

EXHIBIT LIST
HISTORIC PRESERVATION BOARD HEARING
MICHELLE GROSMAN: 1016 WAVERLY ROAD
12/1/14

- A. November 20, 2014 correspondence to Linda Mia Franco
- B. Demolition Management Plan for 1016 Waverly Road, as prepared by Robert Carr, Archeological and Historical Conservancy, Inc.
- C. Site Survey with new site plan Overlay, Tuthill Architecture
- D. Project Site Plan, Tuthill Architecture
- E. Color Elevations of New Home, Tuthill Architecture
- F. Resolution No. 2014-3, Sailboat Bend Civic Association, Supporting the Proposed Demolition, dated September 10, 2014.
- G. Evaluation of Residence at 1016 Waverly Road, Leo Hansen, A.I.A., LEED
- H. Biography for Robert S. Carr
- I. Biography for Leo Hansen
- J. Biography for Robert William Tuthill
- K. Video of October 6, 2014 Meeting of Fort Lauderdale Historic Preservation Board

3299104 v1

Exhibit A

954-713-7845

STEPHEN.TILBROOK@GRAY-ROBINSON.COM

November 20, 2014

VIA HAND DELIVERY

Ms. Linda Mia Franco, AICP, Principal Planner
Liaison to Historic Preservation Board
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Ave.
Ft. Lauderdale, FL 33311

Re: Michelle Grosman Application: 1016 Waverly Road, Fort Lauderdale, Florida
Case No. H14014

Dear Ms. Franco:

As you know, our firm has been engaged to represent Michelle Grossman on the pending application for a Certificate of Appropriation for demolition of the single family home structure located at 1016 Waverly Road in Fort Lauderdale, Florida. The pending application, including the evidence and testimony offered at the hearing on October 6, 2014, demonstrate that the application meets the following criteria for the Certificate of Appropriation:

Section 47-24.11.C.4.C

- i. The structure no longer contributes to the historic district;
- ii. The structure no longer has significance as a historic architectural landmark; and
- iii. The project is a major benefit to a historic district.

As requested by certain Historic Preservation Board members, and to provide additional competent substantial evidence to support the application, please find enclosed the following additional documents:

- 1) Demolition Management Plan for 1016 Waverly Road, as prepared by Robert Carr, Archeological and Historical Conservancy, Inc.;
- 2) Site Survey with new site plan overlay, Tuthill Architecture;
- 3) Project Site Plan, Tuthill Architecture;
- 4) Color Elevations of New Home, Tuthill Architecture;

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PROFESSIONAL ASSOCIATION

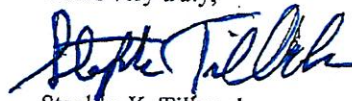
Ms. Linda Mia Franco, AICP, Principal Planner
November 20, 2014
Page 2

- 5) Resolution No. 2014-3, Sailboat Bend Civic Association, supporting the proposed demolition, dated September 10, 2014;
- 6) Evaluation of Residence at 1016 Waverly Road, Leo Hansen, A.I.A., LEED;
- 7) Biography for Robert S. Carr;
- 8) Biography for Leo Hansen; and
- 9) Biography for Robert Tuthill.

Please enter these documents into the record for the Historic Preservation Board hearing on December 1, 2014, and please distribute this letter and documents to the board members for their consideration at the hearing on December 1, 2014 hearing.

Thank you for your attention and consideration in this regard.

Yours very truly,



Stephen K. Tilbrook
Shareholder

SKT/jk
Enclosures
cc: Michelle Grosman (with enclosures, via email)
Leo Hansen, ASA, LEED (with enclosures, via email)

3286190 v1

Exhibit B



Archaeological and Historical Conservancy, Inc.
4800 S.W 64th Ave, Suite 107 Davie, FL 33314
Phone: 954-792-9776 Fax: 954-792-9954
Email: archlgcl@bellsouth.net Web: www.flarchaeology.com

Archaeological Assessment at 1016 Waverly Road Demolition Management Plan

CONSULTANT SUMMARY

This report is written in response to the proposed demolition of the vacant historic structure (8BD3420) located on top of prehistoric site, 8BD87. The project parcel is located at 1016 Waverly Road in Sailboat Bend on the north side of the New River encompassing lots 4 to 7 (lots 4 and 5 encompass the structure and swimming pool). Systematic and judgmental archaeological tests were conducted adjacent to the structure and other areas that might be affected by demolition. A total of 21 test holes were excavated across the house lots and results of another 21 are pending on the western lots. A Phase 1 report is pending and will be provided at the completion of the analysis and cataloging of the recovered cultural material.

~~This assessment resulted in determining that the parcel encompasses a significant prehistoric site, 8BD87 (Rivermount). This site was locally known since the late 19th century and may have been visited by archaeologist, Mark Harrington, in 1908. The Rivermount site was first documented with the Florida Master Site File in 1974, and subsequently documented during various site inventories (Carr 1980, 1995; Adams 1989, 1993; DeFelice 2011; Handley and Grossman 2014).~~

The test excavations have yielded significant intact deposits of black earth midden and shell associated with prehistoric Tequesta habitation. Hundreds of artifacts have been recovered to date, including pottery sherds, bone pins and points, and shell tools.

This report provides a demolition plan that will be implemented to protect and preserve the integrity of archaeological resources at this site.

PROJECT SETTING

The project parcel is located in Section 9 in Township 50S, Range 42E north of and adjacent to the New River in the City of Fort Lauderdale in eastern Broward County (Figure 1). The parcel lies east of SW 11th Avenue and the swing bridge at the point it crosses the North Fork of the New River. The parcel, totaling approximately 2 acres, is curving in shape with the straight borders oriented closely to the north-south axis. The relevant USGS map is Fort Lauderdale South, Fla.

The project parcel is currently a cleared, mowed, landscaped residential property with other residences to the east and west. Vintage color and black and white aerial photographs of the project parcel from 1940 to 1995 depict it on the north bank of the New River slightly west of its division into the North and South Forks of the River. The 1940 aerial shows what appears to be dense oak hammock closest to the New River.

The parcel is characterized by a linear ridge extending parallel to the New River. The ridge rises about 1.5 to 2 meters above the river and is comprised of black sandy midden soil, shell refuse, and artifacts. Previous excavations have determined that the elevation of the ridge is "entirely a result of cultural activities" (Carr 1980). The underlying strata are various sands, usually a fine white aeolian type which in turn mantle a brown unconsolidated sandy hardpan soil. North of the ridge crest, the ground elevation drops an estimated one meter. It is likely the vegetative community there would have been mature slash pine/ saw palmetto flatwoods.

Historically, vegetation on the site was likely to have been climax oak hammock with a subtropical understory. Several large oaks and a ficus occur on the parcel though the grounds are now mowed Saint Augustine grass with very mature (50+ year old) exotic landscape plantings, a house, garage, and seawalled and filled southern boundary (river edge). In addition to the above developmental changes, the house has an excavated basement, something uncommon in low lying Southern Florida. The foundation of an earlier concrete structure was observed west of the house on the crest of the ridge. This feature is discernable on the 1924 Sanborn map.

The parcel was an ideal locale for human occupation in both the prehistoric and historic periods. The site was convenient for the exploitation of a variety of ecotones and environments and has sufficient topographic elevation even for the wet seasons and on a major riverine "highway" from the coast to interior that would attract human habitation.

The USDA Soils website indicates the soil type found on the project parcel to be Basinger fine sand, 0-2 percent slope. This is a fine well-drained soil frequently associated with oak hammocks.

METHODOLOGY

A Phase 1 assessment of the 1016 Waverly Road house lots was conducted in October and November of 2014. The survey was conducted in two stages. The first stage involved excavation of judgmental and systematic shovel tests around the structure and along one transect from the eastern entrance gate to the pool and south of the pool to the garage. A total of 15 shovel tests were excavated during this stage; 10 around the house and 5 along the transect (Figure 1).

The second stage of testing included systematic shovel testing across the parcel; along four north-south transects to the east and west of the house. An additional 27 shovel tests were plotted for this work stage.

All tests were 50cm² and were excavated to a depth of at least one meter, with all sediments sifted through a 1/4 inch mesh. The collection strategy depended on the context being excavated. In all cases, there was a 100% collection of faunal bone, ceramics, and bone and shell artifacts. Marine and oyster shell was only noted and sampled from redeposited contexts, but 100% collected from intact contexts.

RESULTS

This assessment indicates that intact midden characterized as dense with faunal bone, marine shell, oyster shell, and prehistoric ceramics occurs across the parcel. Well over 100 sherds of prehistoric pottery were recovered, including Saint Johns Check Stamped, Dade Incised, Opa Locka Incised, and Sand Tempered Plain. Other prehistoric artifacts include a shell bead, an ornately carved bone pin fragment, plain bone pins and points, modified antler fragments, and modified shark teeth. Lenses of dense oyster shell were also found in many of the tests.

A human molar was found in shovel test 12. Notice of the discovery was provided to the State on November 6, 2014, in accordance with State Statute 872.05. No other human remains were identified from that shovel test. Materials from the other shovel tests have not been fully analyzed or catalogued, and a final report will be provided upon completion of the analysis.

The depth and extent of the intact horizons varied depending on the location. As expected, the areas closest to the house and the pool were moderately disturbed, but did contain deeper intact horizons. In general, near the house, the top 40 to 60cm appear to be redeposited midden. Below the redeposited midden is an intact midden horizon occurring from 40cm to a depth of greater than 1.15m. Locations away from the house were less disturbed with intact midden occurring just below the sod and top soil and extending to a depth of 82cm. The area closest to the river, on and beyond the southern toe of the ridge, was the least intact, composed mostly of fill and redeposited soils. Intact prehistoric cultural deposits were found across the rest of the parcel.

It is the consultant's opinion that the Rivermount Site, 8BD87, is a significant archaeological resource that uniquely preserves an elevated prehistoric midden along the New River. Archaeological deposits in the footprint of the existing historic structure (8BD3420) and the swimming pool were destroyed as a result of their construction; however, testing demonstrates that cultural deposits adjacent to those structures are largely intact and that it is possible that proposed demolition and development could adversely impact these materials. The applicant proposes a demolition management plan that is intended to mitigate these impacts by conducting archaeological monitoring and documentation, including Phase 2 testing as needed in areas subject to ground disturbing activity.

ARCHAEOLOGICAL MANAGEMENT PLAN

It is possible that proposed demolition could adversely impact significant archaeological deposits and this report provides a demolition plan to minimize and mitigate any potential impacts. The applicant proposes that those subsurface impacts that may be caused by the

Handwritten note in a box: "matt demolition"

demolition of the existing structures, including the swimming pool, be subjected to archaeological monitoring. The monitoring will be conducted by a professional archaeologist with the objective of documenting the intact and significant cultural deposits. If human remains are encountered work will stop at that location and the discovery will be subject to the provisions of Florida Statute 872.05, the Unmarked Human Graves Act.

The applicant will complete the following measures to minimize impacts to intact archaeological deposits during the demolition process.

1. Place temporary fencing separating intact areas of the site (to the west and east of the house) from the proposed demolition area;
2. Provide written guidelines and meet with the contractor to advise him of the sensitivity of the parcel so they can help implement these measures;
3. Place environmental fabric and fill across and along the access road for demolition equipment to have access without impacting the cultural deposits below;
4. Use an assigned staging area on the south side of the house (currently covered by asphalt) to store equipment and supplies;
5. Demolish the building by pushing and pulling debris into the inside of the house footprint and cellar. Likewise, foundation walls should be pulled in toward the center of the house, and swimming pool walls in towards the center of the pool. These measures will help avoid disturbance of adjacent sediments during the demolition;
6. The voids left following demolition of the house basement and pool will be stabilized to minimize potential erosion of the soils;
7. Any filling of the demolished basement or swimming pool will use clean fill and not existing soils from the parcel;
8. The monitoring archaeologist will monitor and document all ground disturbing activities associated with any approved demolition and will provide a report on the monitoring to the Fort Lauderdale Historic Preservation Board.

If new construction or other ground-disturbing activities are proposed consequent to demolition then additional requirements for documenting archaeological deposits will be necessary.

Sincerely,



Robert S. Carr
Executive Director
November 20, 2014

BIBLIOGRAPHY

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1989 Historical Properties Survey of Fort Lauderdale, Florida. Survey #2125 on file, Division of Historic Resources, Tallahassee, Florida.
- 1993 Historic Building Survey of the West Side Area of Fort Lauderdale, Florida. Survey #3612 on file, Division of Historic Resources, Tallahassee, Florida.
- Anes, Delvis D.
2009 Sailboat Bend Historic District Architectural Resources Survey. Survey #16530 on file, Division of Historic Resources, Tallahassee, Florida.
- Carr, Robert S.
1980a 8BD87. Florida Master Site Form on file at the Florida Division of Historic Sites, Tallahassee, Florida.
- 1980b Fort Lauderdale Neighborhood Survey. Survey #857 on file, Division of Historic Resources, Tallahassee, Florida.
- 1981 Broward County Comprehensive Survey: Phase I. Survey #730 on file, Division of Historic Resources, Tallahassee, Florida.
- 1995 An Archaeological Survey of Southeast Broward County, Florida: Phase 3. Survey #4075 on file, Division of Historic Resources, Tallahassee, Florida.
- 2007 A Phase I Cultural Resource Survey of the Bill Keith Preserve and Sailboat Bend Park, Fort Lauderdale, Broward County, Florida. Survey #14866 on file, Division of Historic Resources, Tallahassee, Florida.
- DeFelice, Matthew
2007 Broward County Shipwreck and Marine Archaeological Inventory: Phase 1. Survey #14460 on file, Division of Historic Resources, Tallahassee, Florida.
- Handley, Brent and Rebecca Gorman
2014 Broward County Historic Sites Survey. Survey #21077 on file, Division of Historic Resources, Tallahassee, Florida.
- Work, Deborah
2002 New River Cultural and Environmental Survey. Survey #8196 on file, Division of Historic Resources, Tallahassee, Florida.

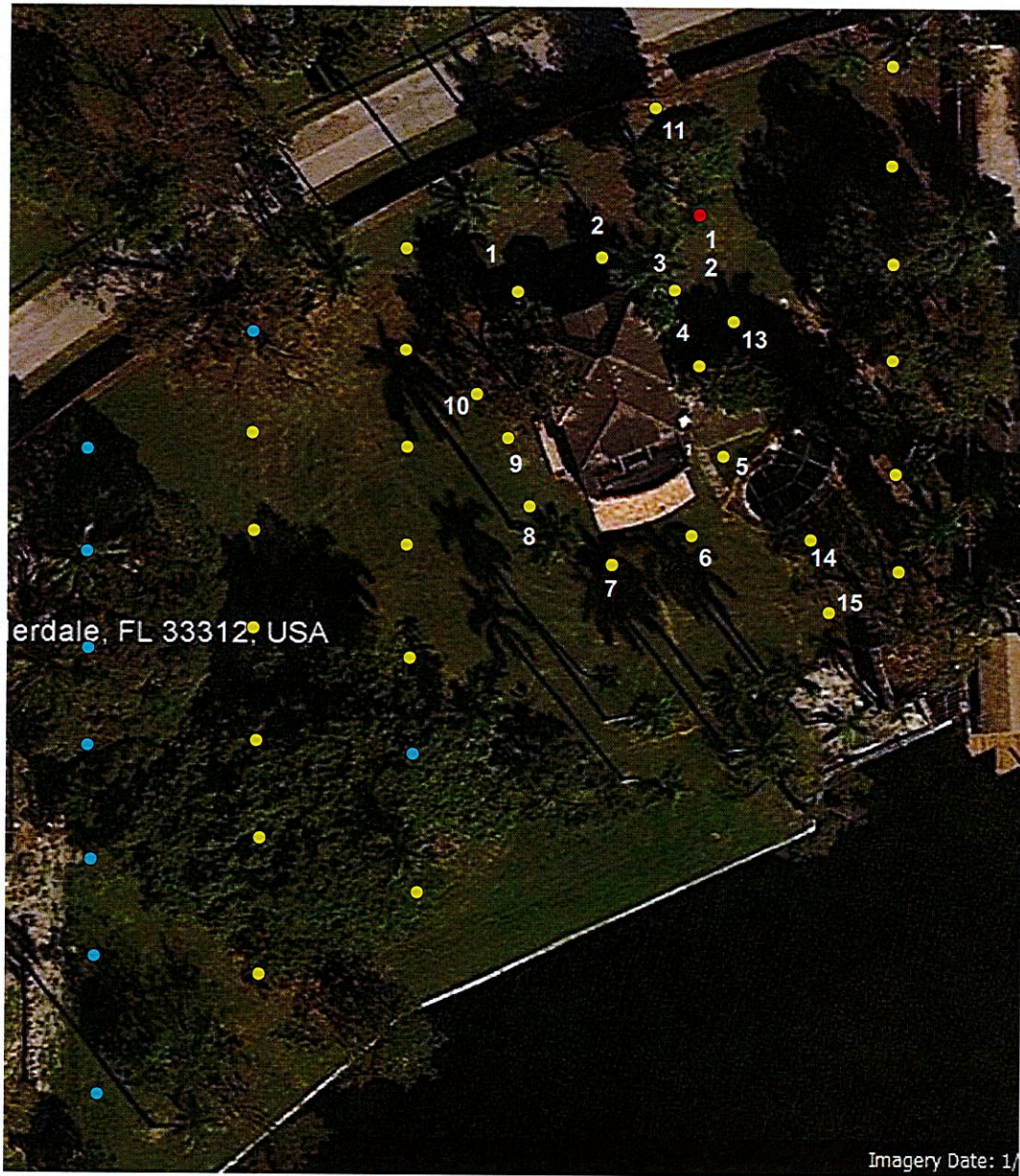


Figure 1. 2014 color aerial orthophotograph of the project parcel depicting completed and pending shovel test locations.

