Hollywood Boulevard
 Cross Streets (nearest/between) NW corner of N 20th Ave & Hollywood Blvd
 USGS 7.5 Map Name FORT LAUDERDALE SOUTH USGS Date 2018 Plat or Other Map _____
 City / Town (within 3 miles) Hollywood In City Limits? ☒ yes ☐ no ☐ unknown County _____
 Township 51S Range 42E Section 15 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 5142-15-01-1570 Landgrant _____
 Subdivision Name Hollywood 1-21 B Block 9 Lot 19-22
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1927 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Bank From (year): 1927 To (year): 2009
 Current Use Office building From (year): 2009 To (year): 2020
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1940s/60s/80s Nature Exterior/interior substantially modified
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature 1965 addition to NW corner
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Current owner, Suntrust Office Building, LLC, purchased 2009 from Southeast STB Portfolio, LLC
 Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Commercial Exterior Plan Square Number of Stories 3
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Fixed, metal-framed, 2, 4, and 8-light commercial windows
 Distinguishing Architectural Features (exterior or interior ornaments) Arched openings with recessed windows and doors, decorative cornice, and square decorative designs on the facade, string course.
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Parking lot to N and W

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete 2. Masonry - General 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Pile 2. _____
 Main Entrance (stylistic details) W side at modern portico, originally on the S side

Porch Descriptions (types, locations, roof types, etc.) N/A

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Resource 8DA00567 is a 3-story Commercial structure with a square plan. The flat roof is built up, and the walls are constructed of concrete block and covered in EIFS stucco. Its appearance has been altered by renovations in the 1940s, 1960s, and 1980s.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☐ Sanborn maps
☒ FL State Archives/photo collection ☐ city directory ☒ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☒ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Construction plans, City archives

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Due to loss of sufficient historic integrity from numerous substantial renovations, 8DA00567 is ineligible for listing in the NRHP, either individually or as a contributing resource within the Hollywood Blvd Historic Business District (8BD03284).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
 Document description Photos, Maps, Field Notes File or accession #'s R19258
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Newton, Jason Affiliation Southeastern Archaeological Research
 Recorder Contact Information 2028 Harrison St., Ste. 204, Hollywood, FL 33020/754-206-1056/jason.newton@searchin
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



