

December 29, 2022

Ms. Lauren Pruss, Assistant Director  
Planning and Zoning  
Community and Economic Development Department  
**City of Oakland Park**  
5399 North Dixie Highway, Suite 3  
Oakland Park, Florida 33334

**RE: Mai Kai COA Submission Review – Staff Report Recommendations**

Dear Ms. Pruss:

As an expert in Historic Preservation matters and a consultant to the City of Oakland Park, R.J. Heisenbottle Architects has reviewed the Application for Certificate of Appropriateness and offers the following Staff Report Recommendations to the City's Historic Preservation Board.

**Request:** The Applicant has requested Certificate of Appropriateness (COA) for the proposed exterior renovations to the Mai Kai Restaurant located 3599 N Federal Highway, Oakland Park, FL. Staff has worked closely with the applicant over the last 6 months in preparation of this COA submittal and has provided guidance and feedback throughout the process.

**Property Background:** The Mai Kai is a Polynesian style restaurant that operated continuously from 1956 until it closed in late October 2020 due to flood damage. The Mai Kai Restaurant comprises two buildings, the restaurant and the Bora Bora Room, and landscaped gardens. The buildings and landscape were listed in the National Register of Historic Places in 2014. The Mai Kai Restaurant is locally significant under Criteria A in the areas of Commerce and Entertainment/Recreation.

The Mai-Kai has undergone modifications over the years that have consistently been designed and kept within the Polynesian theme and authentic South Seas nautical themes.

Ca. 1958: the northernmost projecting wing of the original structure was expanded 20' to the north to accommodate a larger bar. Additionally, a large porte-cochere was added, and several modifications were made to the interior.

Ca. 1960-1970: in the period between 1960-1970, several smaller modifications were made including reconfiguration of the interior to accommodate more patrons and a stage show that began in 1962. The Bora Bora room was constructed to the north end of the site ca. 1960 and was used as a separate banquet facility and later as a gift shop. The Porte Cochere was structurally

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reinforced. The original garden area that existed between the two projecting windows was enclosed and the roof was modified to remain permanently closed.

In 1971, a kitchen/service wing and an ell-shaped addition were constructed. The kitchen was added to the south and was utilitarian in its architectural character, with its location away from the primary facades. The ell was added to the southern and eastern ends of the restaurant building and abutted the kitchen wing. The ell included the Tahiti and Moorea Rooms as well as a covered terrace, the Lanai, along the south elevation. Some of the interior service and administration area were also reconfigured during this time.

2005: The Bora Bora room was damaged by Hurricane Wilma in 2005 and was subsequently used for storage.

**Certificate of Appropriateness:** Pursuant to Chapter 25 – Historic Preservation Sec. 25-101. – Activities requiring certificate, the plans request a certificate of appropriateness be issued by the historic preservation board for the following activities:

- (1) Any alteration requiring a building permit which may change the exterior appearance of an individually designated historic building or structure.

and,

- (2) Demolition of an individual building or structure that has been previously issued a certificate of designation.

- (3) Exterior alterations requiring a building permit:

The exterior work will take place in two phases: Phase 1 Interior Renovation and Phase 2 Exterior and Site Work. However, emergency repairs have been conducted in advance of the primary phases.

1. Emergency Repairs: Work has been previously undertaken to repair the structure from building envelope failures.
  - a. Flat Roof Repair: A permit was issued to replace the flat roof system that was leaking and compromising the historic interior and finishes. The existing mansard roof parapet with thatching at the east and north elevations was removed to make the necessary repairs to the flat roof before installing the new roofing. The mansard roof parapets will be reconstructed and will receive new synthetic roof thatching.
  - b. A-frame Roof Thatching: Rethatching of the two A-frames (Tahiti and Moorea Rooms) at the southern end of the 1971 addition got underway as part of the overall reroofing work; however, this work has been paused pending approval of the COA and the new synthetic roof thatching.

- c. Repainting of the primary A-frame roof: An elastomeric coating was applied partially up the primary A-frame roof covering the existing mural painting. This work was not authorized. As a condition of approval of this COA, the coating will be removed and the mural will be repainted by the original artist. See Page 9, item Number 7 below.
- d. A spray elastomeric waterproofing was incorrectly applied partially up the east elevation of the A-frame. This coating will be removed and the mural will be re-created by the original artist. See item Page 8, Item Number 7 below.
- e. Mechanical Equipment: A permit was issued for the replacement of the existing HVAC equipment that was installed after the new roof was installed to maintain the interior environment. Staff evaluated the heights of the mansard roof parapet and vertical wood paneling, and the height of the mechanical units and associated curb heights and determined that the mansard roof parapet and proposed vertical wood paneling would be sufficient to screen the mechanical equipment that was installed.
- f. Porte Cochere: rotted purlins were replaced in kind to match existing.