- = Completed shovel test
- = Pending shovel test
- = Completed shovel test with human tooth

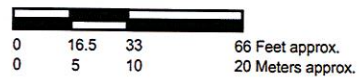
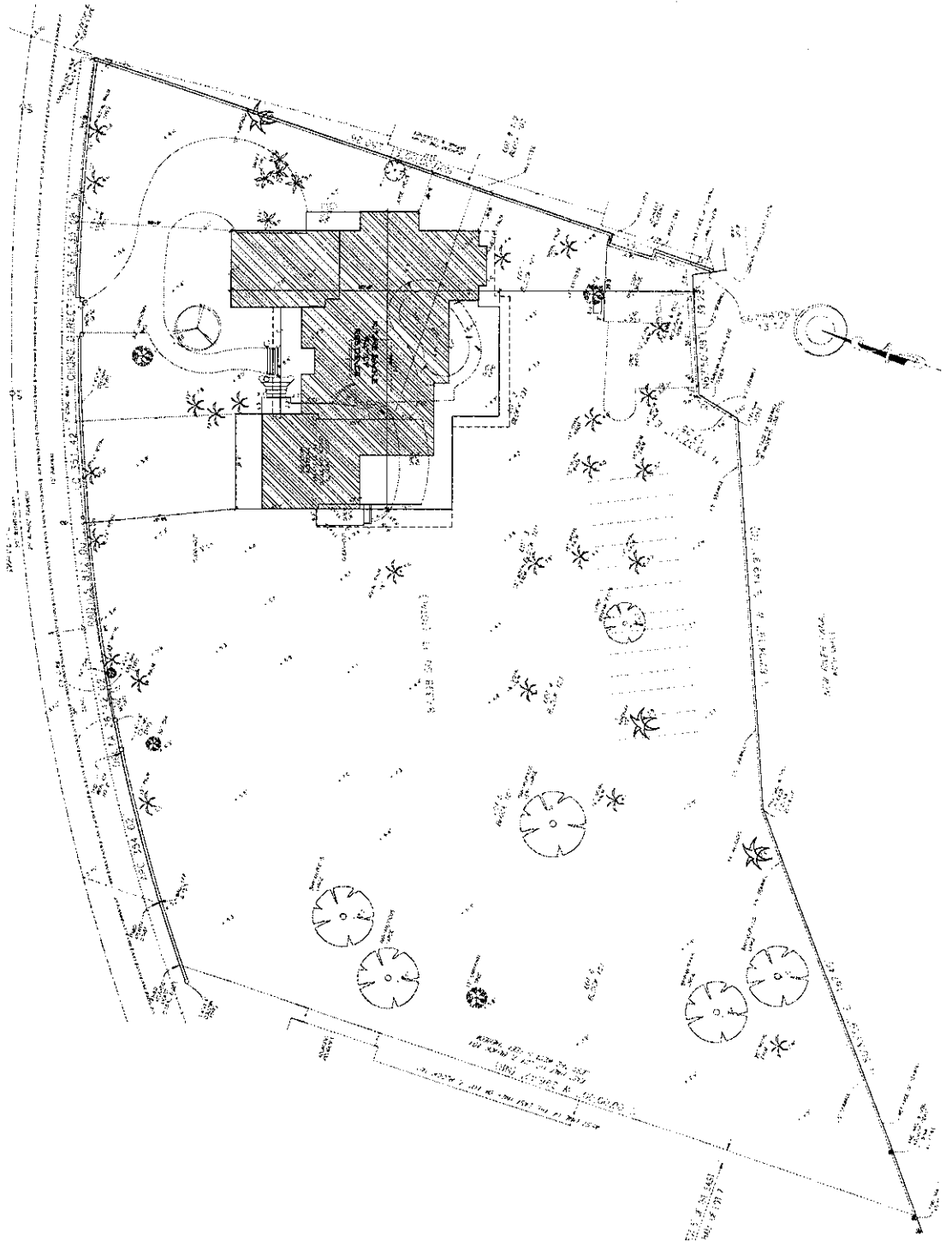


Exhibit C

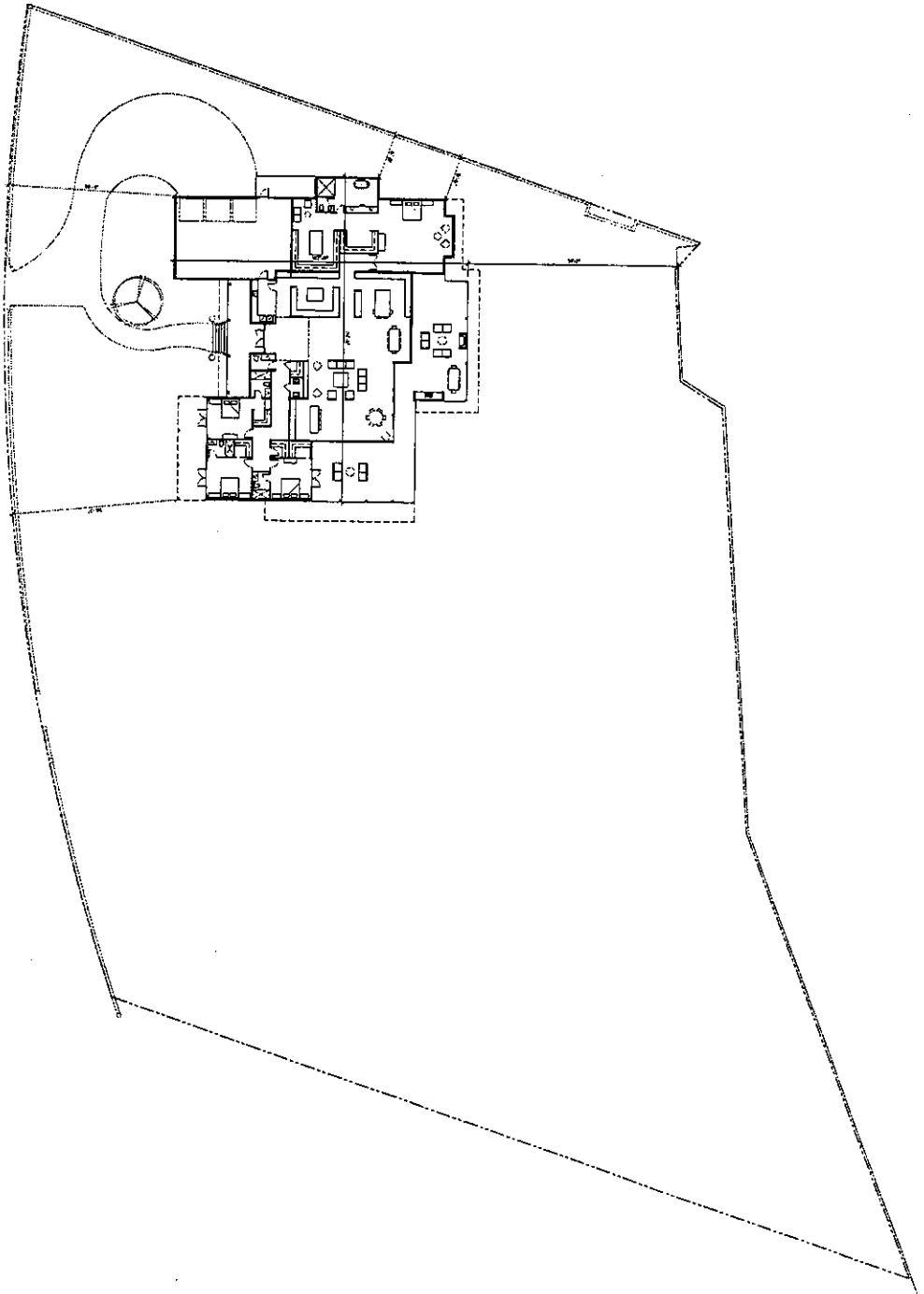


SITE SURVEY
 SCALE: 1/8" = 1'-0"
 (GROUND FLOOR PLAN)

			GROSMAN RESIDENCE <small>1011 W. WASHINGTON FORT LAUDERDALE, FL 33311</small>	REVISIONS																		
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EXHIBIT 1

Exhibit D



SITE PLAN
SCALE: 1/8" = 1'-0"



		GROSMAN RESIDENCE		COPYRIGHT 2011 - HILL ARCHITECTURE	
1010 WATER PROSAC FORT LAUDERDALE, FL 33312		REVISIONS			

Exhibit E

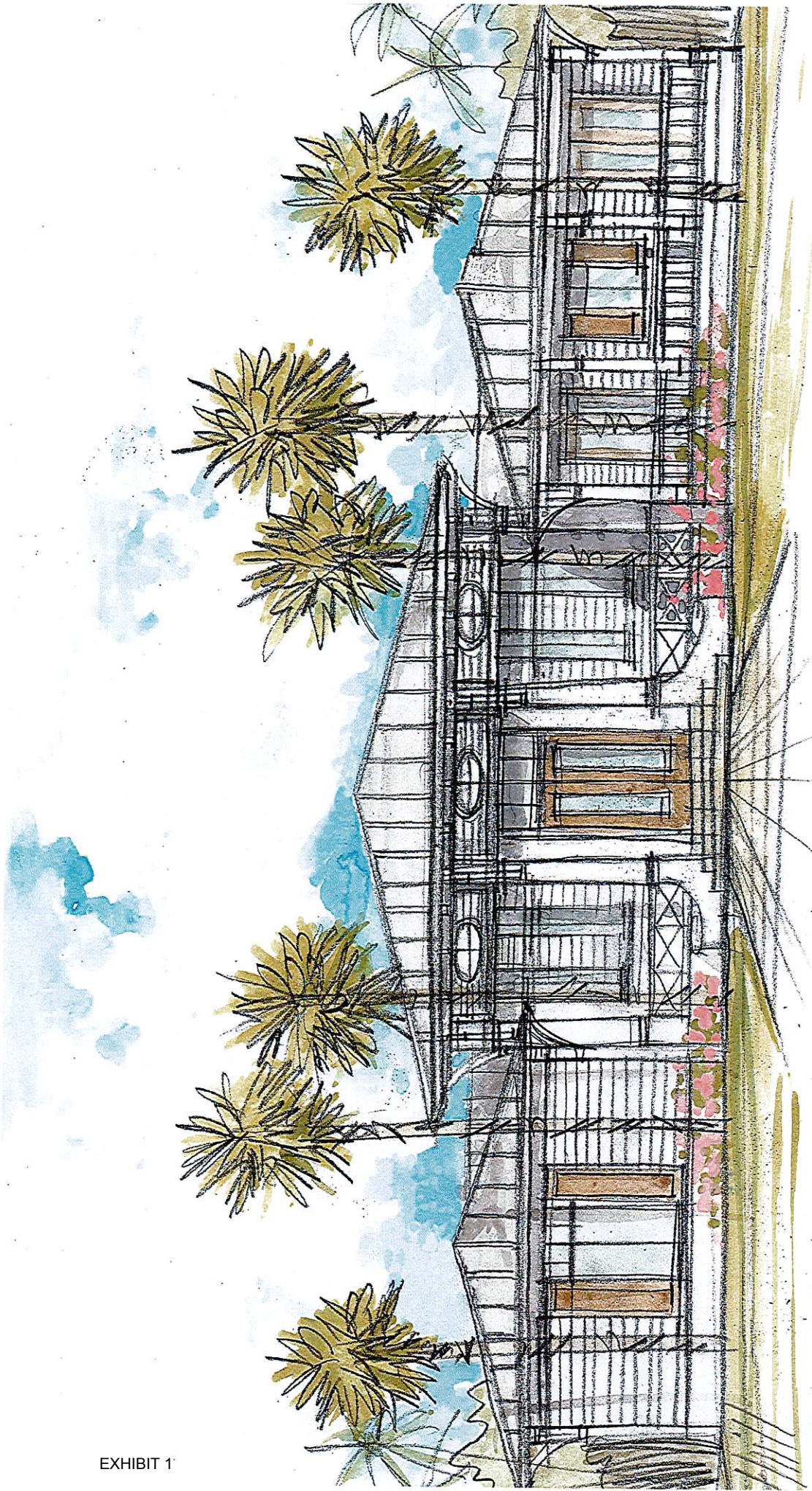
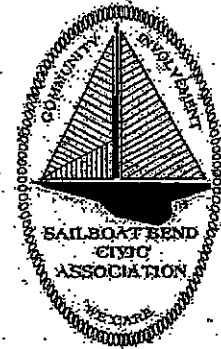


EXHIBIT 1

Exhibit F

**Sailboat Bend Civic Association
General Membership Meeting
September 10, 2014**



RESOLUTION NO. 2014 - 3

A RESOLUTION OF THE SAILBOAT BEND CIVIC ASSOCIATION, FORT LAUDERDALE, FLORIDA SUPPORTING THE PROPOSED DEMOLITION OF THE SINGLE FAMILY STRUCTURE LOCATED AT 1016 WAVERLY ROAD IN SAILBOAT BEND.

On this, the 10th day of September, 2014, the Sailboat Bend Civic Association (SBCA) at its General Membership Meeting, passed the following resolution by a show of hands vote of 13 for and 0 against, with no abstentions:

WHEREAS the proposed demolition would appear to be within the owners' property rights, and

WHEREAS the proposed site is ripe for redevelopment, and

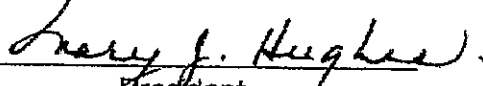
WHEREAS the redevelopment of the proposed site would represent a step forward in improving the neighborhood, and

WHEREAS some members present have seen the outside and inside of the structure and observed that a series of modifications have rendered it reflective of an evolved style and construction no longer projecting any historical values,

THEREFORE BE IT RESOLVED THAT:

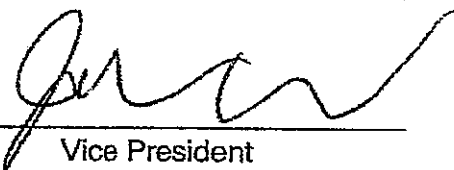
The Sailboat Bend Civic Association communicate to the City of Fort Lauderdale its support for the proposed demolition of the single family structure located at 1016 Waverly Road in Sailboat Bend.

Adopted this the 10th day of September, 2014.



