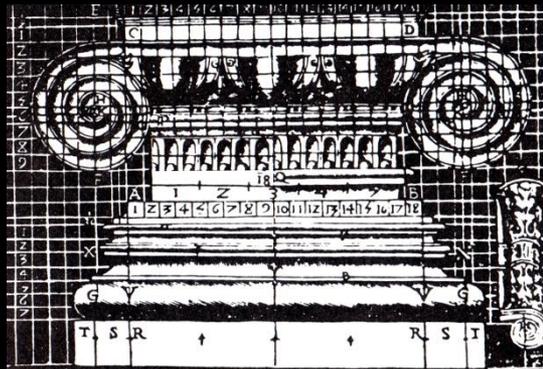
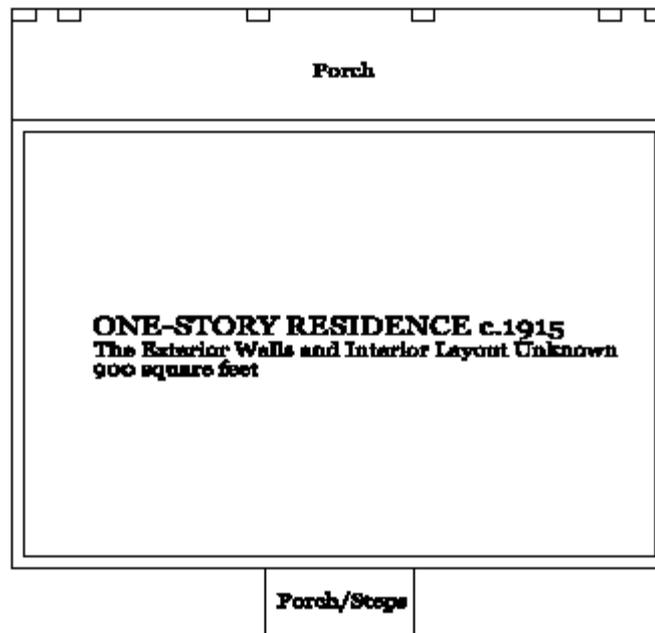


HISTORICAL AND  
ARCHITECTURAL  
EVALUATION OF AN EXISTING  
ONE-STORY RESIDENCE AT  
1016 WAVERLY ROAD  
FORT LAUDERDALE, FL.