8BD00567_a Facing Northwest



8BD00567_b Facing Northeast



8BD00567_c Facing West



8BD00567_d Facing Southwest



8BD00567_e Facing East



8BD00567_f Facing Northeast



8BD00567_g Facing Southwest



8BD00567_h Facing Southeast



8BD00567_i Facing Northeast



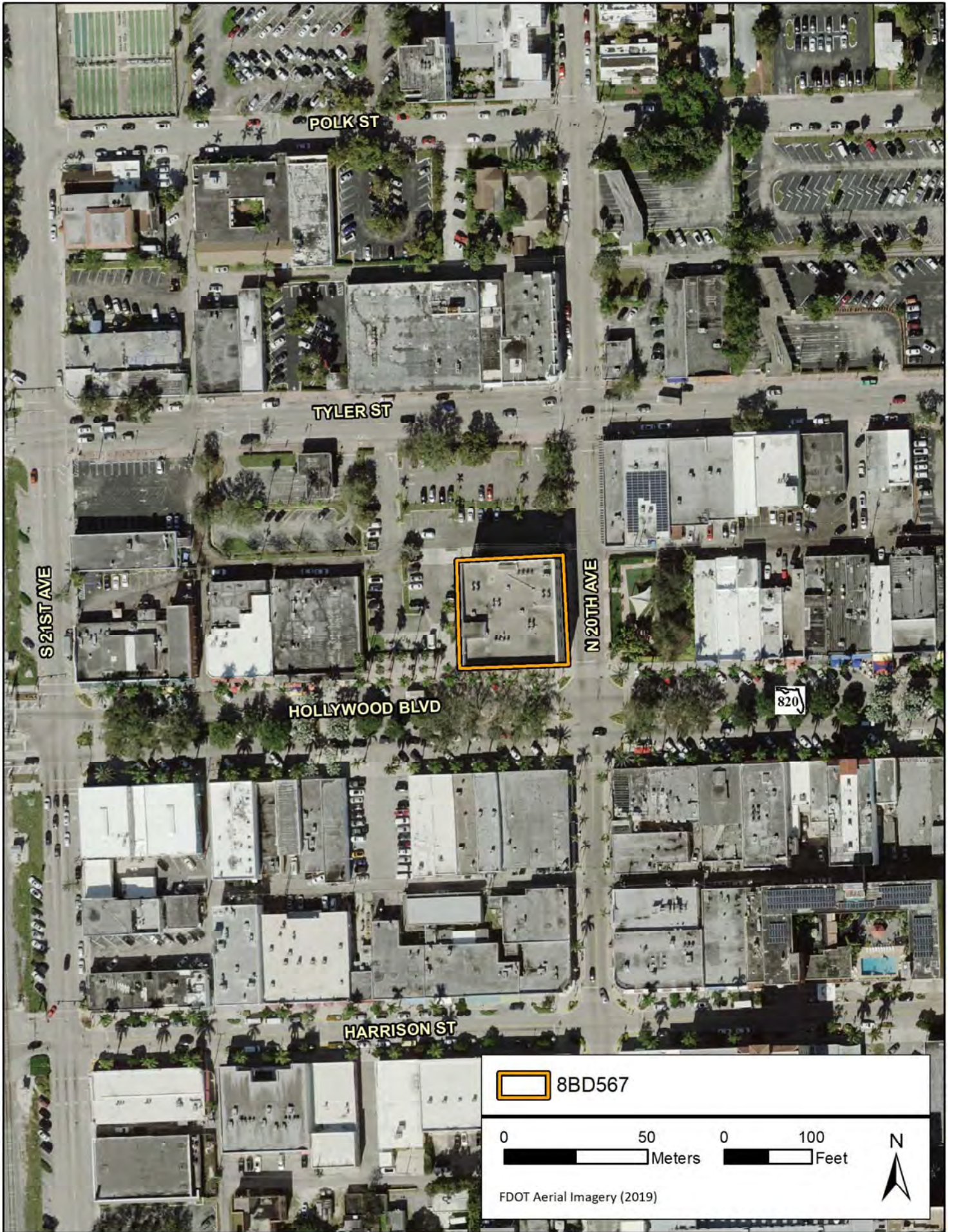
8BD00567_j Facing Southwest



8BD00567_k Facing East



8BD00567_l Facing East



8BD567

0

50

Meters

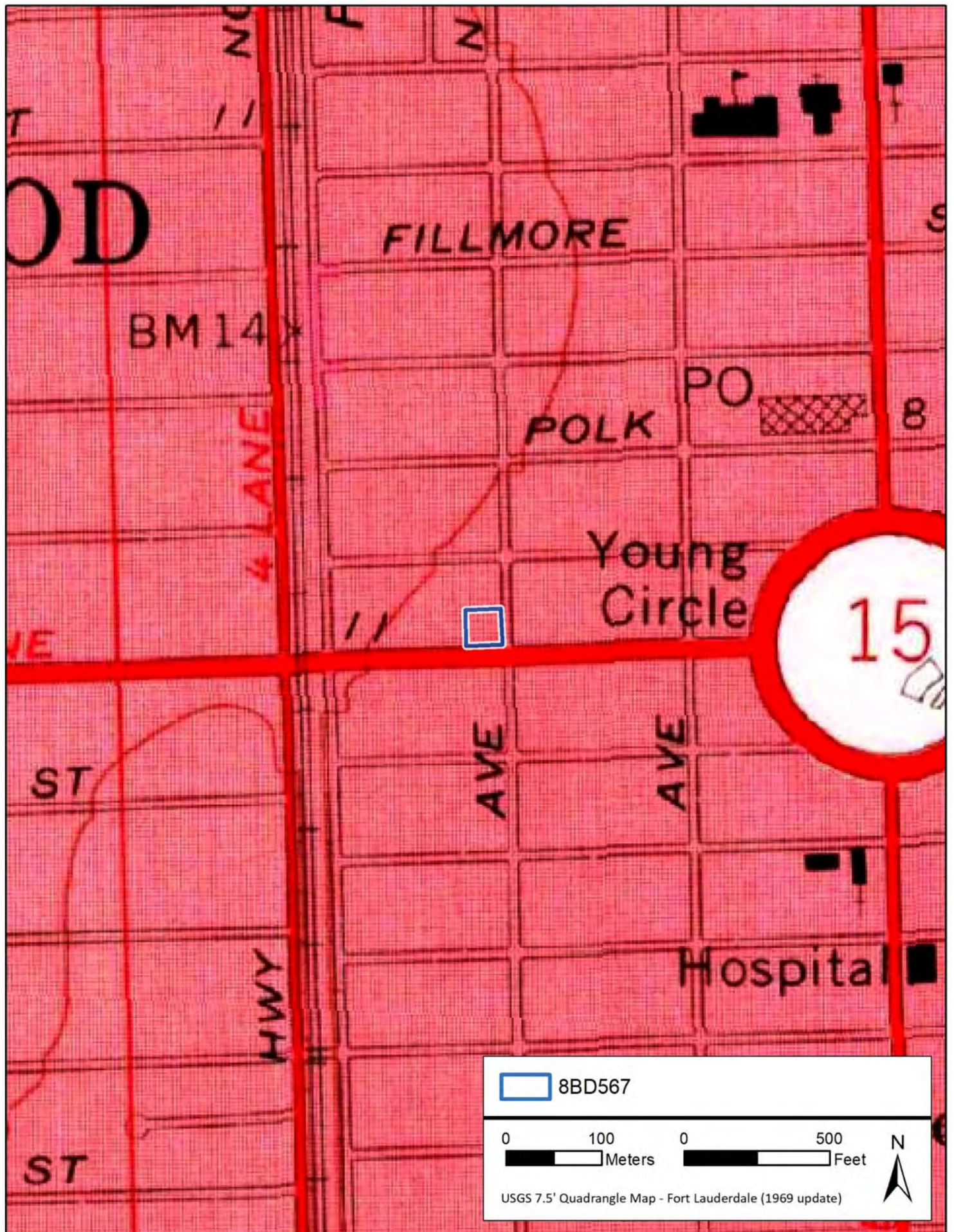
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100

Feet



FDOT Aerial Imagery (2019)



APPENDIX C

FDHR SURVEY LOG SHEET

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 4.1 1/07

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Identification and Bibliographic Information

Survey Project (name and project phase) Historic Structure Report for 2001 Hollywood Boulevard, Hollywood, Broward County, Florida

Report Title (exactly as on title page) Historic Structure Report for 2001 Hollywood Boulevard, Hollywood, Broward County, Florida

Report Authors (as on title page, last names first) 1. Newton, Jason 3. _____
2. Kerns, Mechelle 4. _____

Publication Date (year) 2020 Total Number of Pages in Report (count text, figures, tables, not site forms) 34

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
On file at SEARCH, Hollywood, FL. SEARCH Project No. R19258.

Supervisors of Fieldwork (even if same as author) Names Mechelle Kerns, PhD, RPA

Affiliation of Fieldworkers: Organization Southeastern Archaeological Research City Hollywood

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. 2001 Hollywood Boulevard 3. _____ 5. _____ 7. _____
2. _____ 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization or person directly funding fieldwork)

Name ESTATE GENERAL CONTRACTORS, LLC Organization Other

Address/Phone/E-mail 4949 SW 75th Avenue Miami, FL 33155/786-477-4713

Recorder of Log Sheet Jason Newton Date Log Sheet Completed 1-16-2020

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes: Previous survey #s (FMSF only) _____

Mapping

Counties (List each one in which field survey was done; attach additional sheet if necessary)

1. Broward 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name FORT LAUDERDALE SOUTH Year 2018 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Description of Survey Area

Dates for Fieldwork: Start 1-6-2020 End 1-17-2020 Total Area Surveyed (fill in one) _____ hectares 1 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (check all that apply): ☐ archaeological ☒ architectural ☐ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures The field reconnaissance consisted of a pedestrian survey of the interior and exterior of the building, and removal of sections of the exterior fabric.

Preliminary Methods (check as many as apply to the project as a whole)

☐ Florida Archives (Gray Building) ☐ library research- *local public* ☒ local property or tax records ☒ other historic maps
☐ Florida Photo Archives (Gray Building) ☐ library-special collection - *nonlocal* ☒ newspaper files ☐ soils maps or data
☒ Site File property search ☒ Public Lands Survey (maps at DEP) ☒ literature search ☐ windshield survey
☒ Site File survey search ☒ local informant(s) ☐ Sanborn Insurance maps ☒ aerial photography
☒ other (describe): City archives

Archaeological Methods (check as many as apply to the project as a whole)

☒ Check here if **NO** archaeological methods were used.