President
Mary J. Hughes

Attest:



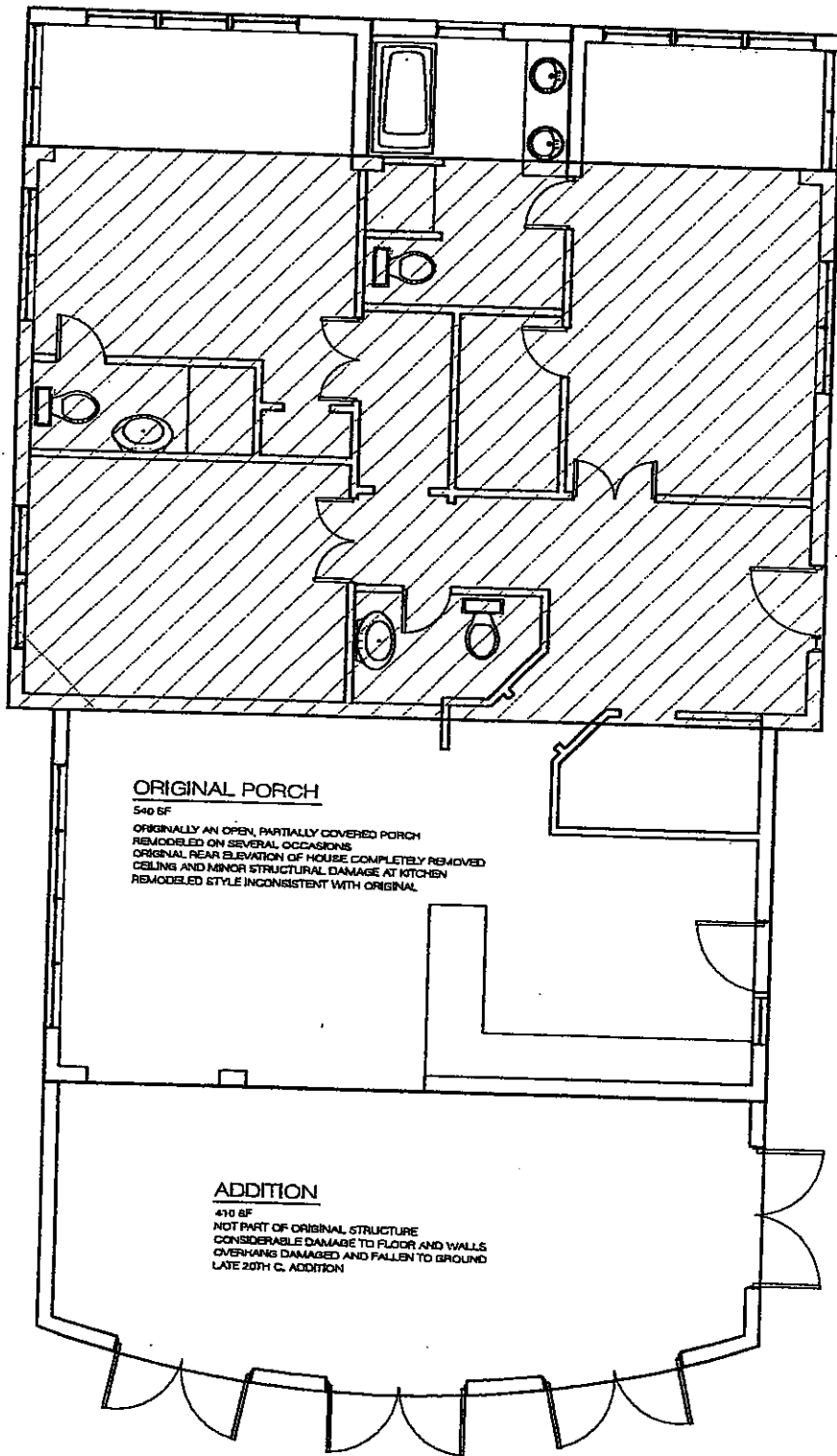
Vice President
John Kleinedler

Exhibit G

EVALUATION OF AN
EXISTING ONE-STORY RESIDENCE
AT 1016 WAVERLY ROAD
FORT LAUDERDALE, FL.

Prepared by

LEO HANSEN, A.I.A., LEED
520 S.E. 8TH STREET
FORT LAUDERDALE, FL 33316



ADDITION

410 SF
ORIGINAL PORCHES REMODELED IN LATER HALF OF 20TH C.

ORIGINAL HOUSE

910 SF
REMODELED ON SEVERAL OCCASIONS
MOST ORIGINAL PARTITION WALLS REMOVED AND REPLACED
NO ORIGINAL WINDOWS OR DOORS REMAIN
ROOF IS LATE 20TH C. CONCRETE 5 TILE
FLOOR NOT ORIGINAL
EXTERIOR DOORS AND WINDOWS RELOCATED
REMODELED STYLE INCONSISTENT WITH ORIGINAL

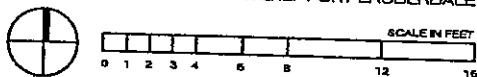
ORIGINAL PORCH

540 SF
ORIGINALLY AN OPEN, PARTIALLY COVERED PORCH
REMODELED ON SEVERAL OCCASIONS
ORIGINAL REAR ELEVATION OF HOUSE COMPLETELY REMOVED
CEILING AND MINOR STRUCTURAL DAMAGE AT KITCHEN
REMODELED STYLE INCONSISTENT WITH ORIGINAL

ADDITION

410 SF
NOT PART OF ORIGINAL STRUCTURE
CONSIDERABLE DAMAGE TO FLOOR AND WALLS
OVERHANGING DAMAGED AND FALLEN TO GROUND
LATE 20TH C. ADDITION

GROSMAN RESIDENCE
1265 WAVERLY FORT LAUDERDALE



EXISTING SINGLE-FAMILY RESIDENCE

There is a substantive difference in the amount of deterioration between what is the original construction of the house and the later additions. In general, the additions are in worse condition than the original areas. The additions and alterations represent a significant proportion of the house total area.

The additions and alterations, upon preliminary analysis, were not historically accurate, and the materials used were not of the same quality as the original. There is little value, if any, in preserving or restoring the additions and alterations. If you remove the areas of the additions and alterations and therefore expose the historical structure, that area would be minimal. It certainly would be not a sufficient amount of area for occupation comparable to normal middle income standards, let alone any higher standard appropriate for the property value, size, and location.

According to the Secretary of the Interior's *Guidelines for the Treatment of Cultural Landscapes*, additions are discouraged, but when are mandatory they should be "designed and installed to be clearly differentiated from the character-defining features." If additions were made to the existing structure, the additions would, by their scale alone, necessarily overwhelm the existing construction.

The additions and alterations have compromised the integrity of the original structure. The extent of the repairs would be a considerable challenge for a public works, and a great burden for private owners. In other words, the effort extended would exceed the importance of the structure.

MATERIALS

Some of the Dade County pine joists, used for the floor of the original structure, can be salvaged and reused for a new structure. There seems to be damage to the studs, but the extent of this cannot be known until walls are opened up.

There is mold and mildew affecting some parts of the residence.

None of the current windows are original. All need to be replaced. Some of the windows are awning windows installed in the 1950's or 1960's.

WALL

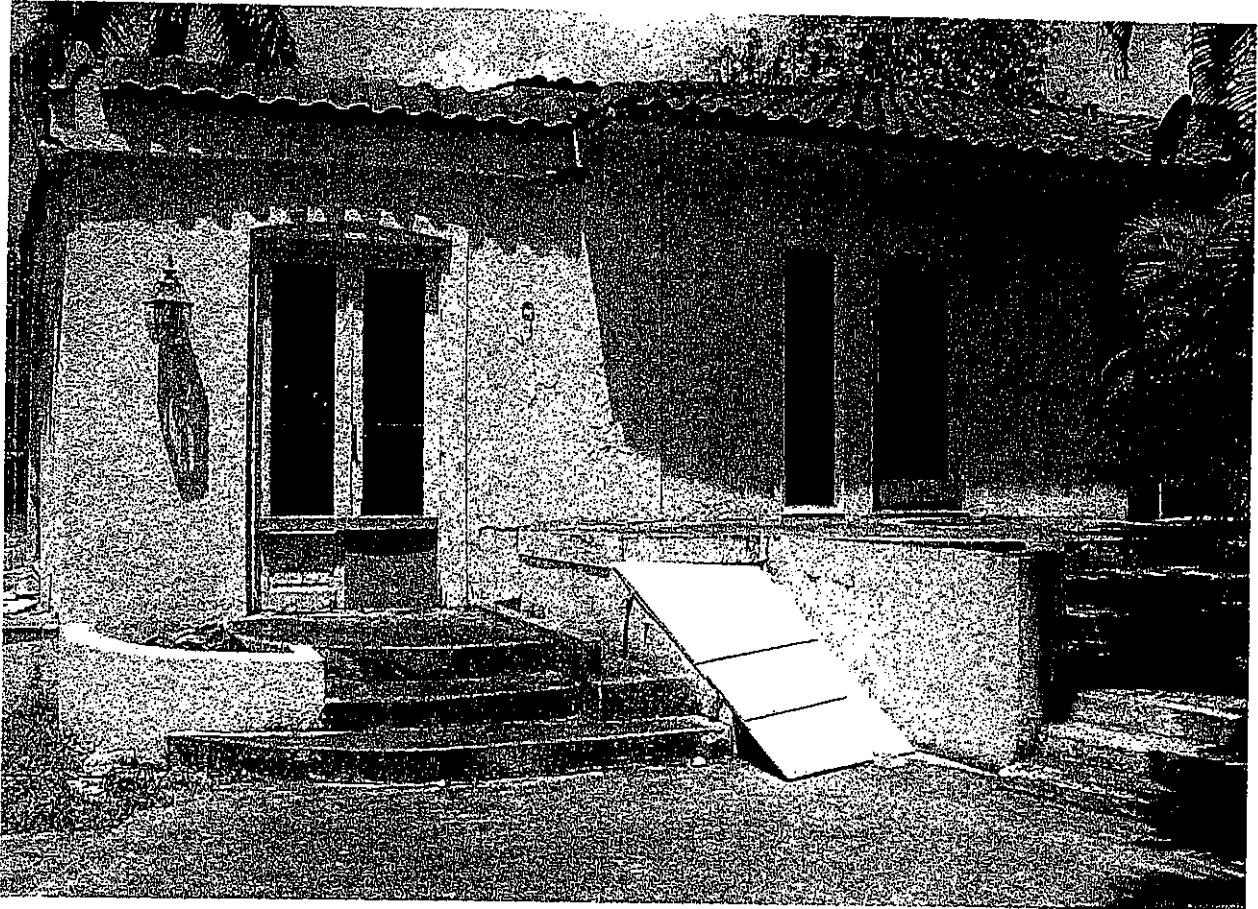
The original site wall was likely a low level foundation or stem wall, with wrought iron between the pilasters. The concrete masonry was added later. The mortar joints are in poor condition and there is a lot of cracking. There is no steel reinforcing in these areas, and this is a major factor in the poor appearance of the wall. A true historical restoration would be to remove the block and replace the original wrought iron.



A view of the property from the northwest.

To the left is visible the addition which infilled the original porches. The original low stuccoed wall is clearly visible on either side of the gable ended section. The aluminum awning windows of this structure were commonly used in the 1950's and 1960's. These windows were also used to replace earlier windows of the original structure. At the other end, toward the water, to the south, is another addition, remodeled within the last 25 years or so. These windows are standard windows used in remodeling for in this period. They do not have any special value. They do not meet current wind-load codes.

The photograph shows how the grade was built up for the basement during the original construction. It is possible that the basement was placed within the midden know to traverse the sight.



A view of the residence from the east.

The poor quality of the addition is clearly visible at the mansard eave at the upper left. Vandalism has damaged the electrical and plumbing systems for the residence to the point that complete replacement is required.

The roofing is s-tile, and is not historical nor even appropriate.

There is little detailing in the house that makes it exceptional, or even special. In fact, the appearance of the house is a detraction, not an asset to the neighborhood.



A view of the residence from the south.

Another example of the poor quality of the construction which basically reformed the entire residence is evident in this view which shows a masonry eave (an unusual detail, to be generous) that has fallen to the ground. This happened recently, sandwiched between visits by the architects to the site.



A view of the residence from the east.

This photograph shows several elements that are typical for the condition of the house. The windows are not original – awning from the 1950's or 1960's. The railing is not historical. The roof is not historical. The concrete steps and stoop, which is probably original, is bare concrete.



A view of soffit on the east side of the house.

The original beaded siding which was used in the original construction represents a fraction of the current eave length, but can be used to determine the extents of the original construction. Later additions used tongue and groove soffit.



An original stud wall.

Some of the original Dade County pine framing material exists, such as in this wall. The presence of the Dade County pine was used to help to determine the date of construction of the various walls of the house. Many areas have been altered or replaced. The area above shows a condition which reveals the multi-layered complexity of the house, and how little valuable construction material remains. Mold and mildew are also visible in this photo.

Exhibit H



Archaeological and Historical Conservancy, Inc.
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Phone: 954-792-9776 Fax: 954-792-9954
Email: archlgcl@bellsouth.net Web: www.flarchaeology.com

Robert S. Carr

Education

- | | |
|-------------|--|
| August 1976 | Florida State University. Tallahassee, Florida.
• M.S. Degree in Anthropology |
| August 1972 | Florida State University. Tallahassee, Florida.
• B.A. Degree in Anthropology |
| 1970 - 1971 | University of Miami. Coral Gables, Florida.
• Course Work |
| June 1968 | Miami-Dade Junior College. Miami, Florida.
• A.A. Degree |

Professional Experience

- | | |
|----------------|--|
| 1999 - Present | Archaeological and Historical Conservancy, Inc.
• Executive Director |
| 1996 - 1999 | Dade County Historic Preservation Division
• Director |
| 1994 - 1995 | Dade County Division of Historic Preservation
• Acting Director |
| 1978 - 1999 | Dade County Division of Historic Preservation
• County Archaeologist |
| 1980 - 1981 | Florida Archaeological Council
• President |
| 1980 - 1983 | <i>The Florida Anthropologist</i>
• Editor |
| March 1977 | U.S. Park Service, SE Archaeological Center, Tallahassee, Florida.
• Archaeologist |
| 1973 - 1976 | Division of Archives History and Records Mgmt, Tallahassee, Florida.
• Contract Archaeologist |

Representative Projects (Principal Investigator)

- | | |
|-------------|---|
| 1999 - 2003 | Archaeological assessment and data analysis of Miami Circle (8DA12) |
| 2000 - 2001 | Archaeological investigation of Okeechobee Battlefield. Boundary |

Robert S. Carr—page 2

1992 and 2006	Preachers Cave, Elcuthera, Bahamas
1991 - 2002	Ortona Canal and Earthworks, Glades County
2000 - 2001	Long Lakes (Broward County) archaeological investigations
1985 - 1991	Archaeological Survey of Broward County
1979 - 1981	Archaeological Survey of Miami-Dade County

Selected Reports and Publications

Regional Archaeological Surveys

- 2003 Carr, Robert S., Alison Elgart-Berry, Victor Longo, Jeff Ransom Archaeological Survey of Palm Beach County, Florida. *AHC Technical Report #419*.
- 1998 Carr, Robert S., David Allerton and Ivan Rodriguez An Assessment of the Archaeological and Historic Resources of the Florida Keys, Monroe County. *AHC Technical Report #4*.
- 1995 Carr, Robert S., James Pepe, W.S. Steele and Linda Jester Archaeological Survey of Martin County, Florida. *AHC Technical Report #124*
- 1991 An Archaeological Survey of Broward County, Florida: Phase I. *AHC Technical Report #34*
- 1990 Carr, Robert S. and Patricia Fay An Archaeological Survey of the Lower Keys, Monroe County, Florida. *AHC Technical Report #19*.
- 1981 *Dade County Historic Survey Final Report: The Archaeological Survey*. Historic Preservation Division. Metro-Dade Office of Community and Economic Development.
- 1978 An Archaeological Survey of the Big Cypress National Preserve, Preliminary Report. National Park Service, Southeastern Archaeological Center, Tallahassee Florida. (Co-author).
- 1975 An Archaeological and Historical Survey of the City of Apalachicola. Report on file with Division of Archives, History and Records Management, Tallahassee, Florida.
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Historical Archaeology (Seminole)

- 2002 Carr, Robert S., Lance, M., Steele, W.S. An Archaeological Assessment and Boundary Determination of the Okeechobee Battlefield, Okeechobee County, Florida (Grant No. GA2255-00-001). *AHC Technical Report #346*.
- 1996 Archaeological and Historical Elements for the Management of Snake Warriors Island, Broward County, Florida. *AHC Technical Report #139*.

Robert S. Carr—page 3

1996 Carr, Robert S., and W.S. Steele Archaeological Reconnaissance Survey of Atsena Otie Levy County, Florida. *AHC Technical Report #151*.

1995 Carr, Robert S. and W.S. Steele An Archaeological Survey of Brighton Seminole Reservation, Glades County Florida. *AHC Technical Report #116*

1981 The Brickell Store and Seminole Indian Trade. *The Florida Anthropologist*. 34:180-199.

Bahamian Archaeological and Historical Assessments

2006 Carr, Robert S., Jane Day, Jeff Ransom, William Schaffer, and John Beriault An Archaeological and Historical Assessment of Preacher's Cave, Eleuthera, Bahamas. *AHC Bahamas Technical Report #4*.

2003 Lance, Mark and Robert Carr
Interim Report on Archaeological Investigations at New Plymouth Green Turtle Cay, Abaco, The Bahamas. *AHC Bahamas Technical Report #3*.

1993 Carr, Robert S., Jane Day, and Sandra Norman Archaeological Investigations at Preacher's Cave North Eleuthera, Bahamas Phase II. *Bahamas AHC Technical Report #2*, May 1993.

1991 An Archaeological Survey of Spanish Wells and North Eleuthera, Bahamas. *Bahamas AHC Technical Report #1*.

1982 An Effigy Ceramic Bottle From Green Turtle Cay Abaco. *The Florida Anthropologist*. 35:200-202. (Co-author/Senior Author).

Books and Articles

2012 *Digging Miami* University Press of Florida (September 30), Gainesville.

2012 "Ritual Cave Use in the Bahamas." In *Sacred Darkness*. University of Colorado Press. (Senior author)

2012 *The Everglades (Images of America)*. Coauthor: Timothy A Harrington. Arcadia Publishing, Mount Pleasant, South Carolina.

2003 "The Archaeology of Everglades Tree Islands" In *Tree Islands of the Everglades*. Edited by Fred H. Sklar and A. Van Der Valk.

1984 Prehistoric Man in Southern Florida. In *Environments of South Florida – Present and Past*. Edited by Patrick Gleason. Memoir 2 (revised). Miami Geological Society. (Co-author/Senior author)

1974 "Aerial Photos Aid Archaeologists." *Popular Archaeology*, Vol. 3, No. 6-7, p. 45.