The proposed new synthetic roof thatching was selected for its wind resistance and fire resistance.

- 2. Phase 1 Interior Renovation: Permit drawings are currently being reviewed for the interior reconfiguration of back of house area to include a VIP and service Bar, beverage storage, cooler, men's and women's locker rooms, and a new ADA restroom. This work will include the installation of new roof top mechanical units which will be screened by the new wood vertical paneling that will be applied to the west elevation.
- 3. Phase 2 Exterior & Site Work
  - a. North Elevation:
    - i. Replacement of thatched mansard roof parapet at the north elevation including new framework and palm thatching.
    - ii. The palm thatching on the Porte Cohere will be replaced.
    - iii. Damaged and rotted vertical wood paneling will be replaced and the entire length will be raised. The vertical wood paneling will be raised.
  - b. South Elevation:
    - i. The south elevation will receive new impact sliding doors in four bays and the walls will receive new

textured stucco wall finish to match the existing Mai Kai colors.

c. East Elevation

- i. New A-frame Roof Structure: The project proposes a new A-frame roof structure with synthetic palm leaf thatch textured roofing over the south portion of the kitchen addition (1971). The eastern and western ends of the A-frame will be painted with new decorative design imagery. In order to remain relevant and in context with the theme, the new roof is consistent with all previous changes that have been made to the Mai Kai. Furthermore, this portion of the building is set back from Federal Highway and will be obscured by landscaping in the Southeast Garden area that is proposed in a future phase. A perspective rendering of this area shows the new roof and how it will be obscured by the landscaping.
- ii. Repainting of the primary A-frame roof: the existing mural painting will remain and will be repainted with existing colors.
- iii. Replacement of thatched mansard roof parapet at the east elevation.
- iv. An existing entry door will be enlarged to accommodate a new double door entry to the event area. The opening will receive a new wood door surround and the doors will be painted with decorative imagery.

d. West Elevation:

- i. The west elevation will receive new vertical wood paneling to match the north elevation. Certain areas will receive new trellis for creeping fig vines. The remaining wall areas will receive new textured stucco wall finish.
- e. Site Plan Improvements: According to the Mai Kai National Register Nomination, the landscaped areas and features of the property are being counted as one contributing site. As a result, the bridge, pole mounted Mai Kai sign, walkways/bridges and tiki structures are considered contributing site features to the Mai Kai National Register nomination.
- i. Bridge: The existing entry bridge will remain and any rotted and/or damaged wood planks will be replaced. An accessible walkway will be provided on the south side of the bridge and will connect to the sidewalk paralleling Federal Highway.

The proposed new design elements include a few new poles and some new features like a wooden barrel and crate and lighting in the median. The existing bridge poles will be reused, repaired and repainted and accented with new tiki torches. Nautical rail netting will be installed between the bridge poles. All of these elements are in keeping within the Polynesian theme and enhance the entrance off Federal Highway.

- ii. Mai Kai Sign: The existing free-standing Mai Kai sign, “Mai-Kai Restaurant Polynesian Show” will remain and will not be altered.
- iii. Landscaping, Walkways and Pedestrian Bridges:
  - 1. Northeast Garden: the existing water feature within the landscape area at the northeast corner of the site will remain and will receive new plantings. Once the Bora Bora room is removed, the western edge of the water feature will receive a new lava rock retaining wall.
  - 2. Southeast Garden: The landscape plans indicate that the southeast corner of the site is part of a future phase. The design intent is to repair and reuse the existing rocks and fountains and update the landscaping. A
  - 3. A new outdoor gathering space with water features, a bar and a ship-themed stage is proposed near the main entrance to the restaurant.
  - 4. Tiki Statues: The wood Tiki Statues are considered contributing landscape features and will be maintained within their original setting. All tikis are called out on the landscape and architectural plans. The notes indicate their condition and material and whether or not they have been replaced previously. One of the existing tikis is constructed of foam. Molds of the original tikis were made at a date unknown and the intent is to use the molds to replace missing and tikis damaged beyond repair with fiberglass.