☐ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m)
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity
☐ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar
☐ shovel test 1/16" screen ☐ coring ☐ pedestrian survey
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ unknown
☐ other (describe): _____

Historical/Architectural Methods (check as many as apply to the project as a whole)

☐ Check here if **NO** historical/architectural methods were used.

☐ building permits ☐ demolition permits ☐ neighbor interview ☐ subdivision maps
☐ commercial permits ☐ exposed ground inspected ☒ occupant interview ☒ tax records
☒ interior documentation ☒ local property records ☐ occupation permits ☐ unknown
☐ other (describe): Pedestrian survey, plans, hist. photos

Survey Results (cultural resources recorded)

Site Significance Evaluated? ☒ Yes ☐ No

Count of Previously Recorded Sites 1 Count of Newly Recorded Sites 0

Previously Recorded Site #'s with Site File Update Forms (List site #'s without "8". Attach additional pages if necessary.) BD00567

Newly Recorded Site #'s (Are all originals and not updates? List site #'s without "8". Attach additional pages if necessary.) _____

Site Forms Used: ☐ Site File Paper Form ☒ Site File Electronic Recording Form

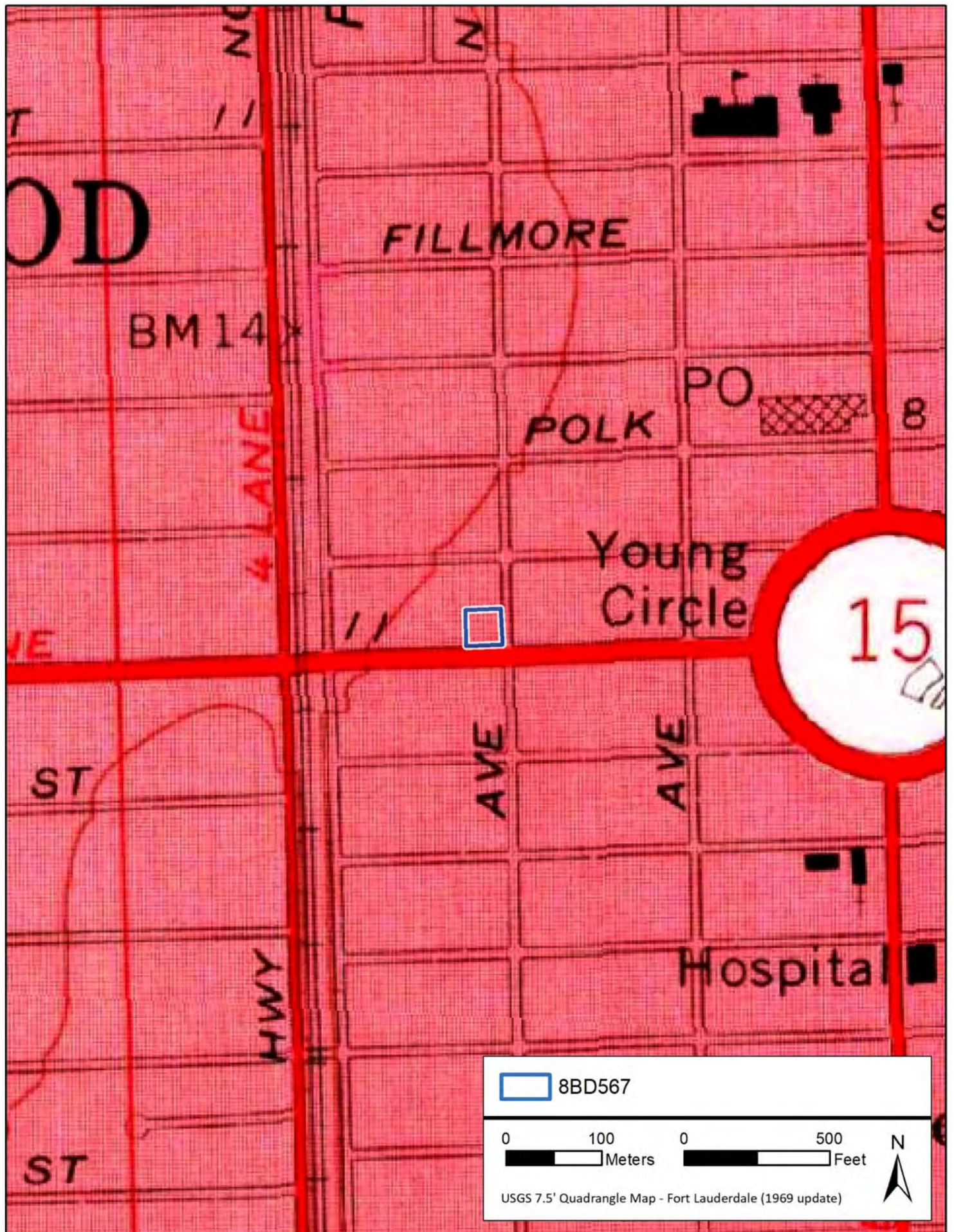
*****REQUIRED: ATTACH PLOT OF SURVEY AREA ON PHOTOCOPY OF USGS 1:24,000 MAP(S)*****

SHPO USE ONLY

SHPO USE ONLY

SHPO USE ONLY

Origin of Report: ☐ 872 ☐ CARL ☐ UW ☐ 1A32 # _____ ☐ Academic ☐ Contract ☐ Avocational
☐ Grant Project # _____ ☐ Compliance Review: CRAT # _____
Type of Document: ☐ Archaeological Survey ☐ Historical/Architectural Survey ☐ Marine Survey ☐ Cell Tower CRAS ☐ Monitoring Report
☐ Overview ☐ Excavation Report ☐ Multi-Site Excavation Report ☐ Structure Detailed Report ☐ Library, Hist. or Archival Doc
☐ MPS ☐ MRA ☐ TG ☐ Other: _____
Document Destination: _____ Plotability: _____



ATTACHMENT B

FDHR Concurrence Letter



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 30, 2020

Mr. Steve Berman
Berman Management Group
1930 Harrison Street, Suite 503
Hollywood, Florida 33020

Re: Determination of Eligibility for 2001 Hollywood Boulevard (BD00567), Hollywood, Florida 33020

Mr. Berman:

Thank you for submitting a historic structure report for the above referenced property. Upon review, we concur with the surveyor's evaluation and our own prior determination from 2009 that the bank building is **not individually eligible** for the National Register of Historic Places. While the building was originally constructed in 1927 and served as a locally significant bank, due to modifications completed in the 1980s, the building lacks sufficient historic integrity to be eligible for listing.