Professional Affiliations

Society for American Archaeology

Society for Historic Archaeology

Florida Anthropological Society

South Florida Historical Association

Florida Archaeological Council

Exhibit I



Curriculum Vitae

EDUCATION

Bachelor of Architecture, University of Notre Dame, 1978
Master of Arts in Liberal Studies, University of Miami, 2002

PUBLICATIONS

Culture and Architecture: An Integrated History. Cognella Academic Publishing. San Diego, CA. 2011,2012.
ISBN: 80362-1B SKU: 978-1-62131-126-3
Art and Architecture. Cognella Academic Publishing. San Diego, CA. (January 2015)

REGISTRATION AND PROFESSIONAL ASSOCIATIONS

Registered Architect, State of Florida, 1982, #9093
Member of the Society of Architectural Historians (SAH)
Member of the College Art Association (CAA)
Member of the American Institute of Architects (AIA)
LEED Certified

ACADEMIC EXPERIENCE

Florida Atlantic University, School of Architecture (2004 to present)
Adjunct Professor

Culture and Architecture: Master Builders	ARC 2208-001	2004, 2010-2014
Architectural Design 6	ARC 4930-001	2004
Site Plan & Engineering	ARC 3321-002	2004
Architectural Design 8	ARC 4327-001	2006
Vertical Studio	ARC 4322-001	2004
Architectural Design 5	ARC 3320-001	2005-2007, 2012
The Literate Architect	ARC 4930-001	2007
Comprehensive Design Studio (Design10)	ARC 5352-001	2009-2011

PROFESSIONAL EXPERIENCE

Hansen Associates Architecture and Design, P.A., Fort Lauderdale, FL, Principal (2005 to present)
Leo Hansen, A.I.A., Architect, Fort Lauderdale, FL, Principal (1987-2005)
Loebl Schlossman and Hackl, Chicago, IL (1983-1987)
Hansen Associates, Fort Lauderdale, FL (1981-1983)
Michael Shiff & Associates, Fort Lauderdale FL (1979-1981)
Robert E. Hansen, F.A.I.A., Architect, Fort Lauderdale, FL (1978-1979)

COMMUNITY

Member of the Ways and Means Committee, Stranahan House 1982
Volunteer and Member, Fort Lauderdale Historical Society 1980-1982; 1987-1997
President, Historical Stranahan House Museum Board of Directors, Current (Board member since 2007)
Vice-Chairman, Planning and Zoning Board, City of Fort Lauderdale, Current

HAAD Website: hansenarchitecturedesign.com

Exhibit J

ROBERT WILLIAM TUTHILL

EDUCATION:

1974 UNIVERSITY OF MIAMI
Degree: Bachelor of Architecture Cum Laude
Honors: Dean's List
Three University of Miami Honor Scholarships
TAU BETA PI Honor Society

1972-1974 UNIVERSITY OF FLORIDA
Honors: Dean's List
PHI KAPPA PHI Honor Society

1970-1972 BROWARD COMMUNITY COLLEGE
Degree: Associates of Arts with Honors
Honors: Dean's List

ORGANIZATIONS/PROFESSIONAL: PAST & PRESENT

- * Broward County Chapter of the American Institute of Architects, Former Officer
- * Former Fort Lauderdale Historical Society Trustee
- * Who's Who of Florida
- * Former Code Enforcement Board of Ft. Lauderdale, Vice Chairman
- * Art Institute of Fort Lauderdale, Board of Advisors
- * Art in Public Places Advisory Board
- * Capital Center Planning Commission, 3 Former Gubernatorial Appointments
- * Outstanding Young Men of America
- * Beach Design Arbitration Board (Ft. Lauderdale)
- * American Institute of Planners
- * City of Fort Lauderdale Selection Committees
- * Broward County Central Examining Board of Building Construction Trades

ROBERT WILLIAM TUTHILL
(CONTINUED)

TEACHING EXPERIENCE:

BROWARD COMMUNITY COLLEGE
Former Architectural Instructor
3501 S.W. Davie Road
Davie, Florida

FORT LAUDERDALE ART INSTITUTE
Former Interior Design Instructor
1799 S.E. 17th Street
Fort Lauderdale, Florida

* * *

TUTHILL ARCHITECTURE 1996-Present
President and CEO

TUTHILL & VICK ARCHITECTURE 1984-1996
President and CEO

TUTHILL ARCHITECTS 1979-1984
President and CEO

* * *

AWARDS:

No. of Awards	Presented By:
6	American Institute of Architects Design Award for Excellence
7	American Institute of Architects Design Award for Honorable Mention
3	American Institute of Architects Design Award for Interior Merit
24	Community Appearance Awards
1	Chamber of Commerce Beautification Award

Exhibit K

Mr. Figler called the meeting of the Historic Preservation Board to order at 5:00 p.m.

II. Determination of Quorum/Approval of Minutes of August 2014 Meeting
 Roll was called and it was determined a quorum was present.

Motion made by Mr. Morgan, seconded by Ms. Ortman, to approve the minutes of the Board's August, 2014 meeting. In a voice vote, motion passed unanimously.

III. Public Sign-in/Swearing-In

All members of the public wishing to address the Board on any item were sworn in.

IV. Agenda Items:

1.

Case	H14014	FMSF #	Index
Applicant	Hansen Associates Architecture & Design		
Owner	Michelle Grosman		
Address	1016 Waverly Road		
General Location	Approximately 117 feet east of the SW 11 th Avenue and Waverly Road intersection.		
Legal Description	LOTS 1,2,3,4,5,6 AND THE EAST HALF OF LOT 7 BLOCK 101 "WAVERLY PLACE" PLAT BOOK 2 PAGE 19 OF MIAMI-DADE COUNTY, LOCATED IN BWD COUNTY, FL, LESS AND EXCLUDING THE WEST 5 FEET OF THE EAST ON-HALF OF LOT 7, BLOCK 101 OF WAVERLY PLACE.		
Existing Use	Residence		
Proposed Use	N/A		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-24.11.C.4.c		
Request(s)	Certificate of Appropriateness for Demolition 1. Demolition of an existing single-family residence.		

Bob Tuthill, architect, said he and the owners had contacted Leo Hansen, architect, to consult on the project. Inspections revealed that this was a wood framed home, not a CBS structure. He said the entire exterior was not original, but comprised several

additions and the original exterior walls had been removed to create interior spaces. The engineer had determined the house could not be fixed and they had decided to demolish the structure.

Mr. Spence stated a Sailboat Bend resolution and a neighbor's letter of support had been distributed to Board members.

Ms. Rathbun read from her memo:

Property Background:

The 1918 *Sanborn Fire Insurance Map* for the City of Fort Lauderdale shows a frame structure with a small irregularity (a less than room size projection) on the south side and an open porch on the north elevation of Rivermont House at 1016 Waverly Road. By 1924 the Sanborn maps show that the south facing irregularity has been enlarged to room size; this configuration is shown on all subsequent Sanborn maps for the City. At some later date the open front porch was enclosed and another room sized addition (with a curved wall) was made to the south side of the building. A Broward County Property Appraiser's sketch map, from 1965 shows this late addition; city records show that a permit for a major remodel and repairs was issued on October 30th 1947, permit number 53018, with a job cost listed as \$20,000.00, which may have included this late addition. The configuration (without the late addition) shown on the Sanborn maps is the early historic footprint; however, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* states:

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

As well as the additions that were made to the original c.1918 footprint, the house has a basement which, according to the 1965 Property Appraiser's sketch map, is located under the original (1918) portion of the house. Only a few houses in Fort Lauderdale (all of which were built on high ground) have cellars. The original owner of Rivermont House deliberately chose to build on the high ground of the site, although it was well known to the pioneer community, that this high ground was an Indian mound. The existence of that basement is an indication of the attitudes of the pioneer settlers of Fort Lauderdale towards the Indians and Indian culture, and as such, the basement is an important historic resource in itself.

The house has a hip roof which likely dates from the 1920s and/or earlier. There is a small gable roofed dormer lighting the attic space. The existing S-tile roof cladding is a replacement; city records show that there have been a number of roof repairs and replacements over the years. All of the existing windows are replacements. The house has stucco wall cladding. It stylistically resembles the Masonry Vernacular with Spanish influences that was popular in the 1920s.

The first owner of Rivermont was D.T. Hart. Mr. Hart was the vice-president of the Security State Bank and owner of D.T. Hart and Co., sellers of hay, grain and feed. In 1921, Rivermont was purchased by New York City businessman, Ross Clark. Mr. Clark and his partner had purchased 400 acres just south of the New River for a new housing development. In c. 1922 Rivermont was sold to William Carmichael from Miami who was planning a major development. At the same time, Carmichael purchased 29 acres of land south of the river from Clark's company, Turner and Clark. Apparently, Mr. Carmichael may never have lived at Rivermont. The Clarks were still living at the house in the summer of 1923 when Mrs. Clark's brother, Morton T. Ironmonger, visited at the house.

Carmichael purchased more land from Turner and Clark and mortgaged both purchases, possibly including Rivermont. Carmichael built a new house on Rose Drive in his new development which he named Placidena. He soon found himself in financial trouble; he owed Turner and Clark \$100,000 and was in trouble with his bank. The Placidena development was sold to investors from Chicago and renamed Croissant Park

In the late 1930s, Rivermont was owned by Norbourne B. Cheney, owner of the Broward Abstract Company. For many years the property was known locally as the Cheney Estate.

The Rivermont property is part of the Loesch/Rivermont Site, a large aboriginal archeological site that is located between SW 9th Avenue and west of SW 12th Avenue in the Sailboat Bend Historic District. The site extends north from the New River for distances from 150' to 300'. The site is a black earth and shell midden site, i.e. an elevated ridge of decomposed organic matter, a constructed refuse heap rather than a natural formation. The site was formally recognized as an archeological site in the 1930s, but it was known as early as 1908.

There have been incursions on the Loesch/Rivermont Site, mainly from residential building. The Rivermont House occupies a small portion of the Rivermont property, however there have been other constructions on the site. There were some accessory buildings on the site, which have been removed. A kidney shaped pool and a storage building on the riverfront, which remain, are shown on the 1965 Broward County Property Appraiser's sketch map.

Description of Proposed Site Plan:

The applicant requests a COA to demolish a contributing structure (1016 Waverly Road, Rivermont House) in the SBHD. The applicant asks for demolition of the house under criterion iii., i.e. *The demolition or redevelopment project is a major benefit to a historic district.* In his narrative the applicant states that the house "...does not have historic significance" and the "...site has limited archeological significance'. The applicant

states that the house will be demolished, the existing basement will be filled in, any usable Dade County Pine will be recycled and any artifacts found will be preserved.

The applicant proposes to build a new single-family residence on the cleared lot. According to his proposal the new construction will be "...Florida Vernacular, using precedents from the early 1920s and 1930s to serve as a model for historical accuracy." The applicant does not specify the size of the new house, however he notes that the site is a very large property. He states that the new house "...will be of a scale and style that will complement the neighborhood." The applicant maintains that "...almost all of the existing open space will be preserved."

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i

- a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

Consultant Response: An important historic resource, Rivermont House, will be lost.

- b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: There is a possibility that a registered archeological site could be damaged by demolition of the house and new construction.

- c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;

Consultant Response: The historic house will be destroyed and its history lost to the community.

- f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: The applicant's proposed plans do not comply, see below.

From the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Request No. 1 - COA for Demolition:

The applicant is requesting a certificate of appropriateness to demolish one existing structure

Pursuant to ULDR Section 47-24.11.C.4.c, the Board must consider the following additional criteria specific to demolition, taking into account the analysis of the materials and design guidelines above:

ULDR Section 47-24.11.C.4.c

- i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or

Consultant Response: Rivermont House is a contributing property within the SBHD

- ii. The property or building no longer has significance as a historic architectural or archeological landmark; or

Consultant Response: The building retains its historic significance and the site is an important registered archeological site.

- iii. The demolition or redevelopment project is of major benefit to a historic district.

Consultant Response: There is no advantage to the historic district in demolishing an important historic house and replacing it with a modern copy of an historic house.

Summary Conclusion:

The applicant is asking for the demolition of an historic house, a contributing property in the SBHD, which is located on the Loesch/Rivermount archeological site, which according to a letter from M. DeFelice is the "...largest intact archeological complex situated along the New River" and "...may be considered a significant archeological resource at the local (city and county) as well as National level under Criteria D of the National Register." The historic Rivermont House, which is significant in the built history of the town, occupies a small portion of the site; together the house and the archeological site are one of the most important historic resources of the City of Fort Lauderdale. At this point, no further incursion should be made on the site; the house should be stabilized and rehabilitated. The applicant's proposed demolition of the house is not appropriate. The application should be denied.

Ms. Rathbun clarified for Ms. Mammano that the property had not been officially declared an archeological resource.

Mr. Hansen said at one point this might have been an historical building but very little of what had been historical and important survived. He stated work had been done that was an "interpretation of what they think is historical." He showed photos of the home and pointed out areas where the deterioration was serious and added that there was a mold and mildew issue throughout the house. Mr. Hansen pointed out construction details in the home that he knew were not historical. He stated he saw nothing about this building that was valuable.

Dave Baber, Broward County Historical Commission Administrator, said the owners had spoken to him about wanting to restore the house before they purchased it. He had examined the house several times. Mr. Baber stated the additions had caused more impact to the historical site and should be replaced. He had seen a photo of the building at the Historical Society and noted that the roof was in the original configuration. He said the original front porch had been enclosed and he saw no evidence that the exterior walls on the original part of the house had been removed and replaced. Mr. Baber noted that the deteriorated condition of the property was not a criterion for demolition. He said there was no doubt the building contributed to the historic district; it still had significance as an architectural and archeological landmark and there would be no benefit to the neighborhood if the building was demolished.

Ms. Mammano wanted to see the historical photo Mr. Baber mentioned.

Michelle Williams, Director of the Southeast and Southwestern Regions of the Florida Public Archeology Network, stated the site was in the Florida Master Site File, designated as a black earth midden. It was the largest extant midden on the New River and there was potential for human remains to be located there. She said it was very rare for an archeology site to be nominated for the National Register of Historic Places. The process was very expensive and there was no financial incentive to do so.

Mr. Morgan asked the impact new construction would have on the archeological site. Ms. Williams stated there were archeological remains throughout the site, including on the surface. Any disturbance of the ground would disturb the site.

Mr. Tuthill explained to Mr. Figler that pilings for new construction could raise the house off the ground and material could be recovered from the site. He said there were no photos or documents of the original building to let them know how to restore it.

Ms. Williams said she was more worried about the dirt under the house than the structure. There were State standards that could be applied to preserve the midden, such as floating the pilings. She remarked that this was a known archeological site when the building was sold. The owners confirmed the real estate agent had advised them of this when they purchased the property.

Mr. Tuthill described an auger that could be used to dig the pilings. Ms. Williams said after performing a phase I exam to identify the limits of the site, any excavation would be done by hand. She explained that anything on the site had no monetary value; what was important was "the relationship of the stuff across the site." In a mitigation process, any earth moving at all on the site should be monitored by a professional archeologist. Ms. Williams explained that once the site was destroyed, "we will no longer have a black earth midden site on the New River in Broward County."

Ms. Mammano recalled that the Miami Circle site had been bought by the government to preserve it, but this was private property, and asked if private property owners should be responsible for preserving archeological sites in perpetuity. Ms. Williams said they should, and explained that the United States was one of the few countries that allowed private property owners to completely destroy archeology sites.

Mr. Baber noted that the City and County required review of the site by the County archeologist prior to any earth moving. Finding archeological material at the site would trigger more intensive review. He stated Phase I studies had already been conducted several times on different aspects of the site. Ms. Williams said the previous surveys had been done decades ago and were not up to current State standards of Phase I surveys. Ms. Mammano wanted to see a copy of the Phase I report.

Paul Bogges, Sailboat Bend resident, said "old timers" had told him they thought there were Indian remains at the site. He added that of the three major properties in Sailboat Bend, this was the only one that had not been moved to its site and he felt it would be a shame to lose it.

Mr. Tuthill stated the owner intended to keep the six lots intact. The owners wanted to rebuild on the same footprint, with the addition of the pool area.

Molly Hughes, Sailboat Bend resident, said she was not sure what would be preserved if the Board determined the building should be preserved instead of demolished. She pointed out that the Board had recently approved a major construction site adjacent to this property. Ms. Hughes described revisions she had made at her nearby riverside house that had been approved by the Board without any archeological investigation or mitigation. Ms. Hughes felt if the application were denied, the house would continue to deteriorate and eventually need to be demolished. She stated, "By looking harshly on this applicant, you are inadvertently sacking the neighborhood with an extended additional period of further decay."

Ms. Mammano asked if the owners could restore the building that was on the original foundation "in some typical fashion for a typical house of that era and then proceed with an addition further on." Mr. Tuthill thought it would be impossible to retain the existing walls because there had been such extensive renovation already that there was almost no original material there. Mr. Hansen stated this would result in 100% new construction but the appearance from the river and the street would be false; "it's going to look like it was part of the original house...it's going to fool people...that's the worst thing you could do in historic preservation, is fool people." Mr. Tuthill said their intention was to recreate the spirit of the original home. Ms. Mammano asked if the owner was willing to sign a restrictive declaration that there would be no further construction on the site. From the audience, the owner indicated he would.

