



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: January 6, 2015

TITLE: Quasi-Judicial- De Novo Hearing of Certificate of Appropriateness -
Demolition – HPB Case H14014 – 1016 Waverly Road

Recommendation

It is recommended that the City Commission hold a public hearing to review the application for a Certificate of Appropriateness – Demolition for the property located at 1016 Waverly Road.

Background

The Applicant seeks a Certificate of Appropriateness to demolish a single family residence located at 1016 Waverly Road. Application is provided as part of Exhibit 1. At a public hearing held at its December 1, 2014, meeting the Historical Preservation Board (“HPB”) considered the application and determined that the application met the criteria for a certificate of appropriateness for demolition and unanimously approved, the Certificate of Appropriateness (“COA-D”) for Demolition with conditions found in the demolition management plan submitted by the applicant. At its December 17, 2014 meeting the City Commission approved a motion pursuant to Section 47-26A.2, City Commission Request for Review, setting a de novo for January 6, 2014.

The City Commission shall hold a public hearing to review the application, supplemented by the record below, and determine whether the application meets the criteria for a COA-D. COA-D are subject to the criteria outlined in Sections 47-24.11.C.3.c and 47-24.11.C.4.c.

c. Criteria.

i. *General.* In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the historic preservation board shall use the following general criteria and additional guidelines for alterations, new construction, relocations and demolitions as provided in subsections C.3.c.ii, iii, and iv, and C.4:

- a) The effect of the proposed work on the landmark or the property upon which such work is to be done;
- b) The relationship between such work and other structures on the landmark site or other property in the historic district;
- 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;
- d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;
- e) Whether the plans may be reasonably carried out by the applicant;
- f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

...

c. Criteria—Demolition.

- 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.

The Historic Preservation Consultant's memorandum, which includes review, analysis and recommendation based on the above criteria, is attached as Exhibit 3. The consultant concludes that the historic house is a contributing property in the Sail Boat Bend Historic District ("SBHD"), located on the Loesch/Rivermont archeological site, making a reference to a letter from M. DeFelice which stipulates that it is the "...largest intact archeological complex situated along the New River" and "...may be considered a significant archeological resource at the local, as well as national level under Criteria D of the National Register."

The consultant continues on to state that: "The Loesch/Rivermont site and the New River Midden, have been known for over 100 years. 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. Demolition of the house will cause the destruction of the site. 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. There is no advantage to the historic district in demolishing an important historic house and replacing it with a modern copy of a historic house. The application should be denied."

The HPB application and associated material are attached as part of Exhibit 1. Correspondence received from the Broward County Planning and Redevelopment Division regarding the Archaeological Discovery of FMSF 8BD87 Rivermont Site, located at 1016 Waverly Road, including the opinion that the site is locally significant and potentially eligible for local historical designation, as well as listing on the National Register of Historic Places is attached as Exhibit 4. Broward County is requesting a "courtesy review" and "determination of significance" of archaeological site 8BD87 from the Compliance and Review Section, Florida Division of Historical Resources based on a "determination of significance" of human remains discovered at the site from the State's Archaeologist's office. In addition, on December 17, 2014, staff received a letter of support to encourage the preservation of the Rivermont House from Michael Jimmy, Coordinator of the Florida Certified Local Government Program on behalf of the Florida Department of State, attached as Exhibit 5.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 – Application for Certificate of Appropriateness and backup material

Exhibit 2 – December 1, 2014 HPB Draft Minutes

Exhibit 3 – Historic Preservation Consultant Memorandum

Exhibit 4 – December 1, 2014 Broward County Letter

Exhibit 5 – December 17, 2014 Florida Department of State Letter

Exhibit 6 – December 17, 2014 (6:01 pm) Broward County Email

Exhibit 7 – HPB Waverly Road Approval

Exhibit 8 – HPB Waverly Road Denial

Prepared by: Linda Mia Franco, AICP, Urban Design Principal Planner and HPB Liaison

Department Director: Jenni Morejon, Sustainable Development