Prepared by

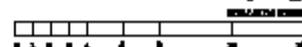


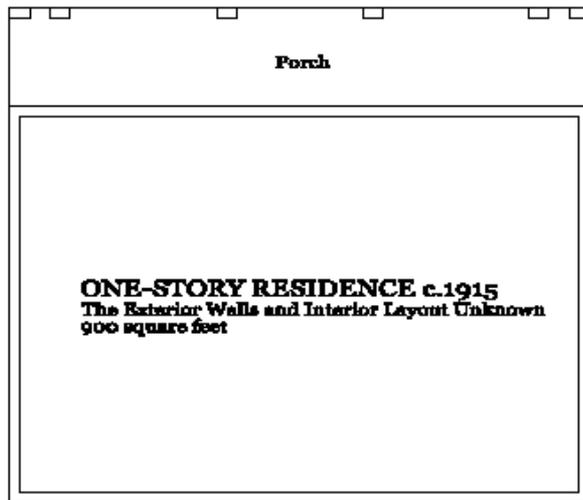
LEO HANSEN, A.I.A., SAH, LEED  
520 S.E. 8TH STREET  
FORT LAUDERDALE, FL 33316



**ONE-STORY RESIDENCE c.1915**  
The Exterior Walls and Interior Layout Unknown  
900 square feet

 **FLOOR PLAN: c.1915**

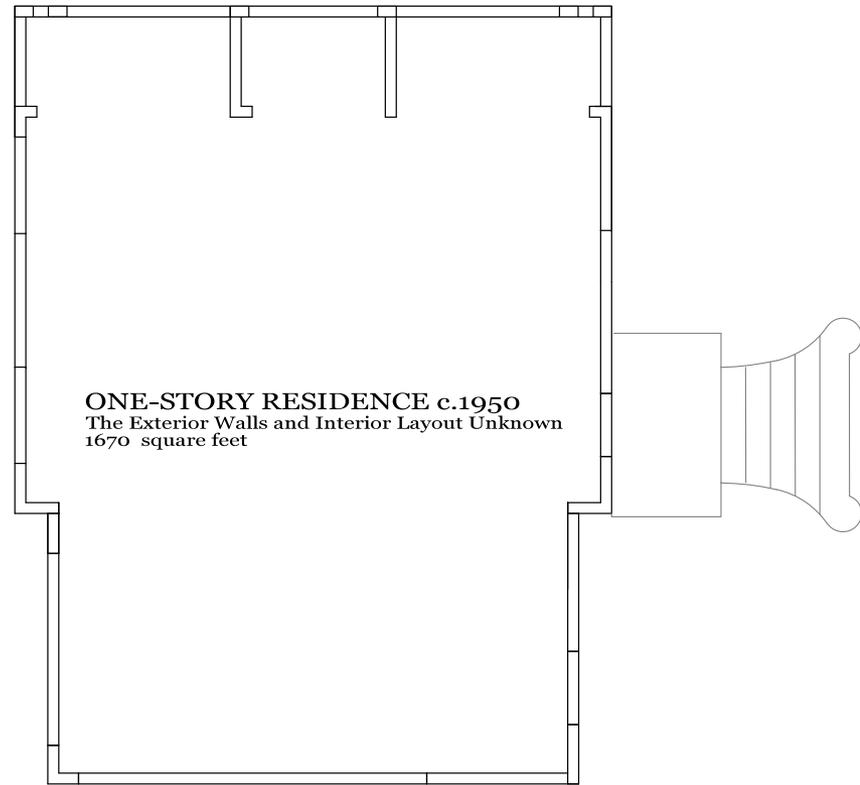




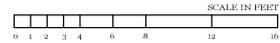
Porch/Steps



**FLOOR PLAN: c.1915**



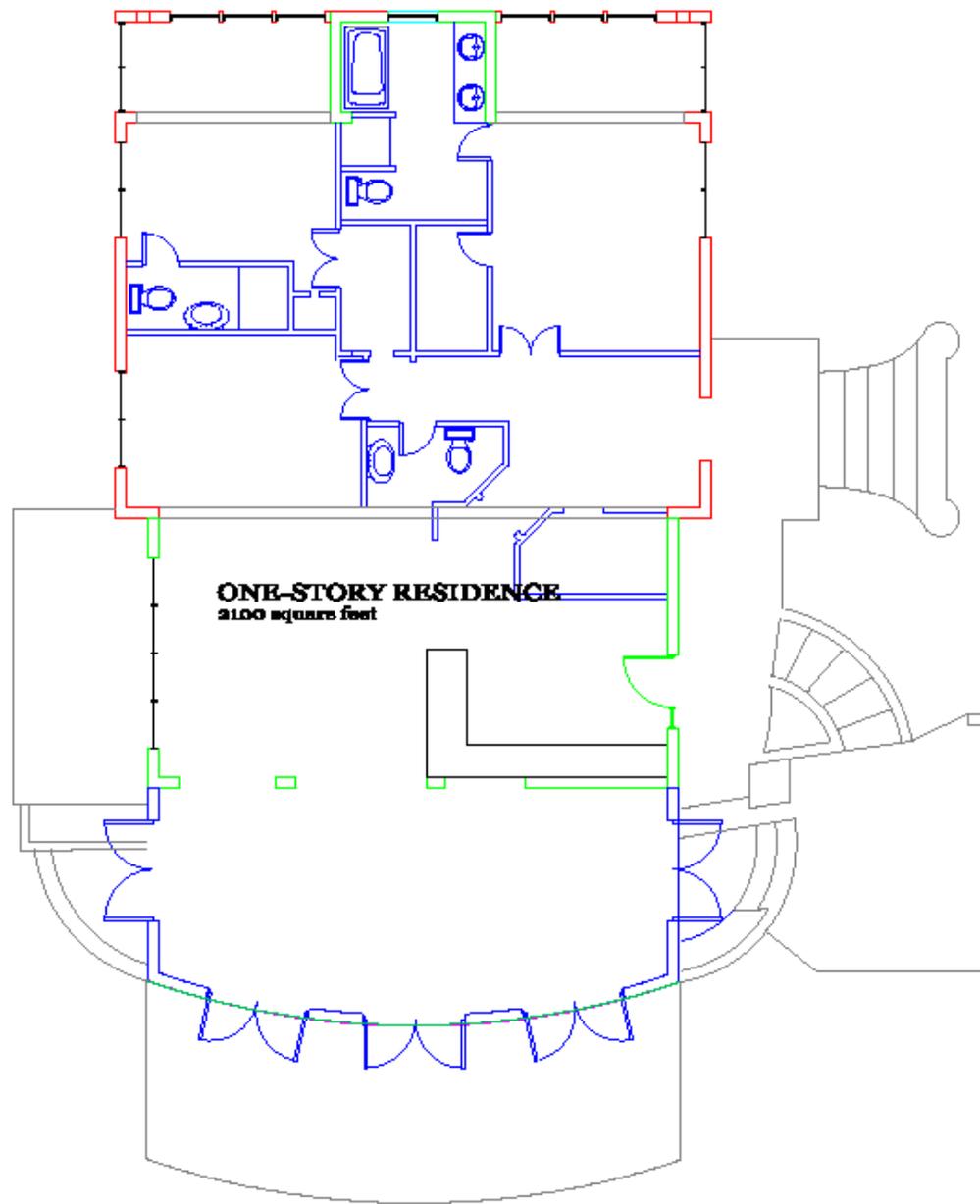
**FLOOR PLAN: c.1950**











 **FLOOR PLAN: CURRENT**



 c. 1947     c. 1950     c. 1996





## CRITERIA FOR APPROPRIATENESS OF DEMOLITION (ULDR 47-24.11C.4.c)

**Design.** The design of the house is not special, nor was it created by a recognized architect of significant merit. Due to the extensive additions and alterations over time, the actual style is not positively known.



## CRITERIA FOR APPROPRIATENESS OF DEMOLITION (ULDR 47-24.11C.4.c)

**Materials.** The windows, doors and roofing are neither significant nor historic. Positive identity of all the existing materials is not known.



## CRITERIA FOR APPROPRIATENESS OF DEMOLITION (ULDR 47-24.11C.4.c)

**Workmanship.