Mr. Figler was troubled that the Board did not know what would be constructed on the site. He said the Board was charged with defending the history of Fort Lauderdale and he did not see that this was happening.

Lawrence Johnson, neighbor, said he supported allowing the owner to proceed with his plans. He postulated that when the original house was built, dirt had been brought in to build up around the house, which would explain why archeological remnants were on the surface instead of being buried. Ms. Williams stated the preponderance of evidence suggested this was a midden; erosion was the reason items were exposed on the surface.

Ms. Mammano said she had "absolutely zero confidence in the County stepping in here to making sure that the archeological value of the site is preserved" and she wanted the Board to require a Stage I Environmental Assessment be done to determine what archeological resources were in the area and might be disturbed.

Mr. Morgan said the historical significance of the structure was far beyond repair and would not benefit the City or Sailboat Bend to have a "false restoration" done. His concern was for the archeological site. Ms. Ortman agreed and wished the Board to require mitigation.

Ms. Flowers stated if the building were not on this site, she would vote in favor of demolition. She shared other Board members' concerns about the archeological component of the site. Mr. Spence reminded the Board that the request for a Certificate of Appropriateness for new construction would come before the Board and this was where the concerns the Board expressed would be addressed. He reminded the Board to consider the three criteria for granting the Certificate of Appropriateness for Demolition. The Board could delay the effectiveness of the COA for demolition for 90 days and in that time, the application for the COA for new construction could be submitted and could address the Board's concerns. Ms. Mammano suggested deferring the request until the applicant could commission a Phase I Environmental Impact Statement as well as defining the area on which the survey would be conducted, with an assurance that none of the rest of the site would be touched.

Mr. Spence stated since this was a quasi-judicial process, the applicant was entitled to a decision when presenting a case to the Board. Only the applicant could request a deferral.

Mr. Hansen offered two options: requesting a deferral and submitting a site plan showing the information Ms. Mammano requested, which would be submitted to the City for the demolition permit. Or, when they returned with the request for a COA for new construction, they would submit a site plan that had been reviewed by an archeologist, who would determine the best scenario for preserving the midden. Ms. Mammano preferred the first option. Mr. Hansen requested a two-month deferral.

Ms. Rathbun agreed to try to locate the historic photo of the property.

V. Communication to the City Commission

Index

Ms. Mammano was concerned about the fact that the new historic ordinance had not been adopted yet. She wished to ask the Commission when this would move forward.

Motion made by Ms. Mammano, seconded by Ms. Ortman ask the City Commission to instruct staff to move forward with the revisions to the Historic Preservation Ordinance, and for staff to inform the Board at their November meeting about what progress had been made. In a voice vote, motion passed unanimously.

VI. Good of the City

Index

None.

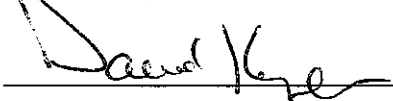
Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:59.

Next Meeting

The Board's next regular meeting was scheduled for November 3, 2014.

Chairman,



David Kyner, Chair

Attest:

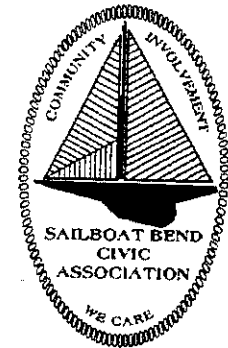


ProtoType Inc. Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

**Sailboat Bend Civic Association
General Membership Meeting
September 10, 2014**



RESOLUTION NO. 2014 - 3

A RESOLUTION OF THE SAILBOAT BEND CIVIC ASSOCIATION, FORT LAUDERDALE, FLORIDA SUPPORTING THE PROPOSED DEMOLITION OF THE SINGLE FAMILY STRUCTURE LOCATED AT 1016 WAVERLY ROAD IN SAILBOAT BEND.

On this, the 10th day of September, 2014, the Sailboat Bend Civic Association (SBCA) at its General Membership Meeting, passed the following resolution by a show of hands vote of 13 for and 0 against, with no abstentions:

WHEREAS the proposed demolition would appear to be within the owners' property rights, and

WHEREAS the proposed site is ripe for redevelopment, and

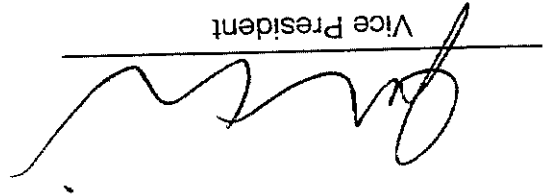
WHEREAS the redevelopment of the proposed site would represent a step forward in improving the neighborhood, and

WHEREAS some members present have seen the outside and inside of the structure and observed that a series of modifications have rendered it reflective of an evolved style and construction no longer projecting any historical values,

THEREFORE BE IT RESOLVED THAT:

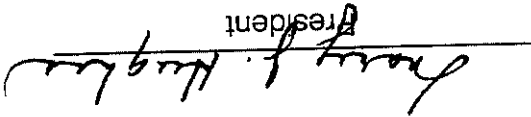
The Sailboat Bend Civic Association communicate to the City of Fort Lauderdale its support for the proposed demolition of the single family structure located at 1016 Waverly Road in Sailboat Bend.

Vice President
John Kleinedler



Attest:

President
Mary J. Hughes



Adopted this the 10th day of September, 2014.



CITY OF FORT LAUDERDALE
LOBBYIST REGISTRATION FORM

2014 NOV - 3 PM 7:03

CITY CLERK

Lobbyist Name (Last, First, Middle Initial): TILBROOK, STEPHEN K.
Name of Business (Company Name): GrayRobinson, P.A.
Business Address: 401 East Las Olas Bd., Suite 1000
City: Fort Lauderdale State: FL Zip Code: 33301 Telephone No: (954) 713 7845
Email: stephen.tilbrook@gray-robinson.com Fax No: (954) 761 8112

Nature of Lobbyist's Business, Occupation or Profession: Attorney

Name of Principal (Last, First, Middle Initial): GROSMAN, MICHELLE
Business Name: N/A
Business Address: N/A
Nature of Business: _____
Occupation or Profession of Principal: Real Estate
(Please list additional Principals on page 2)

Subject matter that Lobbyist seeks to influence (describe in detail): Historic Board Review

Street address of subject matter (if applicable): 1016 Waverly Rd., Fort Lauderdale, FL

Please state the extent of any direct business association by the Lobbyist with any current elected or appointed official or employee of the City. ("Direct business association" means any mutual endeavor undertaken for profit or compensation.):

Note: You must attach written authorization from said person to lobby on that person's behalf upon a particular subject matter.

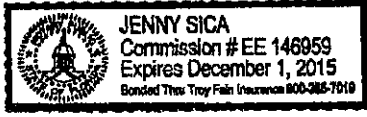
I do solemnly swear that all of the foregoing facts are true and correct, and I have read or am familiar with the provisions in Article VIII of Chapter 2 of the Code of Ordinances of the City (Ordinance No. C-00-27).

Signature of Lobbyist:

STATE OF Florida, COUNTY OF Broward; Sworn to and subscribed before me this 30th day of October, 20 14

NOTARY PUBLIC SEAL OF OFFICE

Signature of Notary Public, State of FL
Commission Number _____
Name of Notary Public (Print/Stamp/Type) _____



Personally known to me or produced identification: _____
(Print type of identification produced)
DID [] take an oath or DID NOT [] take an oath

Michelle Grosman
1051 NW 3rd St.
Hallandale, FL 33009

October 17, 2014

City of Fort Lauderdale
Office of the City Clerk
100 N. Andrews Ave.
Fort Lauderdale, FL 33301

2014 NOV -3 PM 7:03
CITY CLERK

Re: Authorization to Register as a Lobbyist and Act as Agent

Dear City Clerk:

This letter shall authorize Stephen K. Tilbrook, Esq., of GrayRobinson, P.A., to register as a lobbyist with the City of Fort Lauderdale and to act as Agent on my behalf as related to the property located at 1016 Waverly Road.

Please contact me if you have any questions or comments regarding this authorization.

Very truly yours,



Michelle Grosman

Historic Preservation
700 NW 19th Ave
Fort Lauderdale, FL 33311

Case # H14014

Dear Historic Preservation Board,

I am writing to you in support of the Grosman's in their effort to demolish the improvements on the property known as 1016 Waverly Road. My support for this project, comes from watching this property decline for the last 10 years, and in the short period that the Grosman's have owned it, having seen dramatic improvement.

I write to you from a unique position, in the fact that the outcome of this vote impacts me, and my family more than anyone else in Fort Lauderdale (with the exception of the Grosman's). We live at 517 SW 10th Ave, which is directly across the New River from the subject property. This property is literally part of my back yard. To say I care about what is built is a monumental understatement. My children have climbed the banyan tree on the property. We watch the osprey hunt on the river from the trees on the property. We enjoy watching the raccoons as they forage for food on the property. You should know that I see this property for the beautiful trees in spite of the boarded up home that is falling apart. All of our home and outdoor living space is oriented toward the view of the river and the Grosman's property. Fortunately, unlike the last owner, the Grosman's plan for the property could not be more respectful to the historic nature of the neighborhood. We are lucky they want to preserve the property if not the improvements, which are structurally unsound. Voting No will not force them to restore anything, it will just force them to relocate the foot print of what they will build, resulting in not historic preservation but instead the perpetuation of another derelict house in the neighborhood.

The irony in the Historic Preservation Board opposing this demolition is the fact that the actual construction of the original home, was the least respectful to the history of the neighborhood of any home in Sailboat Bend. Given the fact that the home was built on top of a Native American midden, it may represent the worst case of desecration in the entire City of Fort Lauderdale. Who knows how many artifacts were hauled off and thrown away so the original owner could enjoy a basement and a swimming pool.

Redevelopment and new construction can be done in a historic neighborhood. The Kennedy Homes project is a perfect example. Some of the old was restored and preserved, and the new, represents a dramatic improvement to the neighborhood and the families that live there. The Grosman's are proposing to preserve the property just as it has been for hundreds of years. It is that preservation we should value and encourage. The house cannot be saved. It is structurally unsound and efforts to bring it back do no make economic sense.

I ask you to approve the proposed demolition of 1016 Waverly as presented. I believe it is by far the best alternative and the most respectful to the property. I believe if the Grosman's are not allowed to demolish and rebuild, they will simply

build somewhere else on the property and allow nature to demolish the property, just like the one across the park. That is not in the best interest of the City or the Neighborhood, or my family.

I appreciate your consideration and hope that you will listen to someone who will be impacted the most by your decision.

Thank you,

Steve and Jennifer Nordyke
517 SW 10th Ave
Fort Lauderdale, FL 33312



Picture taken from my back yard

Lynda Crase

From: Lynda Crase
Sent: Tuesday, September 23, 2014 4:27 PM
To: 'lchaia@gate.net'; 'tuthill1@bellsouth.net'
Cc: Linda Franco
Subject: Historic Preservation Meeting to be held Monday, October 6, 2014
Attachments: 100614_HPBA_agenda.doc

Dear Applicant,

I have attached the agenda for the Historic Preservation Meeting to be held Monday, October 6, 2014 at 5:00 p.m. Please arrive 15 minutes prior to the meeting so that anyone wishing to speak may sign in and be sworn in. A representative should be present to answer any questions from the members of the Board.

If you have any questions or there is any way I can be of further assistance please feel free to contact me.

Lynda Crase / Administrative Aide
Urban Design & Planning Division
City of Fort Lauderdale | Department of Sustainable Development
700 NW 19 Avenue, Fort Lauderdale FL 33311
(954) 828-6852
lcraze@fortlauderdale.gov



**LORI PARRISH
BRYCEWARD
COUNTY
PROPERTY
APPRAISER**



Site Address	1016 WAVERLY ROAD, FORT LAUDERDALE	ID #	5042 09 09 0080
Property Owner	REGENT BANK PROJECT FINANCE INC % MCLEAN, SUZANNE MARIE	Millage	0312
Mailing Address	PO BOX 848549 PEMBROKE PINES FL 33084-0549	Use	01
Abbreviated Legal Description	WAVERLY PLACE 2-19 D LOT 1 TO 6 BLK 101		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$1,059,170	\$63,730	\$1,122,900	\$1,122,900	
2013	\$1,059,170	\$63,730	\$1,122,900	\$1,122,900	\$22,928.24
2012	\$1,160,270	\$63,730	\$1,224,000	\$1,224,000	\$24,802.51

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,122,900	\$1,122,900	\$1,122,900	\$1,122,900
Portability	0	0	0	0
Assessed/SOH	\$1,122,900	\$1,122,900	\$1,122,900	\$1,122,900
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,122,900	\$1,122,900	\$1,122,900	\$1,122,900

Sales History			
Date	Type	Price	Book/Page or CIN
7/27/2010	CET-D	\$1,000,100	47353 / 353
12/19/2001	SWD	\$1,495,000	32594 / 355
10/18/2001	SWD	\$1,495,000	32262 / 27
1/2/1997	QCD	\$100	27471 / 333

Land Calculations		
Price	Factor	Type
\$13.01	81,412	SF
Adj. Bldg. S.F. (See Sketch)		2998
Units		1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

Section, Town, Range: - 095042 parcel
Neighborhood - Sailboat Bend Civic Assoc.
Folio - 504209090080
Parcel ID - 0209090080
Parcel Address - 1016 WAVERLY RD
Owner 1 - REGENT BANK PROJECT FINANCE INC
Owner 2 - % MCLEAN, SUZANNE MARIE
Owner Address - PO BOX 848549
Owner City, State, Zip - PEMBROKE PINES FL33084
Legal1 - WAVERLY PLACE 2-19 D
Legal2 - LOT 1 TO 6,7 E 20 BLK 101
Legal3 -
Legal4 -
Legal5 -
Legal6 -
Legal7 -
Legal8 -
Property Unit Number -
Property City - FORT LAUDERDALE
Property Zip - 33312
Block - 0101
Lot - 0004
District - Sailboat Bend Historic District
Building Heights Triggering FAA Review (feet) - 150
Airport Restriction Enforced From - ft laud-airport
Buffer Distance From Airport (feet) - 15000
City Zoning: - RS-8
City or County Assigned Zoning: - CITY
County Zoning: -
Future Land Use - LOW-MEDIUM
FEMA Panel No. - 0557
FEMA Panel ID - 12011C0557H
FEMA Flood Zone - AH
FEMA Elevation - 5.000000000000
FEMA 500 Year Plain? -
Located in the Enterprise Zone - Yes
Area - 3064329.377
Miles_sq - 0.1099
FLEX Zone - 54
Commission District - 2
Commissioner's Name - Dean J. Trantalis
Concurrency - Transit Impact Fees



Venice of America

CITY OF
FORT LAUDERDALE

HISTORIC PRESERVATION BOARD NOTICE

CASE: H14014

DATE: September 15, 2014

A Public Hearing will be held before the Historic Preservation Board on:

MONDAY, October 6, 2014, at 5:00 p.m.

In the 1ST Floor Commission Chambers, 100 North Andrews Avenue, to determine whether the following application should be granted:

Owner: Michelle Grosman
Agent: Hansen Associates Architecture & Design
Location: 1016 Waverly Road, Fort Lauderdale, FL. 33308
Legal: LOTS 1,2,3,4,5,6 AND THE EAST HALF OF LOT 7 BLOCK 101 "WAVERLY PLACE" PLAT BOOK 2 PAGE 19 OF MIAMI-DADE COUNTY, LOCATED IN BWD COUNTY, FL, LESS AND EXCLUDING THE WEST 5 FEET OF THE EAST ON-HALF OF LOT 7, BLOCK 101 OF WAVERLY PLACE.
Zoned: RS-8 / SBHD
Request: Certificate of Appropriateness for Demolition
• Demolition of an existing single-family residence.

As an owner of nearby property affected by the proposed application, if you desire to review and comment on this application, you should either be present at the hearing or send your views in writing to the Historic Preservation Board, Urban Design and Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311, (954) 828-8958.