#### (1) Demolition of the Bora Bora Room

- 1. The applicant requests approval for the demolition of the Bora Bora Room. According to the Structural Assessment, the Bora Bora Room is deemed structurally unsafe due to compromised wood and steel components. The wood framing and sheathing has severe rot and

termite damage and steel beams are severely rusted. The building is considered “not salvageable since the majority, if not all, structural building components require replacement”. Therefore, demolition is recommended.

Criteria for Certificate of Appropriateness (COA): Pursuant to Section 25-108, review criteria for proposed exterior work on buildings or structures where a certificate of designation has previously been issued. In consideration of an application for a certificate of appropriateness for proposed exterior construction, the historic preservation board shall utilize the following guidelines based on the United States Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67:

Sec. 25-108. / Ord. No. O-2012-027, § 2, 11-7-2012)	Staff Response
(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	The building will continue to be used for its historic purpose.
(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of exterior features that characterize a property shall be avoided.	<p>The overall historic character of the property will be retained and preserved. Several exterior features will be modified to accommodate the reuse of the Mai Kai.</p> <p>All existing palm thatching was significantly deteriorating and in need of replacement. The new replacement material was selected because it is fire resistant and can withstand category 5 hurricane winds. The material replicates the appearance of natural palm leaves and enhances life safety. Approval of the new synthetic roof thatching is contingent upon review and approval of a product sample by the Board.</p> <p>Replacement of thatched mansard roof parapet at the north and east elevations including new framework and palm thatching. The mansard roof parapet at the east elevation was severely deteriorated and required rebuilding and the mansard</p>

	<p>roof parapet at the north elevation was removed to facilitate the new roof work. Staff supports the plan to reconstruct the mansard roof parapets at the north and east elevations.</p> <p>The vertical wood boards on the eastern portion of the north elevation will be raised to screened the mechanical units. The top portion of the boards are rotted and damaged and require replacement. Increasing the height during replacement is a thoughtful solution to screen the mechanical equipment that doesn't alter the character of the elevation. This treatment will be carried around on the west elevation which currently is a plain concrete wall that is not considered a contributing element to the historic resource.</p> <p>The introduction of the sliding glass doors on the south elevation of the kitchen addition are necessary to accommodate the new event space which will have access to the new outdoor patio. This portion of the building is also not considered a contributing element of the historic resource.</p> <p>The project proposes a new A-frame roof structure with synthetic palm leaf thatch textured roofing over the south portion of the new event space in the kitchen addition (1971). The eastern and western ends of the A-frame will be painted with new decorative design imagery. In order to remain relevant and in context with the theme, the new roof is consistent with all previous changes that have been made to the Mai Kai. Furthermore, this portion of the building is set back from Federal Highway and will be obscured by landscaping in the Southeast Garden area that is proposed in a future phase. A perspective rendering of this area shows</p>
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	<p>the new roof and how it will be obscured by the landscaping.</p> <p>The elastomeric solution was incorrectly applied partially up the primary A-frame roof covering the existing mural painting. The mural will be repainted by the original artist. See Page 9, Item Number 7 below.</p> <p>An existing entry door will be enlarged to accommodate a new double door entry to the event area. The opening will receive a new wood door surround and the doors will be painted with decorative imagery.</p> <p>The west elevation will receive new vertical wood paneling to match the north elevation. Certain areas will receive new trellis for creeping fig vines. The remaining wall areas will receive new textured stucco wall finish.</p>
(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	The intent is to add features from elements already present on site. The thatching elements, A-frame, decorative murals, vertical wood planks, synthetic rock features, and dense tropical landscaping are already present on site. To date, all alterations to the Mai Kai have been consistent with the design and feeling of the original construction and are in keeping with the Polynesian/South Seas theme which is important for the continued success of the Restaurant.
(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	The Mai Kai has evolved over time with various additions and alterations. Those changes will be retained and preserved with few modifications to accommodate the continued and renewed restaurant use.
(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The underlying intent of the project is preserving the history of the Mai Kai and reopening the restaurant so that future generations can experience and learn about the Polynesia culture. Therefore, every