The building is a **non-contributing resource** located within the Hollywood Boulevard Historic Business District, which was listed in the National Register on February 18, 1999. It is considered non-contributing due to its lack of historic integrity.

Although this property does not fit within the strict criteria established by NPS, it does not mean that it is not important or that they should not be treated sensitively. We encourage the owners to continue to use and maintain this property. The information submitted will be added to the Florida Master Site File as part of a permanent record of Florida's built environment.

Feel free to contact me at 850.245.6364 or Ruben.Acosta@dos.myflorida.com if you have any questions regarding this determination.

Sincerely,

Ruben A. Acosta
Supervisor, Survey and Registration
Bureau of Historic Preservation

RAA/raa

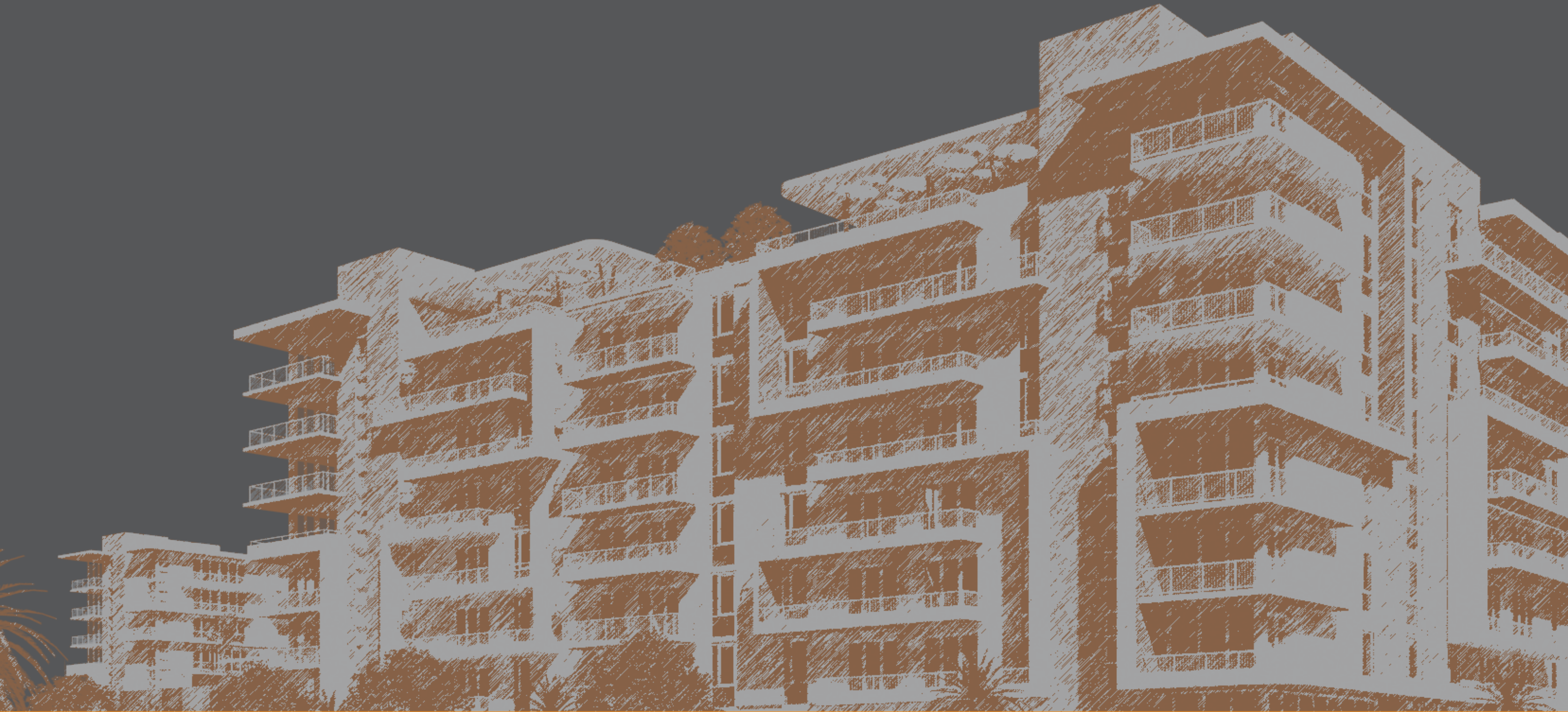
CC: Jason Newton, SEARCH

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



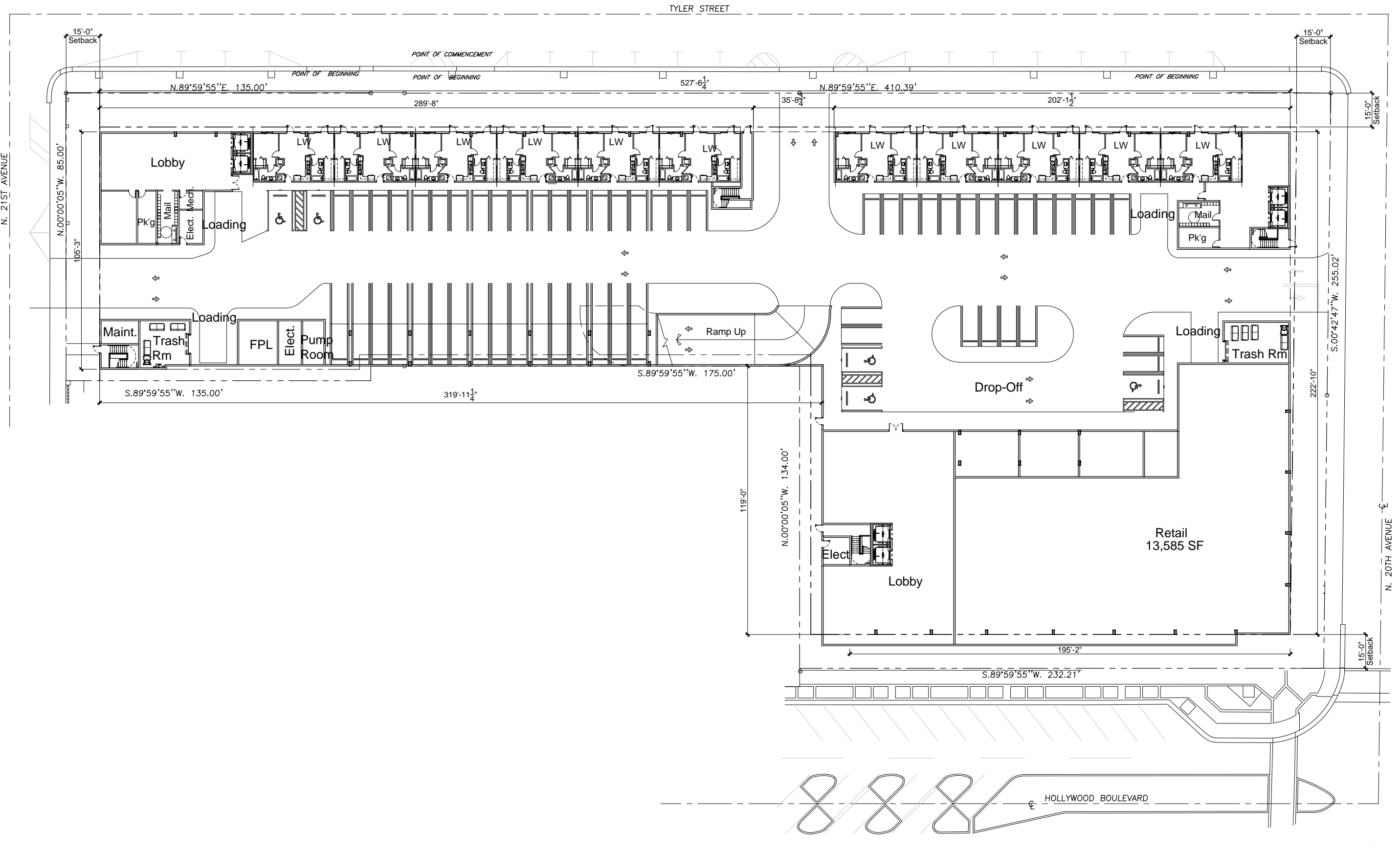
ATTACHMENT C

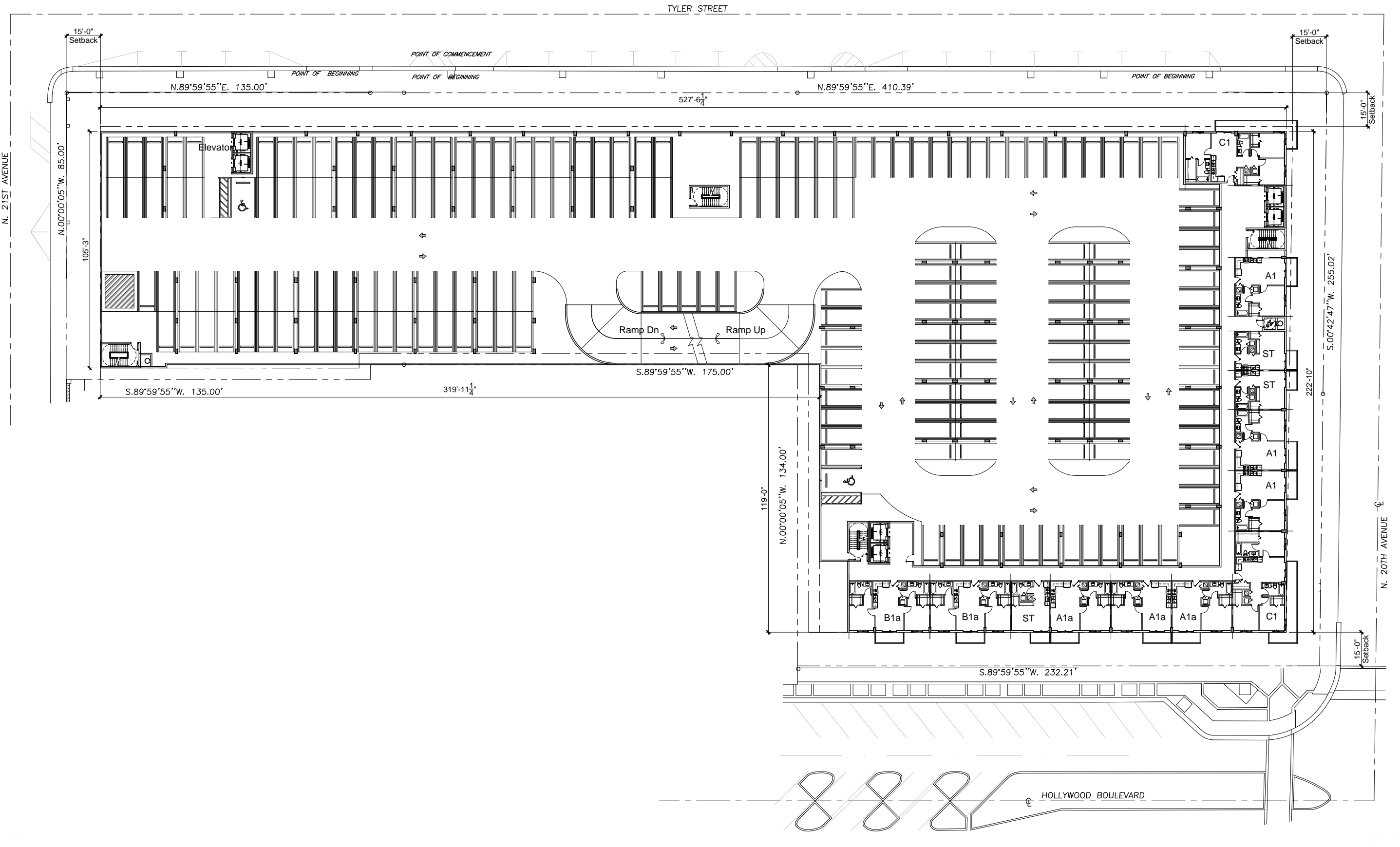
Concept Plans

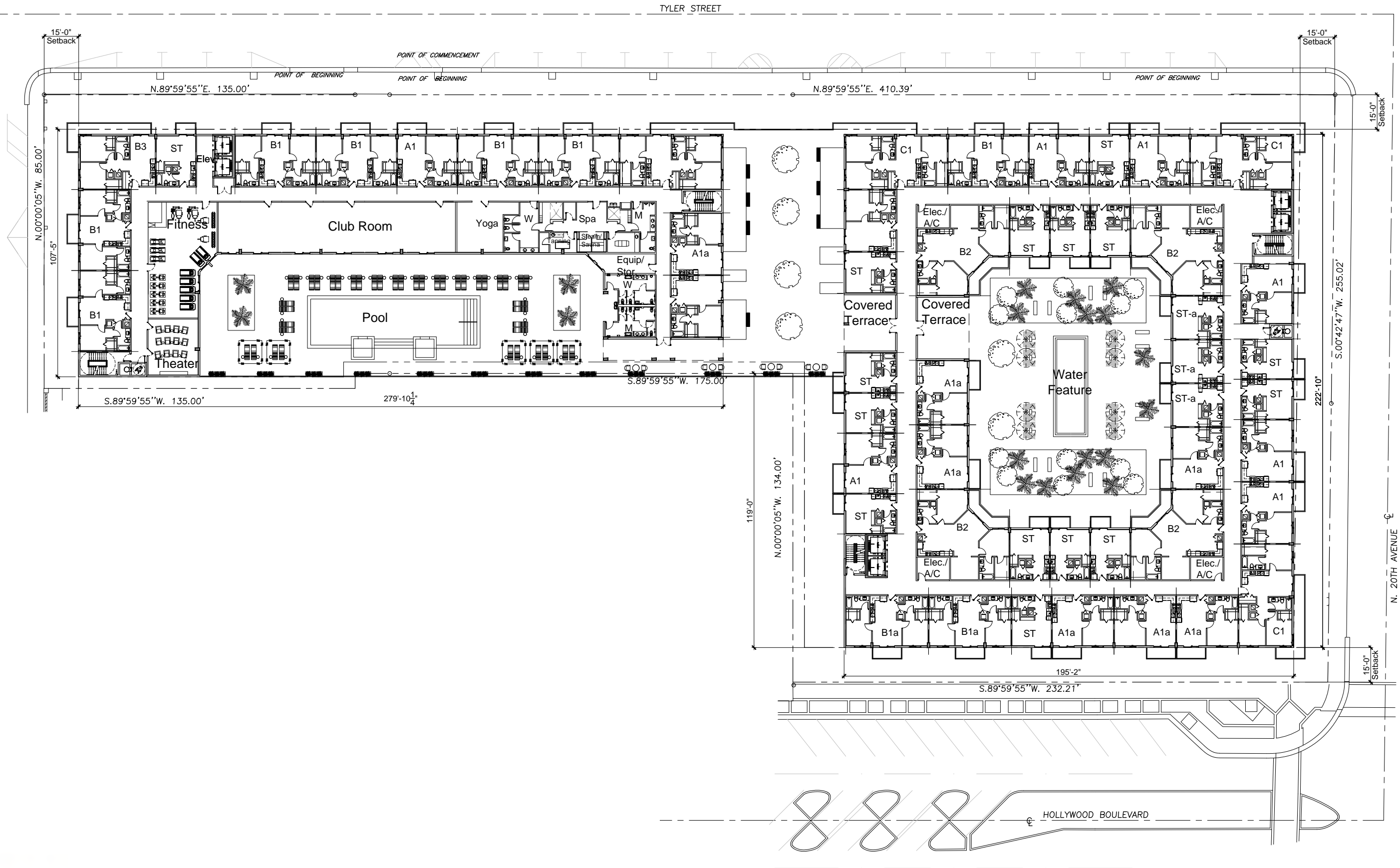




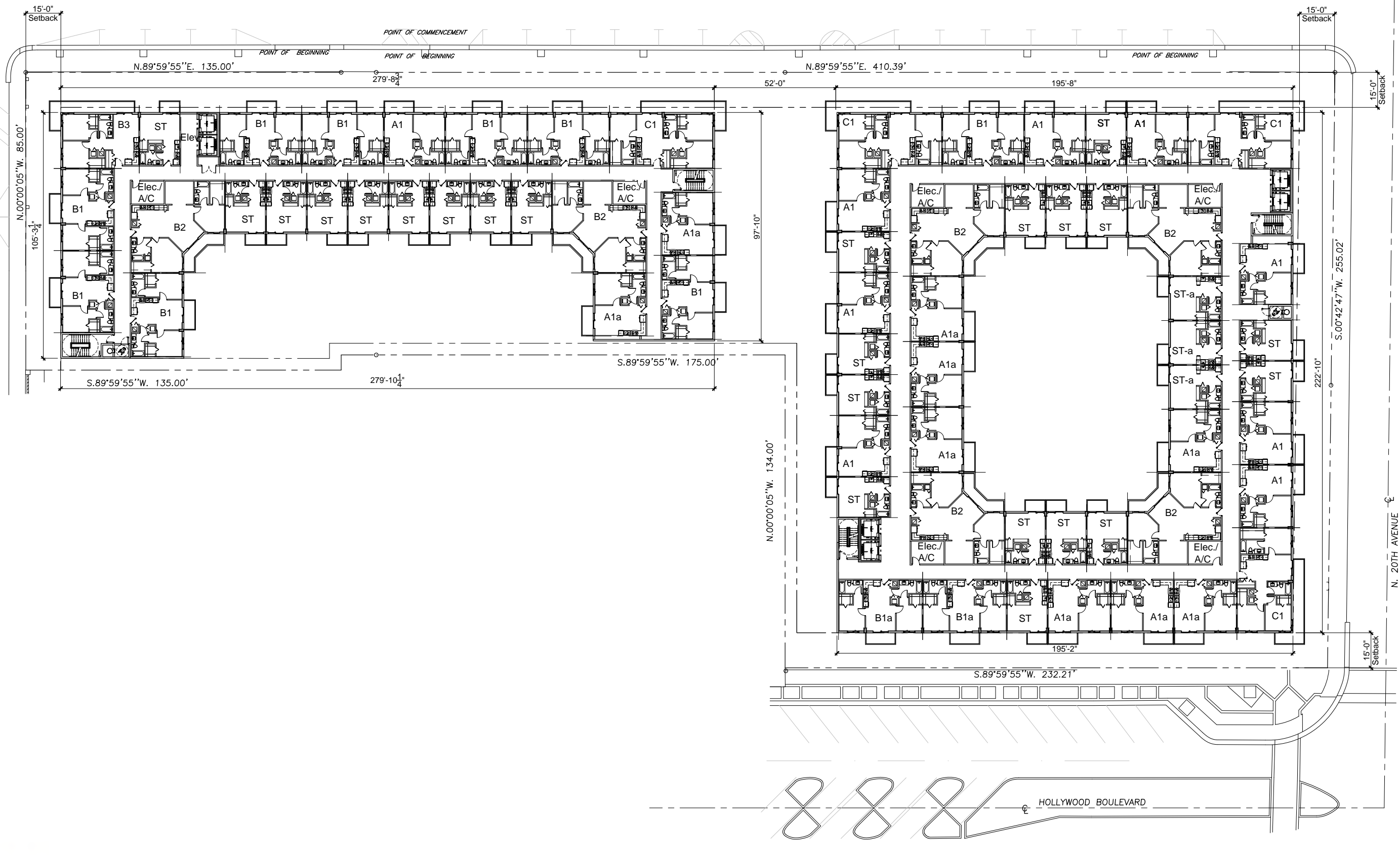