Linda Mia Franco, AICP, Urban Design Principal Planner,
Historic Preservation Board Liaison

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 N.W. 19TH AVENUE, FORT LAUDERDALE, FLORIDA 33311
(954) 828-5191

www.fortlauderdale.gov



1016 WAVERLY ROAD PROPERTY OWNERS NOTICE LIST

1. ALBERT E RONDEAU & BRIAN D TIERNEY
FOLIO #: 504209090630
934 WAVERLY ROAD, FORT LAUDERDALE, FL 33312
2. DAVID B KYNER & RICHARD A BRAY
FOLIO #: 504209090090
416 PALM AVE, FORT LAUDERDALE, FL 33312
3. H WESLEY JOHNSON & JUNE L JOHNSON
FOLIO #: 504209090110
1112 WAVERLY ROAD, FORT LAUDERDALE, FL 33312-2522
4. NICKIE M RICHTER & DAVID S SUTHERLIN
FOLIO #: 504209090140
1122 WAVERLY ROAD, FORT LAUDERDALE, FL 33312
5. CONOR H MCLOUGHLIN
FOLIO #: 504209470010
425 SW 11 AVE, FORT LAUDERDALE, FL 33312
6. COLLEEN MORROW EST
FOLIO #: 504209090070
930 TEQUESTA STREET, FORT LAUDERDALE, FL 33312-2502
7. RONALD PALAMARA
FOLIO #: 504209090060
922 TEQUESTA STREET, FORT LAUDERDALE, FL 33312-2502
8. SAUTURN PROPERTIES INC
FOLIO #: 504209090441
411 SW 11 AVE, FORT LAUDERDALE, FL 33312
9. ZACHARY G HEISSNER
FOLIO #: 504209090440
403 SW 11 AVE, FORT LAUDERDALE, FL 33312
10. MITCHELL IVERS
FOLIO #: 504209090455
1101 WAVERLY ROAD, FORT LAUDERDALE, FL 33312
11. SUZANNE T HICKS
FOLIO #: 504209090454
1103 WAVERLY ROAD, FORT LAUDERDALE, FL 33312

12. **VINCENT TODD SAZERA & VERONICA SAZERA**
FOLIO #: 504209090711
1034 SW 4 ST, FORT LAUDERDALE, FL 33312
13. **MARK FILMAN**
FOLIO #: 504209090690
1023 SW 4 ST, FORT LAUDERDALE, FL 33312
14. **EDWIN COOK & TERESA COOK**
FOLIO #: 504209BB0010
1027 TEQUESTA STREET, FORT LAUDERDALE, FL 33312
15. **JPOJ FAMILY TR**
FOLIO #: 504209090670
1017 SW 4 ST, FORT LAUDERDALE, FL 33312
16. **LAWRENCE R JOHNSON**
FOLIO #: 504209090630
1001 SW 4 ST, FORT LAUDERDALE, FL 33312
17. **CHARLES A KIRSCHNER**
FOLIO #: 504209090040
912 SW 4 ST, FORT LAUDERDALE, FL 33312
18. **CARPE DIEM TR RONALD PALAMARA TRSTEE**
FOLIO #: 504209090050
918 SW 4 ST, FORT LAUDERDALE, FL 33312
19. **NICOLE L'HELGOUALCH, M LE JEANNE, BOZZA JEAN-MARC ETAL**
FOLIO #: 504209300160
505 SW 10 AVE, FORT LAUDERDALE, FL 33312-2571
20. **KERRY L SANDERS & DEBORAH SANDERS SHARP**
FOLIO #: 504209300150
509 SW 10 AVE, FORT LAUDERDALE, FL 33312-2571
21. **TOINE VAN ROSMALEN & INGE VAN ROSMALEN**
FOLIO #: 504209300140
513 SW 10 AVE, FORT LAUDERDALE, FL 33312
22. **STEVEN B NORDYKE & JENNIFER HOLTZMAN**
FOLIO #: 504209300130
517 SW 10 AVE, FORT LAUDERDALE, FL 33312-2571
23. **MARK W GRAINGER & MARK W GRAINGER**
FOLIO #: 5042090300120
521 SW 10 AVE, FORT LAUDERDALE, FL 33312

24. **RONALD WOLFGANG STORBECK & LISA C. MOORE**
FOLIO #: 50420300110
525 SW 10 AVE, FORT LAUDERDALE, FL 33312
25. **JILL PEARSON**
FOLIO #: 504209300100
527 SW 10 AVE, FORT LAUDERDALE, FL 33312-2571
26. **CONOR H MCLOUGHLIN**
FOLIO #: 504209470030
425 SW 11 AVE, FORT LAUDERDALE, FL 33312
27. **BARBARA A LEFKA & JAY M LEFKA**
FOLIO #: 504209300170
501 SW 10 AVE, FORT LAUDERDALE, FL 33312-2571
28. **LUCIANO TANFULLA & GELMI MARIA SANSON**
FOLIO #: 504209090452
1107 WAVERLY ROAD, FORT LAUDERDALE, FL 33312
29. **VIVIAN PEREZ**
FOLIO #: 504209090451
1109 WAVERLY ROAD, FORT LAUDERDALE, FL 33312
30. **TOLAN DYER**
FOLIO #: 504209090453
1105 WAVERLY ROAD, FORT LAUDERDALE, FL 33312



Public Notice
A Public Hearing will be held on the proposed project on the following date and time:
Date: 10/15/2013
Time: 7:00 AM - 9:00 AM
Location: 10000 N. 10th St., Suite 100, Phoenix, AZ 85020
For more information, contact the City of Phoenix at 602-258-3333.

EXHIBIT 1

Public Notice

Public Hearing

City of Fort Lauderdale

HISTORIC PRESERVATION BOARD

Request: *CERTIFICATE OF APPROPRIATENESS (COA)*

FOR DEMOLITION OF AN EXISTING

SINGLE-FAMILY RESIDENCE

Date: *October 24* Time: *5:00 PM* Case: *1414014*

Location: City Commission Chambers
City Hall, 100 N. Andrews Ave.

Information: Contact (954) 828-6520

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-95, it shall be returned to the City of Fort Lauderdale for use under the control and name of the City. (excepting its use as approved by the Mayor) may be subject to the author's endorsement. Printed pursuant to approved the Mayor may be subject to the author's endorsement.



Public Notice
 City of Fort Lauderdale
 HISTORIC PRESERVATION BOARD
 REQUEST: *DECLARATION OF HISTORIC SIGNIFICANCE (COA)*
FOR DENUNTIATION OF AN EXISTING
SINGLE-FAMILY RESIDENCE

Date: *September 5, 2014* (Case # *14014*)
 Location: City Commission Chambers
 City Hall, 100 N. Andrews Ave.
 Information: Contact (954) 828-6522

EXHIBIT 1

Public Notice

City of Fort Lauderdale

Public Hearing

Request for Approval of Amendment to

Site Specific Development Order

Site: *1710 N. W. 17th Ave*

Subject: *Amendment to SUD*

Date: *October 12, 2011* (Use: *10/12/11*)

Location: City Commission Chambers

Information: Contact (954) 838-6520

Page 1: HPB - Applicant Information Sheet

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

NOTE: To be filled out by Department

Case Number	H14014
Date of complete submittal	8/28/14
Zoning Review	
Landscape Review	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	MICHELLE GROSMAN
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1016 WAVERLY ROAD FORT LAUDERDALE, FL 33308
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	HANSEN ASSOCIATES ARCHITECTURE & DESIGN
Applicant / Agent's Signature	
Address, City, State, Zip	520 S.E. 8TH STREET
E-mail Address	lchaia@gate.net "first letter is a lower case 'l'"
Phone Number	954-462-8925
Letter of Consent Submitted	YES

Development / Project Name	GROSMAN RESIDENCE
Development / Project Address	Existing: 1016 WAVERLY ROAD New: SAME
Legal Description	LOTS 1,2,3,4,5,6 AND THE EAST HALF OF LOT 7 BLOCK 101 "WAVERLY PLACE" PLAT BOOK 2 PAGE 19 OF MIAMI-DADE COUNTY
Tax ID Folio Numbers (For all parcels in development)	
Request / Description of Project	DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE
Applicable ULDR Sections	SECTION 47-9 SAILBOAT BEND HISTORIC DISTRICT.
Total Estimated Cost of Project	\$ 15,875.00 (Including land costs)

Future Land Use Designation	NA.
Current Zoning Designation	RS-8
Current Use of Property	SINGLE FAMILY RESIDENTIAL
Residential SF (and Type)	N/A
Number of Residential Units	N/A
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	N/A
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		
Lot Density		
Lot Width		
Building Height (Feet / Levels)		
Structure Length		N/A
Floor Area Ratio		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front <input type="checkbox"/>		
Side <input type="checkbox"/>		
Side <input type="checkbox"/>		N/A
Rear <input type="checkbox"/>		

TECHNICAL SPECIFICATIONS:

Applicant must provide a narrative indicating that the following criteria has been satisfied:

Description of the Project

1. **Yards.** Is a Yard Reduction or Minimum Distance Separation Required? () Yes () No
 (If Yes, please complete the remainder of this section)
 - Front of Building Faces: () North () South () East () West () Other
 - Principal Structure Yard Setbacks (Feet): Front _____ Rear _____ Left Side _____ Right Side _____
 Street Side? () N/A () Left () Right
 - Accessory Structure #1 Yard Setbacks (Feet): Front _____ Rear _____ Left Side _____ Right Side _____
 Street Side? () N/A () Left () Right
 - Accessory Structure #2 Yard Setbacks (Feet): Front _____ Rear _____ Left Side _____ Right Side _____
 Street Side? () N/A () Left () Right
 - Distance Between Structures (Feet): Principal Structure and Accessory Structure #1: _____
 Principal Structure and Accessory Structure #2: _____

2. **Alterations to Non-Conforming Structures?** () Yes () No
 Nature of Non-Conformity: () Yard Setbacks () Alterations exceed 50% of Value of Structure
 () Existing Use NOT permitted under current zoning and alterations exceed 50% of value of structure

3. **Material and Design Guidelines.** Shown below are the Sailboat Bend Historic District Material and Design Guidelines. If you choose to use a material or design not listed in the guidelines, check the "Other*" box and be prepared to present to the Historic Preservation Board your justification for proposing a material or design which does not conform to the guidelines.
 - a) Exterior Building Walls () N/A
 - 1) () Stucco
 Finish: () Float; () Smooth; () Coarse; () Machine Spray; () Dashed; () Trowelled; () Other* _____
 - 2) () Wood
 Finish: () Clapboard, 3 1/2"-7" to the weather; () Shingles, 7" to the weather;
 () Board and Batten, 8"-12" to the weather; () Shiplap Siding Smooth Face, 4"-8" to the weather;
 () Other* _____
 - 3) () Masonry
 Finish: () Coral; () Keystone; () Split Face Block; () Truncated Block; () Stack Bond Block; () Other* _____

 - b) Windows and Doors () N/A
 - 1) () Glass Block
 - 2) () Glass: () Clear; () Stained; () Leaded; () Beveled; () Non-Reflective-Tinted; () Other* _____
 - 3) () Translucent Glass: () Side Elevation; () Rear Elevation; () Other* _____
 - 4) () Skylights: () Flat Skylights in Sloped Roofs; () Domed Skylights in Flat Roofs Behind Parapet; () Other* _____
 - 5) () Window Frame Materials: () Wood-Painted or Stained; () Wood-Vinyl Clad; () Wood-Aluminum Clad
 () Steel; () Aluminum; () Other* _____

 - c) Configurations () N/A
 - 1) () Garage Doors - 9' Maximum Width; () Other* _____
 - 2) () Windows (check all applicable): () Square; () Rectangular; () Circular; () Semi-Circular; () Semi-Ellipse;
 () Octagonal; () Diamond; () Triangular-Gables End Only; () Other* _____

 - d) Window Operations () N/A
 () Single Hung; () Double Hung; () Casement; () Fixed with Frame; () Awning;
 () Sliders-Side and Rear Only; () Jalousie; () Louvers; () Other* _____

 - e) General () N/A
 () Operable Shutters Sized to Match Openings; () Non-Operable Shutters*
 () Jalousies: () Wood; () Metal
 () Awnings: () Wood; () Canvas; Other* _____
 () Interior Security Grilles
 () Bahama Shutters: () Wood; () Other* _____
 () Screened Windows; () Screened Doors; () Other* _____

Page 5: Technical Specifications of Application – continued

f) Roofs and Gutters () N/A

- 1) Roofs Materials: () Terra-Cotta; () Cement Tiles; () Cedar Shakes; () Steel Standing Seam; () 5-V Crimp
 () Galvanized Metal Shingles; () Fiberglass/Asphalt Shingles; () Copper Shingles;
 () Built-Up Roof behind Parapets; () Victorian Pattern; () Diamond Pattern;
 () Other* _____
- 2) Gutters: () Exposed Half-Round; () Copper; () ESP Aluminum; Galvanized Steel; () Wood-Lined with Metal;
 () Other* NONE
- 3) Roof Configuration: Type - () Simple Gable; () Hip
 Pitch - () No less than 3:12 and no more than 8:12 (< 3:12 or > 8:12 requires DRC approval)
 () Shed Roof attached to a higher wall (Any pitch less than 3:12 requires HPB approval)
 () Tower Roof (Any slope is allowed)
 () Flat with Parapet; () Flat with Railings; Other* _____
 () Rafter s in Overhangs to be Exposed; Other* _____
 () Solar Collectors or Turbine Fans (Rear Part of Roof)

g) Outbuildings () N/A

- () Outbuilding rider attached

h) Garden Walls and Fences () N/A

- 1) Materials/Style: () Stucco Finish () Float; () Smooth; () Coarse; () Machine Spray;
 () Dashed or Trowelled;
 () Other* _____
- () Wood () Picket; () Lattice; () Vertical Wood Board;
 () Other* _____
- () Masonry () Coral; () Keystone; () Split Face Block;
 () Truncated Block; () Stacked Bond Block;
 () Other* _____
- () Metal () Wrought Iron; () ESP Aluminum;
 () Chainlink (Green Vinyl Coated);
 () Other* _____
- 2) Configurations: () Front Yards spacing between pickets maximum 6" clear

i) Arcades and Porches () N/A

- Materials/Style: () Stucco Finish (At Piers and Arches only) () Float; () Smooth; () Coarse;
 () Dashed; () Trowelled; () Machine Spray;
 () Other* _____
- () Wood (Posts and Columns)
- () Masonry (At Piers and Arches only) () Coral; () Keystone; () Split Face Block;
 () Truncated Block; () Stacked Bond Block;
 () Other* _____
- () Metal (At Railings only) () Wrought Iron; () ESP Aluminum;
 () Other* _____

SUBMITTAL CHECKLIST:

Applicant shall provide to the Planning and Zoning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, Urban Design & Development staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

FOR ALL APPLICATIONS:

- Complete application. No items are to be left blank. If it does not apply, indicate with 'n/a'.
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius

NEW CONSTRUCTION & ALTERATION:

- Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT – NORTH]).
- 1 set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale. Scale cannot exceed 1" = 30'. In addition, drawings shall include the following: proposed exterior alterations, additions, changes, architectural design of buildings/structures, including proposed materials, textures and colors, including walls, walks, terraces, plantings, accessory buildings, signs and lights.
- 1 landscape plan for any multi family or non-residential development.
- 1 set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (see page 2 of the application). For example, windows, doors, roofs, fences, siding, garages, carports, etc...

FOR NEW CONSTRUCTION ONLY:

- Photos or elevation drawings of buildings adjacent to the subject site.

DEMOLITION:

- Demolition Rider completely filled out, signed and dated.
- A site plan showing the proposed demolition.
- Photos of all sides of structure to be demolished and label the direction each side faces.
- Mail requirements: The applicant must submit a tax map, property owners list, stamped, addressed standard envelopes. The mail affidavit must be signed.
- Sign posting requirements: The applicant must post signs and return the signed affidavit prior to the meeting.

RELOCATION:

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

HISTORIC DESIGNATION:

- Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- Legal description of the landmark site, historic building or district written out.
- Photographs of subject building from all four sides and label the direction each side faces.
- Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: LEO HANSEN PE / AIA Seal

Signature: [Signature]

Date: 8-26-2014

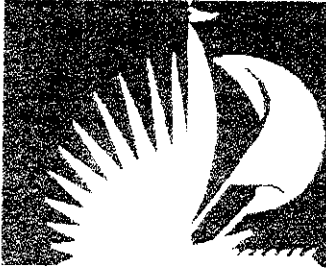
For Design & Development staff use only:

Date: _____

Received By: _____

Tech. Specs Reviewed By: _____

Case No.: _____



CITY OF FORT LAUDERDALE
 Department of Sustainable Development
 Urban Design & Planning Division
 700 NW 19th Avenue
 Fort Lauderdale, FL 33311
 Telephone: (954) 828-3266
 Fax: (954) 828-5858
 Website: http://www.fortlauderdale.gov/sustainable_dev/

HISTORIC PRESERVATION BOARD (HPB)

DEMOLITION RIDER

Cover: Deadline & Applicant Information Sheet

Page 1: Demolition Rider

Page 2: Sign Notification Requirements / Affidavit

Page 3: Mail Notification Requirements / Affidavit

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates). Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

Applicant Information Sheet

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

	MICHELLE GROSMTN
	If a signed agent letter is provided, no signature is required on the application by the owner.
	1016 WAVERLY RD FORT LAUDERDALE FL 33308
	Warranty Deed or Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

	LEO HANSEN, HANSEN ASSOCIATES ARCHITECTURE DESIGN.
	520 SE 8TH STREET FT. LAUDERDALE FL 33316
	lchaia@gate.net ("First Letter Capital 'L'")
	954-462-8925
	YES.