	effort is being given to preserve all distinct features and finishes of the property.
(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.	The wood Tiki Statues are considered contributing landscape features and will be maintained within their original setting. Where tikis are missing or damaged beyond repair, the intent is to use the molds create a fiberglass replacement. Approval of the replacement material is conditioned based on the submission of a detailed plan for the replication process. If molds currently exist, staff requests the opportunity to review them. However, if they do not exist, the plan must include an explanation of the mold creation process.
(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	During the flat roof replacement work a elastomeric solution was incorrectly applied to the main A-frame to waterproof the structure. Staff intercepted this work in progress and has directed the applicant to remove it and repaint the original design. The issuance of this COA is conditioned on the submission of a detailed plan for the removal of the inappropriate coating and repainting. A descriptive plan and photos of the proposed remediation work must be submitted, review and approved by staff before the issuance of this COA.
(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, work shall be monitored by an archaeologist, as appropriate, and mitigation measures shall be undertaken.	The disturbance of archeological resources is not a concern on this project.
(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old	New exterior alterations include the installation of vertical wood paneling at the west elevation to make the west elevation more cohesive with the primary elevations and conceal the mechanical equipment on the roof. The applicant is proposing to incorporate lattice work that will allow for

and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	<p>the creeping vines to accentuate the west elevation while slightly differentiating it from the north elevation.</p> <p>The proposed new A-frame roof over the event space will have a similar pitch to the two secondary A-frames and will be slightly shorter than the main A-frame, so that the main A-frame is the more prevalent feature. The new roof will be finished with similar design elements already present on site. The new roof is also significantly setback from the street, behind the existing gardens and will not be visible from the main street. The new roof will receive the synthetic roof thatching.</p>
(10) New additions or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The new A-frame roof and wood paneling can easily be removed in the future and the essential form and integrity of the historic property and its environment would be unimpaired.

Criteria for Certificate of Appropriateness (COA): Pursuant to Section 25-109, review criteria for proposed new construction and additions. New construction and additions associated with an individually designated historic resource shall be compatible with the buildings, site, or environment with which the new construction is visually related. Criteria to be considered by the historic preservation board shall include the following:

Sec. 25-109. / Ord. No. O-2012-027, § 2, 11-7-2012	Staff Response
(1) The height, volume, mass, scale, proportions and relationship between doors and windows, rhythm of solids and voids created by openings in the facade, materials used in the facade, the texture inherent in the facade, the pattern and trim used in the facade, and the design of the roof shall be compatible with	<p>The height, volume, mass, scale and proportions of the new A-frame roof are compatible with the existing historic building within view of the property.</p> <p>The proposed new door openings at the south elevation are well proportioned between the existing wall bays and are compatible with the existing addition.</p>

any existing historic buildings within view of the property.	<p>The wood surround on the east entry to the event space is an appropriate and compatible material.</p> <p>All of the proposed materials, textures, and patterns that are proposed are pulled from the existing building and are intended to blend in with the existing finishes.</p>
(2) Rhythm created by existing building masses and spaces between them shall be preserved.	<p>The proposed south elevation shows a new covered walkway along the east elevation leading in to the existing gardens. However, this is not shown in plan or on the east elevation. Staff requests the opportunity to review and approve additional information on this structure before issuance of a building permit.</p>
(3) Landscape plans shall be compatible with the buildings and environment with which it is visually related.	<p>The proposed landscape plans have been carefully designed to enhance the overall site circulation and patron experience within a Polynesian landscape.</p> <p>Important historic landscape features like the entry driveway bridge, landscaping (water features and pathways) and Mai Kai sign will remain and will be restored.</p> <p>The wood Tiki Statues are considered contributing landscape features and will be maintained within their original setting. Where tikis are missing or damaged beyond repair, the intent is to use molds to create a fiberglass replacement. Approval of the replacement material is conditioned based on the submission of a detailed plan for the replication process. If molds currently exist, staff requests the opportunity to review them. However, if they do not exist, the plan must include an explanation of the mold creation process.</p> <p>A substantial portion of the site (north and western portions) will be redesigned. The proposed driveway will utilize the existing curb cut off N. Federal Highway, but will be angled to the east, continue straight, and then lead vehicles to a roundabout where</p>