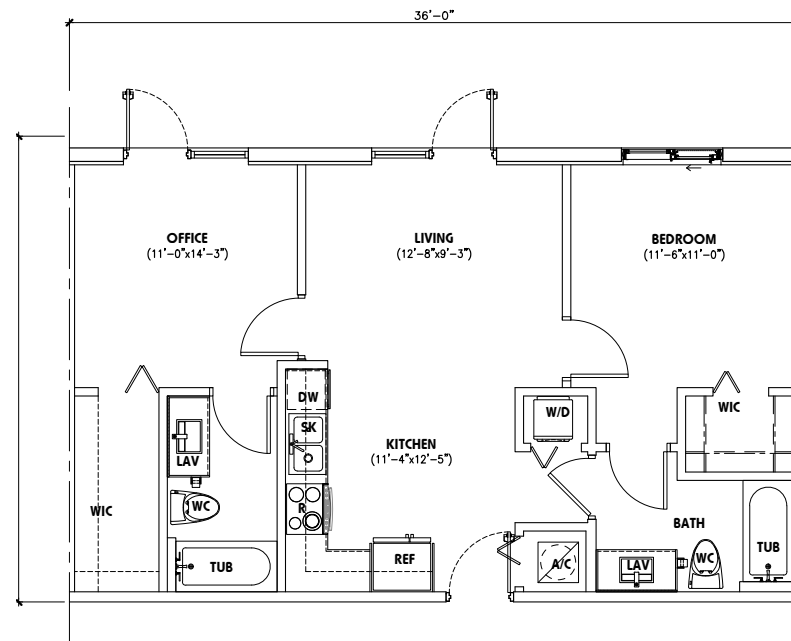






TYLER STREET

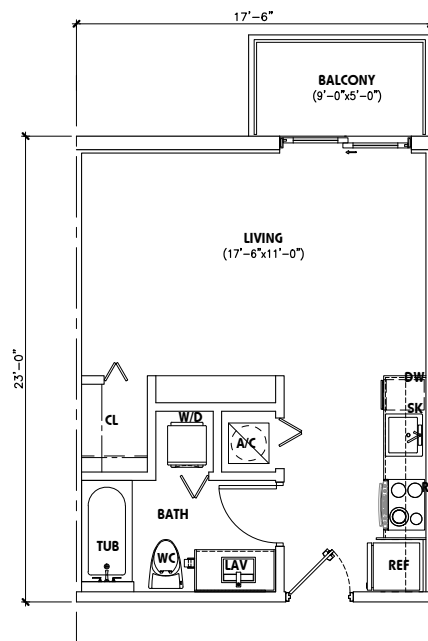




Live Work

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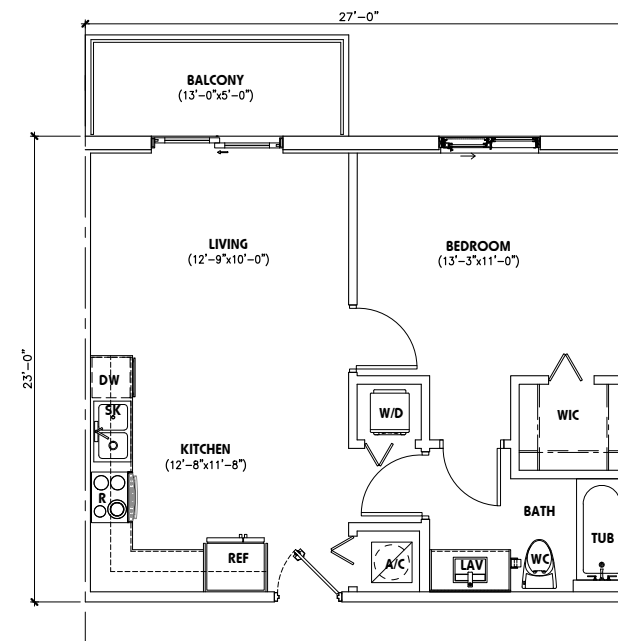
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Studio

414 SF

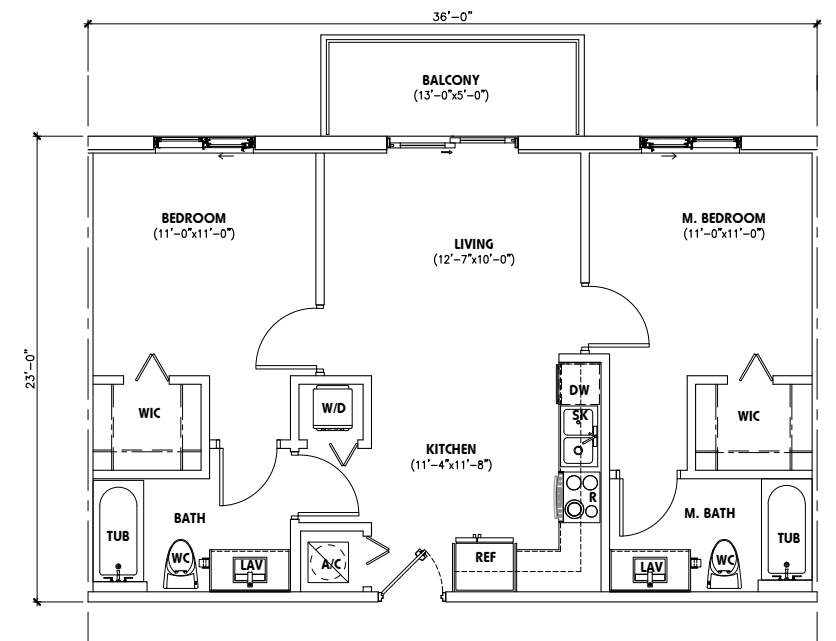
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A1