	GROSMTN RESIDENCE
	1016 WAVERLY ROAD.
	LOTS 1, 2, 3, 4, 5, 6 AND THE EAST HALF OF BLOCK
	LOT 7 BLOCK 101 "WAVERLY PLACE" PLAT
	BOOK 2 PAGE 19 MIAMI-DADE
	DEMOLITION OF SINGLE FAMILY RESIDENCE

Page 1: Demolition Rider

The Code of Ordinances of the City of Fort Lauderdale provides that demolition of any structure in the Historic District requires a Certificate of Appropriateness.

BUILDING TO BE DEMOLISHED:

TYPE: Single Dwelling Unit Multi-Family/Number of Units _____
 Garage Carport Shed
 Partially Windows/Doors Siding Structure
 Porch Enclosure Roofing Other _____

AGE: Year Built c. 1935 Approximate age of building (if actual year built unknown or not documented)
Is Building OVER fifty (50) years old? YES NO UNKNOWN
Evidence of Age: _____

CONDITION: Excellent Good Fair Poor
Code Compliance Action in Progress YES NO
Does the Building conform to Guidelines? YES NO

DOCUMENTATION:

Proposal from Licensed Contractor Architect's Evaluation (attached)
 Engineer's Evaluation (attached) Code Compliance Report (attached)
 Notice of Violation from Code Enforcement (if applicable)
 Other _____

Describe the reason(s) for demolition, the method of demolition and the proposed future uses of the site as well as the proposed future use of the materials from the demolished structure. (Explain below)

SEE ATTACHMENT "A"

Section 47-24.11.C.4.c of the ULDR specifies the criteria of the Certificate of Appropriateness for Demolition. The applicant must state below how the proposed demolition meets the following criteria:

- i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or
- ii. The property or building no longer has significance as a historic architectural or archeological landmark, or
- iii. The demolition or redevelopment project is of major benefit to a historic district.

SEE ATTACHMENT "A"

Applicant's Signature: _____ Date: _____

ATTACHMENT "A"

DEMOLITION RIDER FOR 1016 WAVERLY ROAD

REASONS FOR DEMOLITION

The existing structure was allowed to fall into a state of disrepair prior to the purchase of the property by the Grosmans. In addition, the present structure is dominated by changes that were made to the house which were inconsistent and inaccurate in their relation to the original character of the house. For example, the placement of stucco bands around window and door openings, which was a common device of late 20th c. generic architecture, was not a design element used in the original design of the residence. The original residence was very small, only approximately 1000 square feet. The additions comprise of approximately 50 percent of the extant structure. They are generally not historically accurate in their relation to the existing structure. These additions substantially alter the appearance of the original structure. A considerable effort would be needed to be made to restore the original structure, and the ultimate result would consist of mostly new rather than authentic material. In addition, the size of the would-be renovated structure would not be usable and appropriate for a small 50-foot dry lot, let alone one with a commanding presence and size.

THE METHOD OF DEMOLITION

A careful demolition is planned to preserve any recyclable Dade County pine lumber. Any additional item found which has historical value will also be preserved. Care will be taken not to disturb previously undisturbed ground. An existing basement will be removed.

FUTURE USE

The future use of the property will be single-family residence of approximately 3500 square feet. To as much extent possible, the location of the new structure will incorporate previously disturbed and occupied portions of the site. The style of the house will be Florida Vernacular, using precedents from the early 1920's and 1930's to serve as a model for historical accuracy.

Section 47-24.11.C.4.c

i. The designated landmark, landmark site property within the historic district no longer contributes to a historic district, or

The extensive additions that were made to the original structure were of a style common in many non-historic neighborhoods in Florida, and not to Sailboat Bend.

ii. The property or building no longer has significance as a historic architectural or archaeological landmark, or

The house does not have historic significance. The site has limited archaeological significance in that it contains a Native-American midden. This midden was ignored when the original structure was built. In fact, a basement was excavated that likely disturbed the midden. The proposed structure will be place on piling, without a basement and will be incorporate as much of the existing disturbed area as possible.

iii. The demolition or redevelopment project is a major benefit to a historic district.

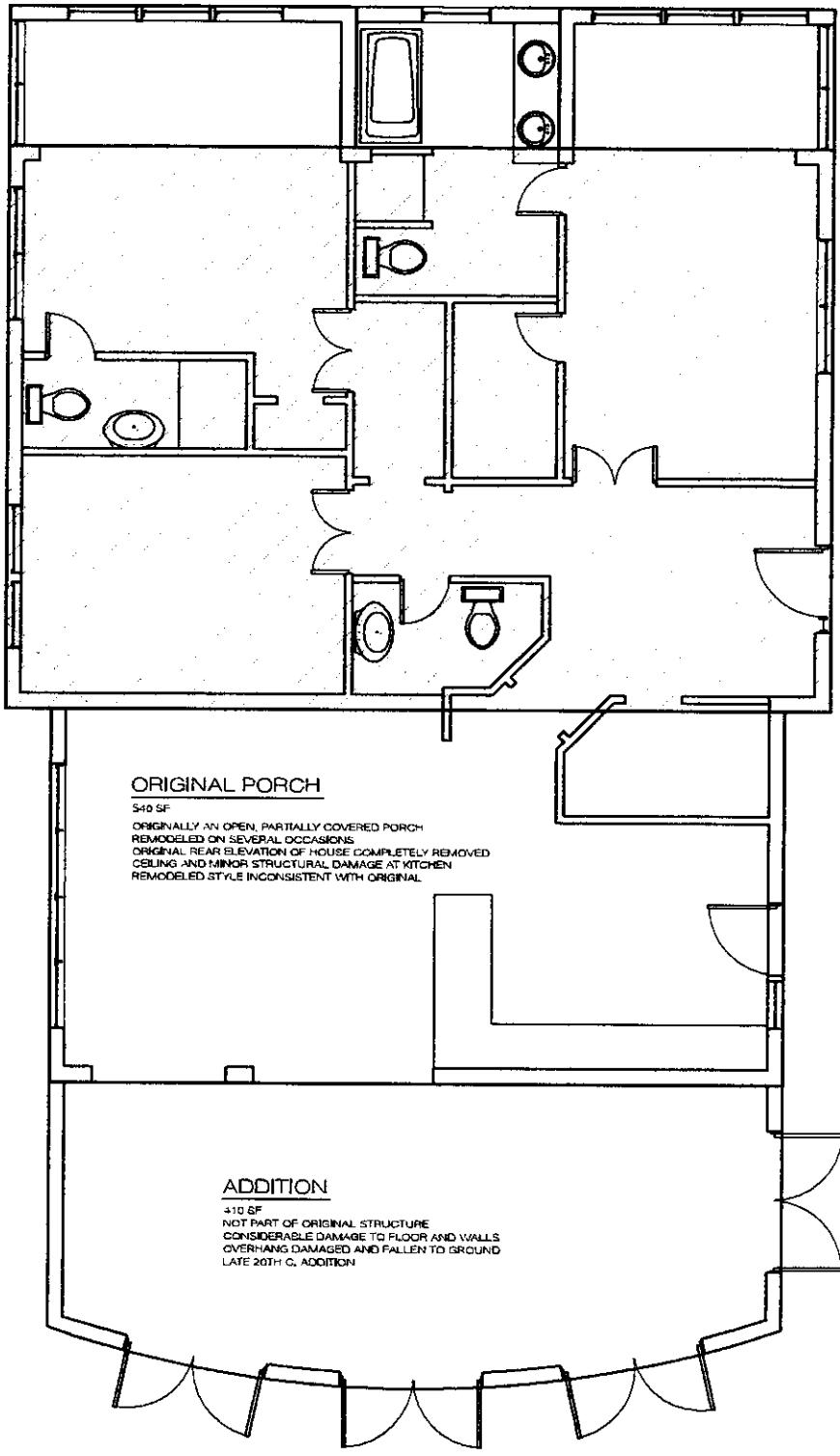
EXHIBIT 1

The site has been vacant for some time. It is a very large property, with large open areas, and mature trees. The new residence will be minimized to the existing structure.

EVALUATION OF AN
EXISTING ONE-STORY RESIDENCE
AT 1016 WAVERLY ROAD
FORT LAUDERDALE, FL.

Prepared by

LEO HANSEN, A.I.A., LEED
520 S.E. 8TH STREET
FORT LAUDERDALE, FL 33316



ADDITION

410 SF
 ORIGINAL PORCHES REMODELED IN LATER HALF OF 20TH C.

ORIGINAL HOUSE

910 SF
 REMODELED ON SEVERAL OCCASIONS
 MOST ORIGINAL PARTITION WALLS REMOVED AND REPLACED
 NO ORIGINAL WINDOWS OR DOORS REMAIN
 ROOF IS LATE 20TH C. CONCRETE S. TILE
 FLOOR NOT ORIGINAL
 EXTERIOR DOORS AND WINDOWS RELOCATED
 REMODELED STYLE INCONSISTENT WITH ORIGINAL

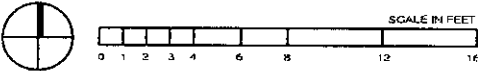
ORIGINAL PORCH

540 SF
 ORIGINALLY AN OPEN, PARTIALLY COVERED PORCH
 REMODELED ON SEVERAL OCCASIONS
 ORIGINAL REAR ELEVATION OF HOUSE COMPLETELY REMOVED
 CEILING AND MINOR STRUCTURAL DAMAGE AT KITCHEN
 REMODELED STYLE INCONSISTENT WITH ORIGINAL

ADDITION

410 SF
 NOT PART OF ORIGINAL STRUCTURE
 CONSIDERABLE DAMAGE TO FLOOR AND WALLS
 OVERHANG DAMAGED AND FALLEN TO GROUND
 LATE 20TH C. ADDITION

GROSMAN RESIDENCE
 1265 WAVERLY FORT LAUDERDALE



EXISTING SINGLE-FAMILY RESIDENCE

There is a substantive difference in the amount of deterioration between what is the original construction of the house and the later additions. In general, the additions are in worse condition than the original areas. The additions and alterations represent a significant proportion of the house total area.

The additions and alterations, upon preliminary analysis, were not historically accurate, and the materials used were not of the same quality as the original. There is little value, if any, in preserving or restoring the additions and alterations. If you remove the areas of the additions and alterations and therefore expose the historical structure, that area would be minimal. It certainly would be not a sufficient amount of area for occupation comparable to normal middle income standards, let alone any higher standard appropriate for the property value, size, and location.

According to the Secretary of the Interior's *Guidelines for the Treatment of Cultural Landscapes*, additions are discouraged, but when are mandatory they should be "designed and installed to be clearly differentiated from the character-defining features." If additions were made to the existing structure, the additions would, by their scale alone, necessarily overwhelm the existing construction.

The additions and alterations have compromised the integrity of the original structure. The extent of the repairs would be a considerable challenge for a public works, and a great burden for private owners. In other words, the effort extended would exceed the importance of the structure.

MATERIALS

Some of the Dade County pine joists, used for the floor of the original structure, can be salvaged and reused for a new structure. There seems to be damage to the studs, but the extent of this cannot be known until walls are opened up.

There is mold and mildew affecting some parts of the residence.

None of the current windows are original. All need to be replaced. Some of the windows are awning windows installed in the 1950's or 1960's.

WALL

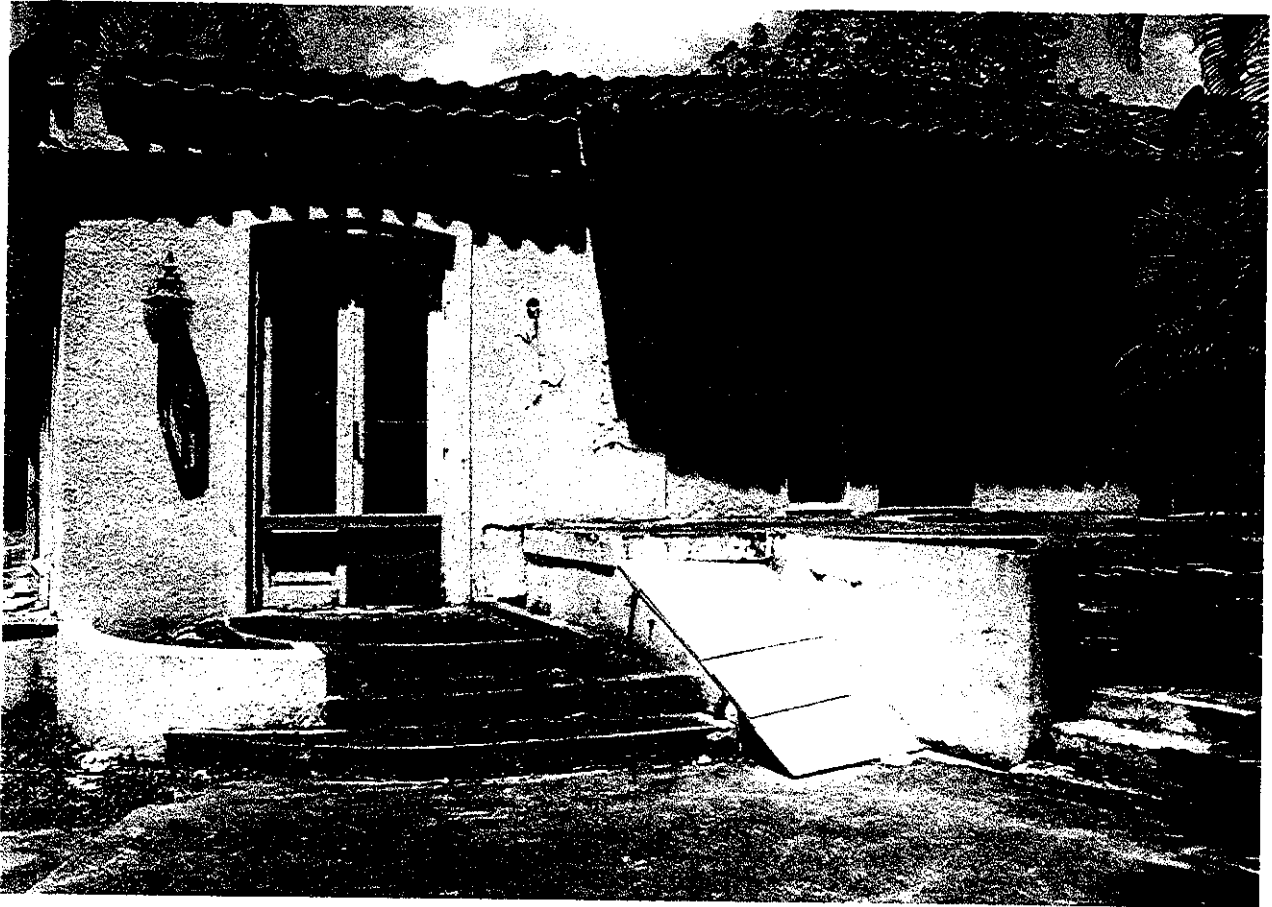
The original site wall was likely a low level foundation or stem wall, with wrought iron between the pilasters. The concrete masonry was added later. The mortar joints are in poor condition and there is a lot of cracking. There is no steel reinforcing in these areas, and this is a major factor in the poor appearance of the wall. A true historical restoration would be to remove the block and replace the original wrought iron.



A view of the property from the northwest.

To the left is visible the addition which infilled the original porches. The original low stuccoed wall is clearly visible on either side of the gable ended section. The aluminum awning windows of this structure were commonly used in the 1950's and 1960's. These windows were also used to replace earlier windows of the original structure. At the other end, toward the water, to the south, is another addition, remodeled within the last 25 years or so. These windows are standard windows used in remodeling for in this period. They do not have any special value. They do not meet current wind-load codes.

The photograph shows how the grade was built up for the basement during the original construction. It is possible that the basement was placed within the midden know to traverse the sight.



A view of the residence from the east.

The poor quality of the addition is clearly visible at the mansard eave at the upper left. Vandalism has damaged the electrical and plumbing systems for the residence to the point that complete replacement is required.

The roofing is s-tile, and is not historical nor even appropriate.

There is little detailing in the house that makes it exceptional, or even special. In fact, the appearance of the house is a detraction, not an asset to the neighborhood.



A view of the residence from the south.

Another example of the poor quality of the construction which basically reformed the entire residence is evident in this view which shows a masonry eave (an unusual detail, to be generous) that has fallen to the ground. This happened recently, sandwiched between visits by the architects to the site.