	<p>the valet station is proposed. This new design will drastically improve the flow of traffic during peak showtimes by creating approximately 300 feet of queuing space. The intent of the design is to avoid traffic congestion on N. Federal Highway and allow for proper queuing internally.</p> <p>Currently, the valet station is at the main entrance, underneath the original Porte Cochere. The original existing Porte Cochere will remain and be converted to an outdoor seating area for the Mai Kai patrons. In summary, these improvements are intended to enhance the flow and efficiency of vehicular circulation, create more activated outdoor space, and create a safer walking environment for pedestrians and Mai Kai patrons. All of the new proposed elements including lighting, catamaran stage, roundabout, porte-cochere bar signage, new water features, entry bridge accents and the southside yard are all inspired by the Polynesian theme and create a visually cohesive environment that enhances the patron experience.</p> <p>The site plans indicate that the southern garden area is included in a future phase and the architectural plans call out the work for the tikis. To avoid confusion, staff request a separate written scope of work be provided prior to the issuance of this COA. Prior to undertaking any of the proposed future phase work, the applicant must submit a separate COA Application for that future phase scope.</p>
(4) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.	<p>As articulated above, many architectural details have been incorporated throughout the new design elements to replicate the new with the old and to preserve and enhance the inherent architectural characteristics of the building and site. For example, the new roof will have a slightly different pitch and will be slightly shorter the main A-frame, as it is the more prevalent</p>

	feature. The new synthetic roof thatching will allow the removal of the sprinklers overhanging the existing Porte Cochere which enhance the visual aesthetics of the historic structure.
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Criteria for Certificate of Appropriateness (COA): Pursuant to Section 25-111, demolition of a historic resource where a certificate of designation has been issued. No certificate of appropriateness shall be issued for the demolition of a historic resource issued a certificate of designation unless the applicant demonstrates by the preponderance of the evidence that undue economic hardship or unusual and compelling circumstances support such a demolition:

The request for a COA also includes the demolition of the Bora Bora Room. The applicant has provided evidence of unusual and compelling circumstances to support the demolition as required under Sec. 25-111 (1) a.

According to the Structural Assessment, the Bora Bora Room is deemed structurally unsafe due to compromised wood and steel components. The wood framing and sheathing has severe rot and termite damage and steel beams are severely rusted. The building is considered “not salvageable since the majority, if not all, structural building components require replacement”. Therefore, demolition is recommended. The report includes photographs of the conditions described in the report. The two architectural sheets provide additional supporting documentation. The structural assessment for the Bora Bora Room demonstrates that it is in poor condition and requires demolition. Furthermore, the recommendations made in the Structural Assessment are supported by RJHA observations on June 1, 2022 during the site tour.

Furthermore, reconstructing the building is not an option because the proposed entry drive off Federal Highway has been rerouted through the area occupied by the building to go around the existing Porte Cochere which is too low to allow fire trucks to enter the site from the east. The Porte Cochere cannot be raised without substantially altering the structure and overall composition of the north elevation. The new drive allows the traffic to be rerouted through the site and a roundabout reduces congestion and the risk of accidents on Federal highway, allowing for significant site/life safety improvements on the site. The proposed roundabout will allow patrons to unload in front of the north entrance. The existing drive requires patrons to cross the drive aisle before entering the building which creates unsafe pedestrian access.

*(1) Unusual and compelling circumstances.*

a. *Criteria.* In situations where the applicant claims that unusual and compelling circumstances require the demolition of an individually designated historic resource the historic preservation board shall consider the following criteria:

2. The building or structure is of such interest or quality that it would reasonably meet national standards for additional designation on the National Register of Historic Places or as a National Historic Landmark.

*The Bora Bora room was constructed as additional banquet space and was later used as a gift shop for the Polynesian Dinner show which was auxiliary use to the historical significance of the site.*

1. The building or structure is of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or expense.

*The main A-frame structure consists of 8 pairs of wooden rafters sitting on concrete piers. Also part of the main building is the Tahiti room, which is constructed of a Polynesian truss design. The area west of the porte-cochere was originally exposed concrete block between concrete piers and the building sits on a concrete slab.*

*The Bora Bora room was a later addition to the site and is built of modern materials and methods and has minimal Polynesian interior finishes. The Bora Bora's roof structure is wood roof framing supported on exterior load bearing wood framed walls with interior steel beam. It has a low-pitched roof with raised narrow gables which are metal clad w/ notched ridge beams. The floor structure is also made of wood.*

*The Bora Bora building does not represent high-style design or craftsmanship like the main building and its architectural features. However, care was given to how the exterior was finished, particularly the east elevation facing Federal Highway. The east elevation was finished with stone veneer, bamboo tatmi or grass wall coverings and decorative Polynesian wall coverings.*

2. The building or structure is one (1) of the last remaining examples of its kind in the city or the region.

*The Bora Bora was designed in the same architectural style as the main building, but does not compare to the same level of craftsmanship or interior finishes.*

3. Retention of the building or structure would promote the general welfare of the city by providing an opportunity for the study of local history, architecture or design.

