

McNab House Restoration and Botanical Garden Project

Pompano Beach Community Redevelopment Agency

Category – Out of the Box

100 Word Description

While new development is an essential gauge to a community's success, historic preservation contributes greatly to the roots of the community and its people. The McNab House, built in 1926, was not historically designated and subject to demolition to make room for new development. The CRA relocated the McNab House and garage to its namesake park located on the main commercial corridor of Pompano Beach for adaptive reuse as a restaurant and botanical garden. This redevelopment project will create a destination venue which will have economic impact on a desolate block and surrounding area.

Image

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Innovation – How the project used new ideas to solve problems or to carry out the project or program.

- The McNab family built one of the first homes in Pompano Beach. Built in 1926, and located at 1736 E. Atlantic Blvd., the site was purchased by a private developer, Atlantic Residences, LLC. The house was not designated “historic” and subject to demolition by the developer.
- The McNab House originally belonged to Robert McNab. He and his brother William “Harry” McNab came to Pompano Beach in 1898. They farmed on the land that today is along south Federal Highway and built two houses on Atlantic Boulevard across the street from each other. Robert built his house on the south side, and Harry built on the north. Robert’s family lived in the house for decades.
- On April 16th, 2019, the CRA Board gave CRA staff authorization to preserve the house and garage and relocate it to five blocks east to McNab Park.
- The house and the two-story garage were relocated on March 1, 2020, from the existing site east to McNab Park which is located within the East CRA boundary.
- Relocating the house to McNab Park was a perfect fit as it now sits on land that was donated by the McNab family to the City of Pompano Beach. The Park is a passive park that was seldomly used by the general public due to outdated recreational amenities and high vagrancy use.
- The Park is located directly on the commercial corridor of Atlantic Boulevard, the main thoroughfare into Pompano Beach with direct access to the barrier island and in the middle of “East Village,” an area of retail and restaurant venues.

- The vision is not only to just place the McNab House and garage in the park but to create a transformative redevelopment project that will change the character of the underutilized park, provide an economic generator and create a destination venue on a desolate block.
- The project includes adaptive reuse of the main house for a restaurant and the garage as a wine and coffee bar fronting on Atlantic Boulevard and the remaining area converted to a botanical garden with additional amenities.
- The McNab House and Botanical Gardens concept includes renovation to the house, lush tropical landscaping and water features, pavilion for weddings and corporate retreats, teahouse, children's garden and a gift shop.
- The concept of combining a restaurant and garden is a well proven one. Some examples include: Deering Estate in Coral Gables, Tavern on the Green in Central Park, Pink House in Savannah, Perricone Restaurant in Miami and many others.

Community Impact – How the project improved economic, social, design, cultural assets of the community.

- McNab Park in its prior state was underutilized with shuffleboard courts fronting on the major commercial corridor of Atlantic Boulevard and contains outdated playground equipment, a half hand ball court and a basketball court. The Park became an area for loitering, drug and alcohol use and other undesirable activities.
- Located within the Park and also fronting on Atlantic Boulevard was the former Chamber of Commerce office. The building was blighted with the roof caving in and was uninhabitable. To expand on the park space, the CRA acquired the deteriorating structure and demolished the building.
- The Pompano Beach Historical Society along with the McNab family thought it important to preserve the iconic 1926 structure and make good use of it for the community. From its inception, the preservation of McNab House and converting into a restaurant has received strong community support.
- Community members have expressed support for the revitalization of McNab Park into a public botanical garden and the economic stimulation the restaurant and the garden facilities will bring for both residents and visitors.
- Cultural Heritage Tourism is a growing sector of the tourism market and the proposed concept is an opportunity to tap into that market, educate the local community on Pompano Beach's history and continue economic growth along the Atlantic Boulevard corridor.

Funding – How the project leveraged funding and in-kind assistance.

- The McNab House and garage relocation and renovation is a CRA project that will take place over 2-3 years for \$2.7 million.
- Additional funding will be in the form of grants, and in-kind services and partnerships with the private sector to complete the botanical garden.

Problem Solving – How the project used problem-solving to address unique local issues.

- Preserved the McNab House and garage from demolition for enjoyment of future generations.
- Adaptive reuse of a local historical landmark structure.
- Provides the community with a new public open space and unique cultural amenity.
- Creates a platform for cultural arts.
- Creates an opportunity to educate visitors on the Florida landscape.
- Activates an underutilized park and provides improved public space along a major corridor.

Applicability to Other Communities – Why this project or program could be transferred to other communities.

- Most, if not all CRA's have structures with some historical value that can be preserved and provide adaptive reuse opportunities.

Other Things to Tell the Judges – A description of any other aspects (first of its kind, most successful, aspects not included above).

- Prior to settling the house on a new foundation, the CRA agreed to adjust the dimensions of the crawl space beneath the house to create usable space and add additional square footage underneath by excavating the crawl space to 7 ½ feet allowing for the maximum use of the upper floors for restaurant activity.

PowerPoint

Electronic copy attached.

Documents

Electronic copy attached.

Required Information

SUBMITTING MEMBER ORGANIZATION – Pompano Beach Community Redevelopment Agency

CONTACT NAME & TITLE – Nguyen Tran, Pompano Beach CRA Director

ADDRESS – 501 Dr. Martin Luther King Jr. Boulevard

Suite 1
Pompano Beach, FL 33060

PHONE NUMBER – 954-786-4655

CONTACT EMAIL ADDRESS – kimberly.vazquez@copbfl.com

PROJECT NAME – McNab House and Botanical Garden Project

PROJECT COMPLETION DATE - Ongoing