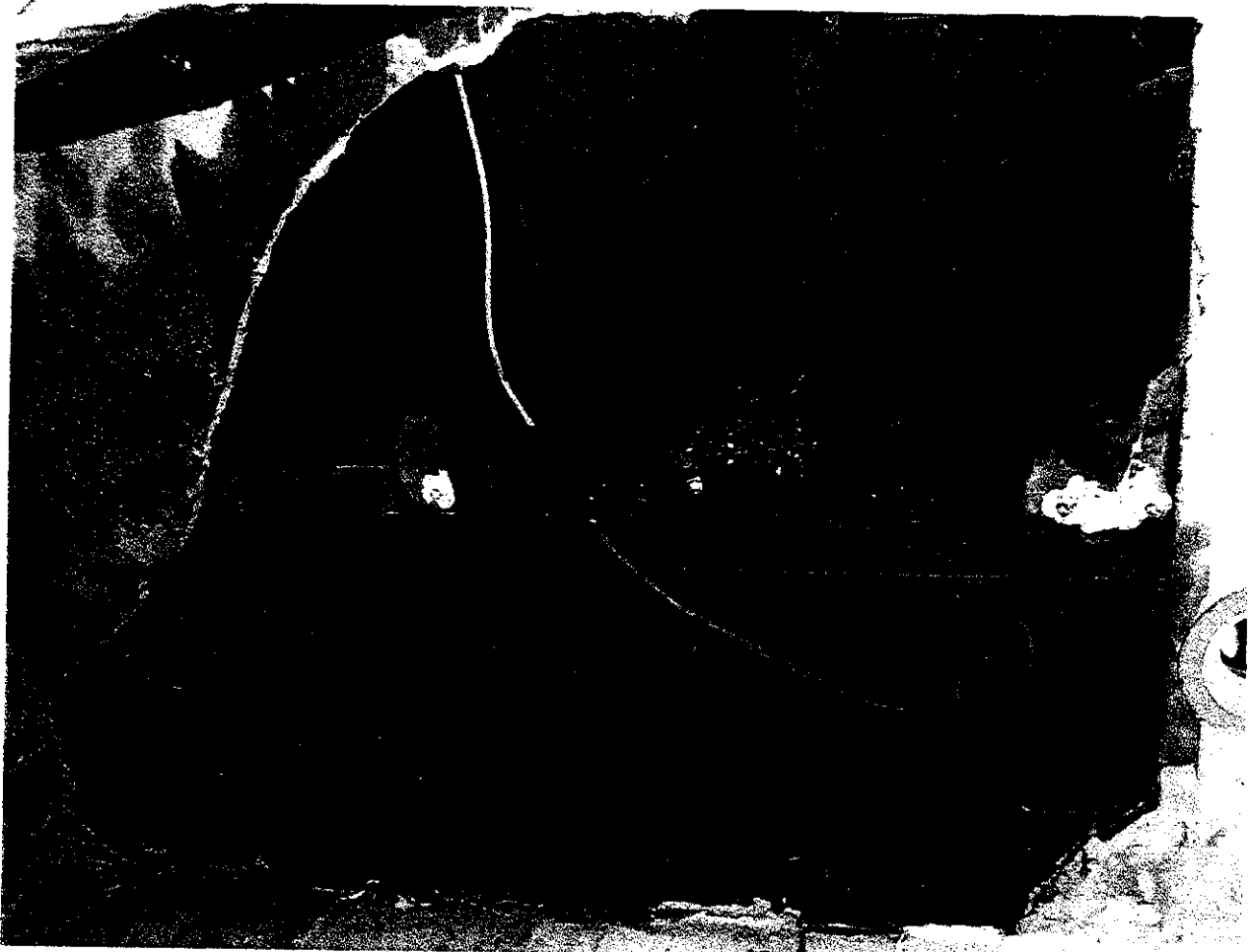
A view of the residence from the east.

This photograph shows several elements that are typical for the condition of the house. The windows are not original – awning from the 1950's or 1960's. The railing is not historical. The roof is not historical. The concrete steps and stoop, which is probably original, is bare concrete.



A view of soffit on the east side of the house.

The original beaded siding which was used in the original construction represents a fraction of the current eave length, but can be used to determine the extents of the original construction. Later additions used tongue and groove soffit.



An original stud wall.

Some of the original Dade County pine framing material exists, such as in this wall. The presence of the Dade County pine was used to help to determine the date of construction of the various walls of the house. Many areas have been altered or replaced. The area above shows a condition which reveals the multi-layered complexity of the house, and how little valuable construction material remains. Mold and mildew are also visible in this photo.

Alan Grosman
1016 Waverly Road
Fort Lauderdale, FL 33312

Friday, August 22, 2014

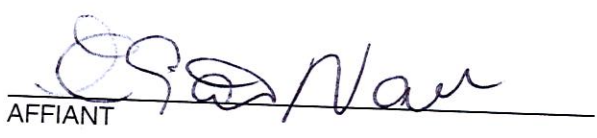
City of Fort Lauderdale Building Services Center
700 NW 19th Avenue
Fort Lauderdale, FL 33311-7834

Re:
Grosman Residence
1016 Waverly Road
Fort Lauderdale, Florida 33312

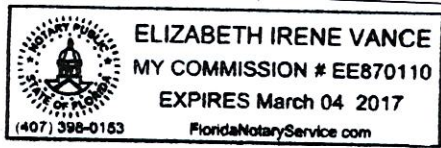
This letter shall certify that Leo Hansen of Hansen Associates Architecture and Design, P.A., located at 520 Southeast 8th Street, Fort Lauderdale, FL 33316, shall be authorized to represent us throughout the Historical Preservation Board review process for the above referenced project.



Owner


AFFIANT

Subscribed and sworn to before me
this 22nd day of August 2014
Elizabeth Vance (Notary Public)
Broward County, Florida
My commission expires 3/4/17 20



Prepared by:
Barry S. Webber
Attorney at Law
Webber, Hinden, McLean & Arbeiter, P.A.
4430 SW 64th Avenue
Davie, FL 33314
954-587-3058
File Number: F-0180

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Special Warranty Deed

This Special Warranty Deed made this 20th day of December, 2013 between Regent Bank Project Finance, Inc., a Florida corporation whose post office address is 2205 S. University Drive, Davie, FL 33324, grantor, and Michelle Grosman, a married woman whose post office address is 1051 NW 3rd Street, Hallandale Beach, FL 33009, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 1, 2, 3, 4, 5, 6, and the East 1/2 of Lot 7, Block 101, WAVERLY PLACE, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 19, Public Records of Miami-Dade County, Florida; said lands now lying, being and situated in Broward County, Florida, less and excluding the West 5 feet of the East One Half of Lot 7, Block 101.

Parcel Identification Number: 504209-09-0080

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(2)

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: BARRY S. WEBBER
[Signature]
Witness Name: GEORGIA ISAAC

Regent Bank Project Finance, Inc., a Florida corporation

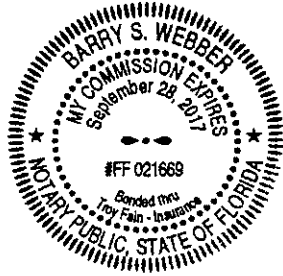
By: [Signature]
Neill LeCorgne, President

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 20th day of December, 2013 by Neill LeCorgne, President of Regent Bank Project Finance, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a FLORIDA DRIVERS driver's license as identification.

[Notary Seal]



[Signature]
Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

ALPHA WRECKING GROUP

DEMOLITION CONTRACTORS

4720-K OAKES ROAD

DAVIE, FL 33314

PHONE-954-587-3700 FAX-954-587-3999

"WE BREAK IT BETTER"

DEMOLITION PROPOSAL

08/25/2014

Attn: Alan Grosman

RE: 1016 WAVERLY ROAD – FT LAUDERDALE, FL 33312

BASE BID: We will perform the following Demolition and removal for the Lump Sum of: \$ 15,875.00

- 1-Story Single family residence –
- Garage (Note: there do not appear to be any driveways to/from the house)
- Above including slabs and foundations to 3' below grade (piling demo/extraction *excluded*)
- Pool & pool patio
- Concrete/tile walkways/misc concrete slabs/steps @ the sides of the residence
- Shrubbery/Palms in the way of demolition *only*: removal of the rest of the trees on the property, IS NOT a part of this proposal (Note: please see below Add Alternate & page-2-General Conditions Re. TREES)

-This work will be done in one mobilization

-The site will be left free of any debris created by our work & the demo area left rough graded.

- **ADD ALTERNATE:** Provided the Owner has prepared a Tree Mitigation Plan that has been approved by the arborist for the City of Fort Lauderdale & obtained the required Tree Removal Permits-AND-that no tree removal contemplated would cause damage to neighboring properties OR underground/overhead Utility services THEN:
Alpha will remove trees on the property for additional amount of \$ 1200 per 30 CY truckload
- **ADD/ALTERNATE: Permit:** Alpha will arrange for all utility disconnects to the house and obtain the Demolition permit for an additional sum amount of: **\$2,750.00**

Payment Terms: 25% upon Agreement: remaining 75% is due Immediately AFTER THE DEMOLITION IS COMPLETED: AT THAT TIME FULL/FINAL PAYMENT WILL BE MADE TO ALPHA WRECKING GROUP

THIS PROPOSAL IS GOOD FOR 60 DAYS. We thank you for the opportunity to bid this work for you.
Sincerely,

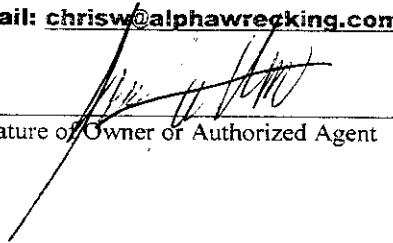
CHRIS WILLFORD

PRESIDENT

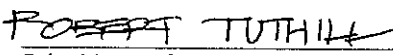
ALPHA WRECKING GROUP

MOBIL Phone: 954-203-9304

E-mail: chrisw@alphawrecking.com



Signature of Owner or Authorized Agent



Print Name of Owner or Authorized Agent

8.27.14

Date

ALPHA WRECKING GROUP

DEMOLITION CONTRACTORS

4720-K OAKES ROAD

DAVIE, FL 33314

PHONE-954-587-3700 FAX-954-587-3999

"WE BREAK IT BETTER"

DEMOLITION PROPOSAL GENERAL CONDITIONS

Excluded: from this proposal unless noted above are: DEMO PERMIT; all bonds, notices, or surveys; utility locates (or any excavation which may be required for same), disconnects/capping, rerouting, or protection; additional insurances; barricades, construction fencing, traffic &/or pedestrian control; pavement sub-base removal; pumping &/or purging or demolition of any pits/Septic tanks/grease traps; backfill &/or compaction (under this work no fill material shall be taken from nor delivered to the site by ALPHA); silt control &/or any other drainage filtration requirements as may be needed during our work; Water for dust control to be supplied by Owner/ GC; retention; any unforeseen and unconditional damages. Any FPL disconnect or relocation fees.

Re. TREES:

Tree Survey or Mitigation Plan, Tree removal permits, Tree relocations, or Tree protection: NOT INCLUDED

Re. Septic tanks: Due to the age of this structure it is entirely possible that the residence never converted to City sewer service OR that even though the service was converted, there may still be an abandoned Septic Tank on the property that may still have sewage contents. Should this prove to be the case ALPHA can either leave the tank in place to be addressed subsequently by others OR Pump out the contents, then Demolish & remove the septic tank structure & backfill/compact the void with fill material available on-site. THIS WORK WOULD HAVE TO BE DONE ON A COST PLUS 15% basis

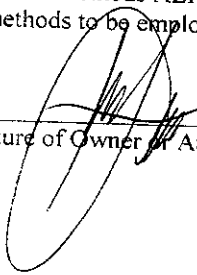
Re. Gas Utility Service Disconnection--VERY Important: IT IS ESSENTIAL THAT THE GAS UTILITY CAP THEIR SERVICE AT THE PROPERTY LINE--NOT AT THE LOCATION OF THE METER ADJACENT TO THE HOUSE. WHEN CONTACTING THE GAS COMPANY PLEASE BE SURE TO MAKE THIS VERY IMPORTANT DISTINCTION CLEAR. THANK YOU.

ALSO SPECIFICALLY EXCLUDED: Post-demolition Ground cover rehabilitation, either by hydro- seeding or sodding as may be required for demolition permit "Final" Inspection by the City of Fort Lauderdale. SINCE NEW CONSTRUCTION BY OTHERS IS UNKNOWN TO ALPHA AT THIS TIME, THEN **OWNER/GC** WILL BE RESPONSIBLE FOR THE SODDING OF THE PROPERTY AFTER THE DEMOLITION IS OVER AND FOR GETTING THE FINAL DEMO INSPECTION FROM THE CITY OF FT LAUDERDALE. THIS REQUIREMENT HAS BEEN WAIVED AS A CONDITION FOR FULL PAYMENT TO ALPHA.

Asbestos/Hazardous Materials: Also excluded from this proposal is the testing for or monitoring of the removal, handling or disposal of any Asbestos, toxic, contaminated or hazardous materials, soil, or Freon gases whatsoever.

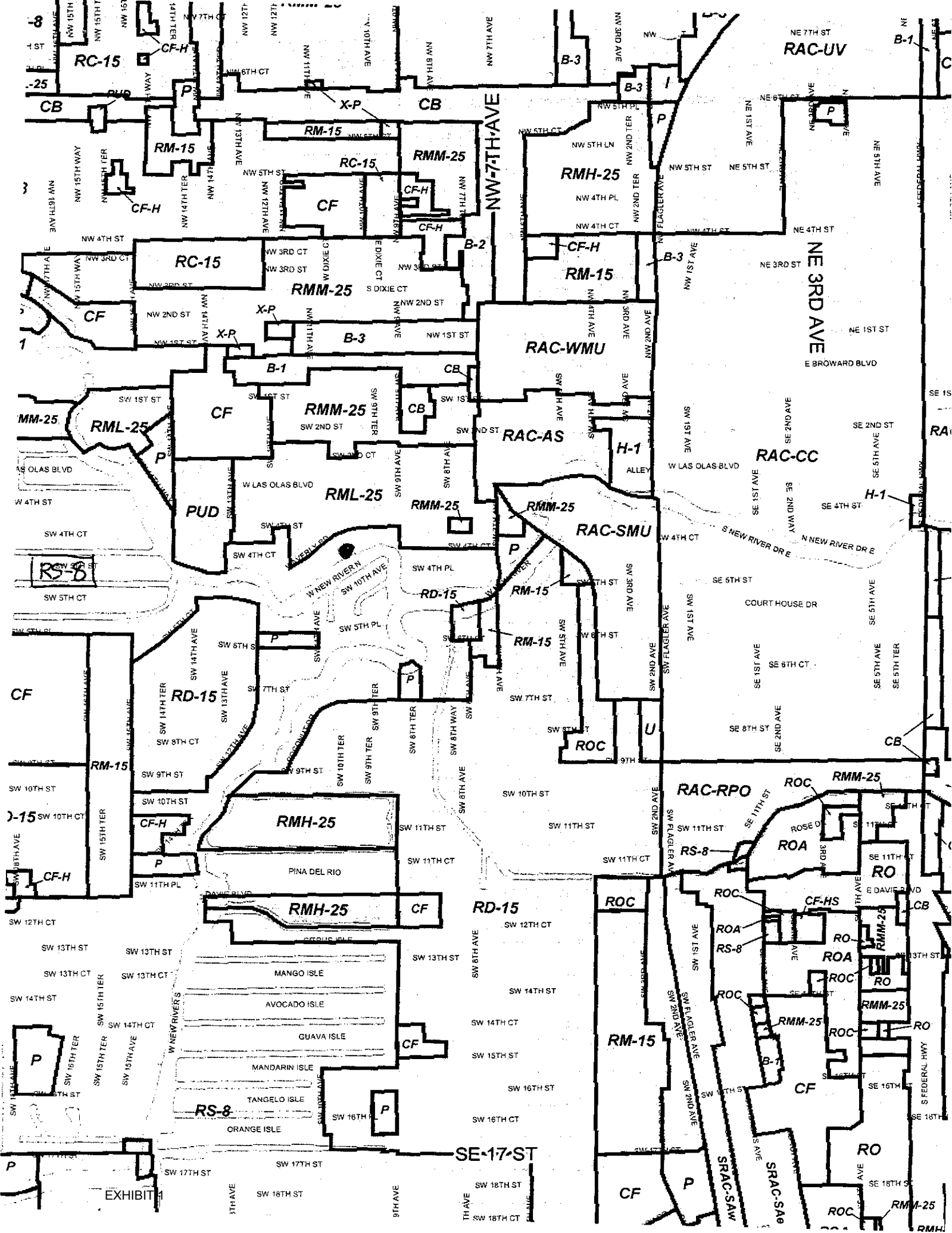
Clarifications: Site will be left in a rough graded condition upon completion. This proposal is based on ALPHA's work being completed in **one mobilization** during normal working hours & on ALPHA's heavy equipment having unrestricted access to the project property, i.e. any equipment we may deem necessary to perform the work can be driven on to/utilized at this property. The means and methods ALPHA intends to utilize are fully described to the greatest extent possible in this proposal; ultimately the means and methods to be employed for the Demolition work shall be at the sole discretion of ALPHA, Inc.

Signature of Owner or Authorized Agent



ROBERT TUTTLE
Print Name of Owner or Authorized Agent

8.27.14
Date



RAC-UV

RC-15

NW 7TH AVE

NE 3RD AVE

RAC-WMU

RAC-CC

RAC-AS

RAC-SMU

RML-25

RML-25

RAC-SMU

CF

RD-15

RD-15

RMH-25

RD-15

RAC-RPO

CF-H

CF-H

P

RS-8

SE-17-ST

EXHIBIT

RO

RMH