*The loss of the Bora Bora room would not diminish the historic significance of the site and the importance of the main building which includes the design of the main structure its additions and finishes. The main building will be retained and preserved. It's demolition provides for the modernization of the site to allow for ride-share and valet parking,*

*while also providing life-safety improvements. The modernization will allow the Mai Kai Restaurant and Polynesian Show to continue to operate and contribute to south Florida culture and American Pop Culture in general.*

3. Definite plans exist for reuse of the property if the proposed demolition is carried out, and if the plans will have a positive effect on the character of the surrounding area.

*Definite plan exists for reuse of the property. Emergency stabilization work has already taken place and the applicant is eager to move forward with the rehabilitation plan. Demolition of the Bora Bora room will allow for significant life/safety and overall site improvements. The Bora Bora room is a separate building on site and by removing the unoccupied structure, the applicant is able to route the entry drive around the existing Porte Cochere which is too low to allow fire trucks to enter the site. The Porte Cochere cannot be raised without substantially altering the existing façade and historic structure. The new drive allows the traffic to be rerouted through the site and roundabout which reduces the congestion and risk of accidents on Federal Highway, allowing for significant site/life safety improvements to the site. The roundabout also allows for the cars to be unloaded on the same side as the entry to the building. The existing drive has passengers unload and then cross the adjacent drive isle to enter the building creating an unsafe condition.*

4. A reasonable effort was made to relocate the building or structure.

*The applicant explored the possibilities to relocate the building on site, but that is not a feasible option for several reasons: (1) there is not enough room for the building to be relocated along with a driveway, (2) the entire building would need to be reconstructed, and (3) all proposed programming and restaurant space is being located within the existing footprint of the main building.*

5. Demolition of the designated building or structure has been recommended or ordered by the appropriate public agency due to unsafe conditions.

*The applicant has provided a report from the structural engineer evaluating the current condition of the Bora Bora room as an unsafe structure.*

#### **Staff Recommendations:**

#### **Staff recommends Board approval of the Bora Bora room demolition subject to the following conditions:**

1. Utilizing the NPS HABS Standards and Guidelines, applicant shall as a condition of a demolition permit, prepare and deliver to the City staff field measured drawings of the Bora Bora Room in CAD and PDF format. Drawings shall include a floor plan, roof plan and (4)

elevations of the structure illustrating the condition of the building **prior** to demolition.

2. The existing exterior finishes (not limited to salvageable stone veneer, bamboo tatami or grass wall coverings and decorative Polynesian wall coverings) at the east elevation must be salvaged and incorporated into the proposed new design. The proposed relocation of all Salvageable materials shall be illustrated on a site plan or floor plan for review and approval by City staff prior to the issuance of a Demolition Permit.

**Staff recommends approval of this COA subject to the following conditions:**

1. Tiki Statue Preservation and Replication: Approval of the replacement material is conditioned based on the submission of a detailed plan for the restoration and replication process. If molds currently exist, staff requests the opportunity to review them. However, if they do not exist, the plan must include an explanation of the mold creation process.
2. Main A-frame Inappropriate Coating Removal: The issuance of this COA is conditioned on the submission of a detailed written plan for the removal of the inappropriate coating and decorative repainting of the original mural. A descriptive written plan and photos or sketches of the proposed artwork must be submitted to staff for review and approval prior to the issuance of a building permit.
3. South Façade, East Covered Walkway: Provide additional information on this structure for review and approval by City staff prior to issuance of a Building Permit. Provide elevations, sections and plan drawings as well as a description of exterior finishes.
4. Southern Garden Area: Provide a written scope of work for review and approval by City staff for this Phase 2 work prior to the issuance of a building permit. Prior to undertaking the future work phase, the applicant must apply for a COA for the future phase scope of work.

Sincerely yours,

R.J. HEISENBOTTLE ARCHITECTS, P.A.

Richard J. Heisenbottle, FAIA  
President

Cc: Craig Southern  
Lorrainia Belle  
Nina Caruso