621 SF

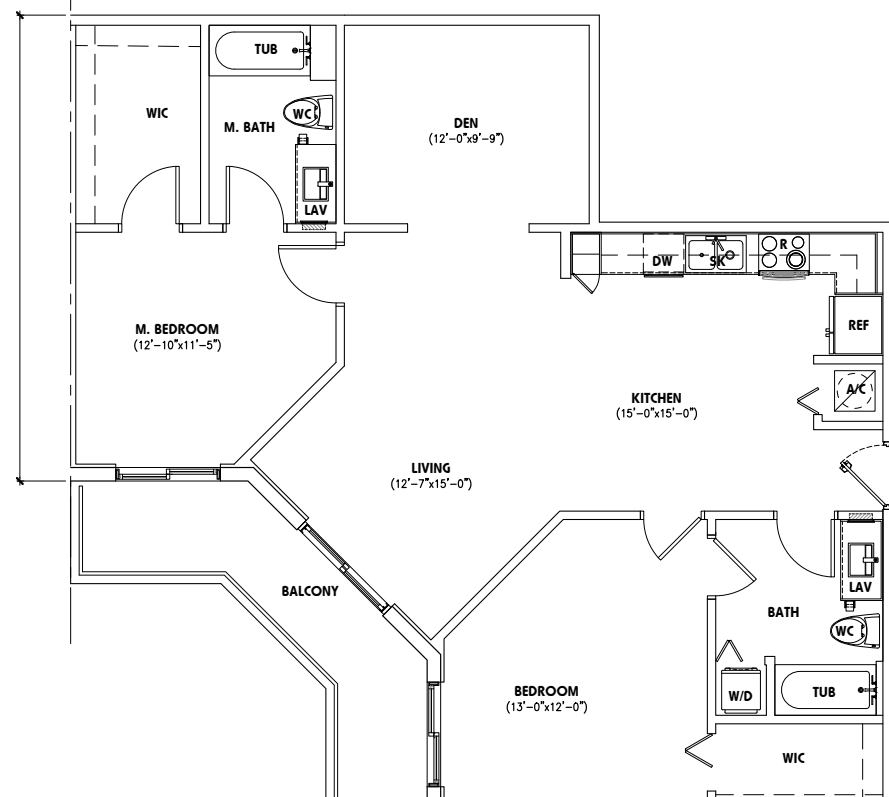
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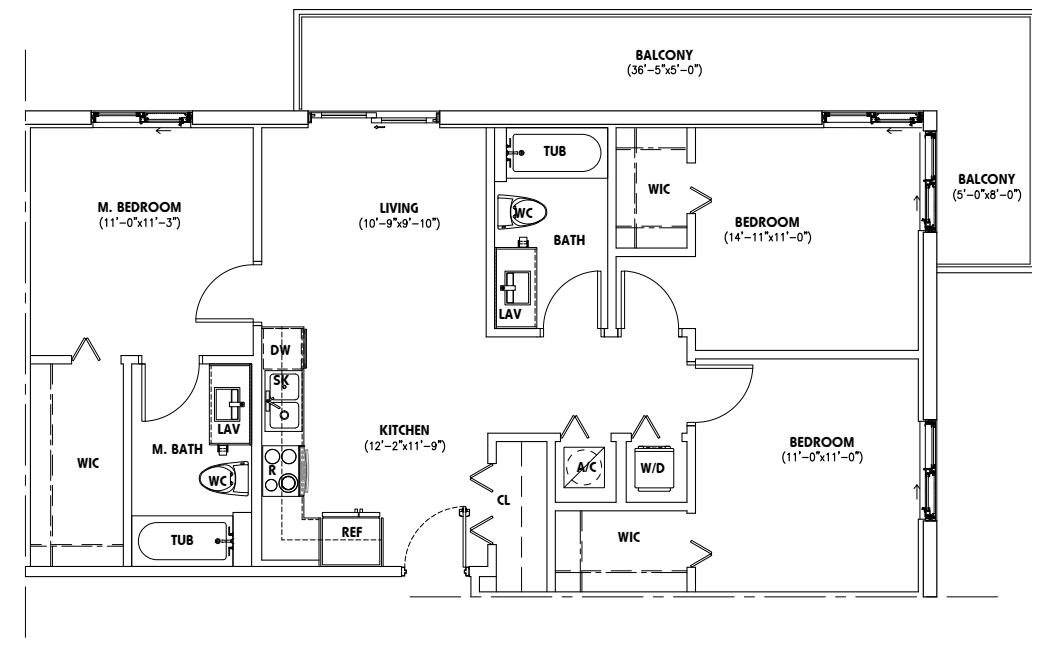
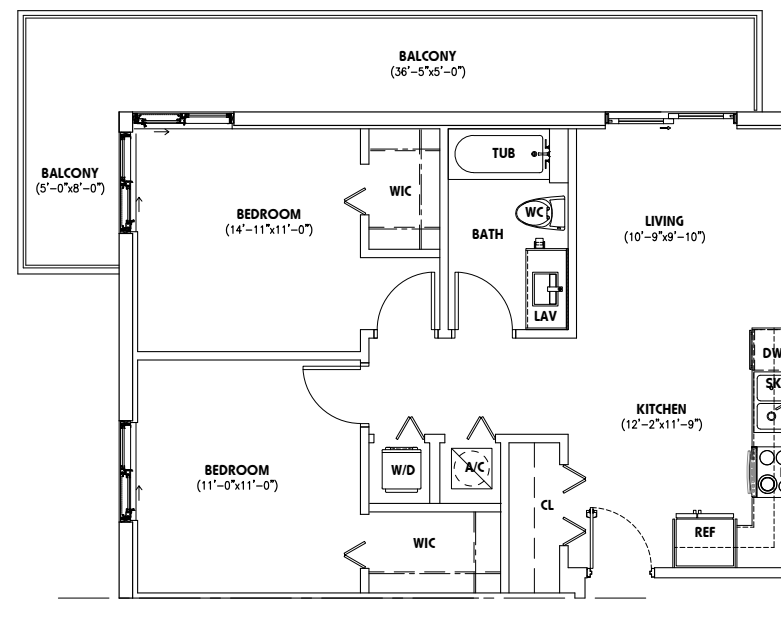
B1

828 SF

SCALE: 1/4" = 1'-0"



837 SF



C1

1,100 SF

SCALE: 1/4" = 1'-0"