** The photographs clearly demonstrate that much of the work was of average quality, and some work poorly planned or executed created the deteriorations and related problems (mold, mildew). It has created an eyesore, and there is little doubt as to why the demolition of the house was unanimously favored at a Sailboat Bend Civic Association meeting.



## CRITERIA FOR APPROPRIATENESS OF DEMOLITION (ULDR 47-24.11C.4.c)

**Feeling.** Due to its many permutations and alterations, the house has lost an identity. There is nothing, special, unique, or quaint about it.



## CRITERIA FOR APPROPRIATENESS OF DEMOLITION (ULDR 47-24.11C.4.c)

**Association.** The house in its original state that may have been part of Fort Lauderdale's history, and once among the structures that helped define the Sailboat Bend district, no longer exists. The one that exists today is just another house that has uses historic rather than modern language.



**Landmark Status.** The house located at 1016 Waverly Road is not a locally designated landmark building and the property is not a locally designated landmark site; it is not listed on the National Register of Historic places, nor would it qualify.



## SUMMARY

1 The house is also no longer a contributing structure in the Sailboat Bend Historic District due to multiple demolitions and renovations over time; these renovations were not part of the historic continuum, which ends in 1947.



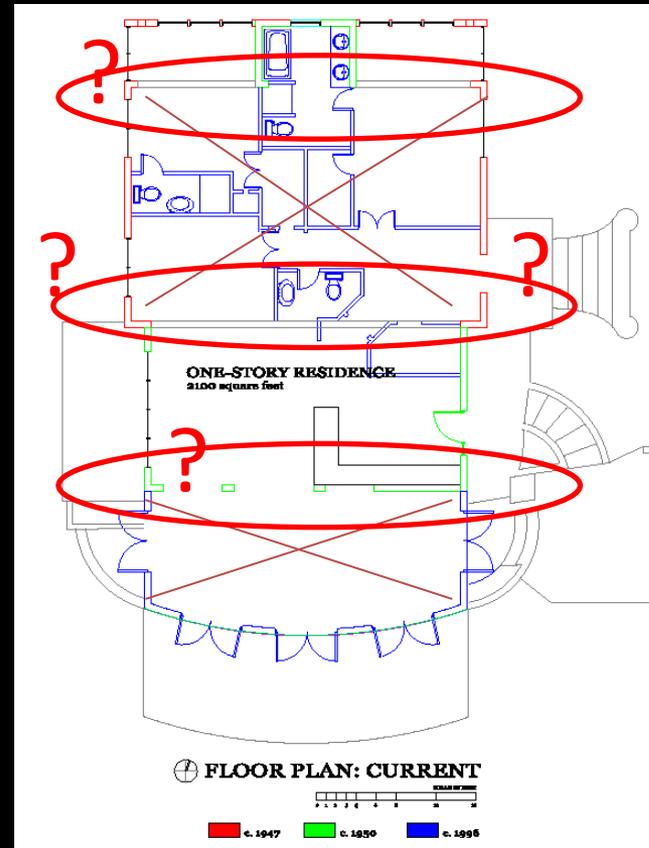
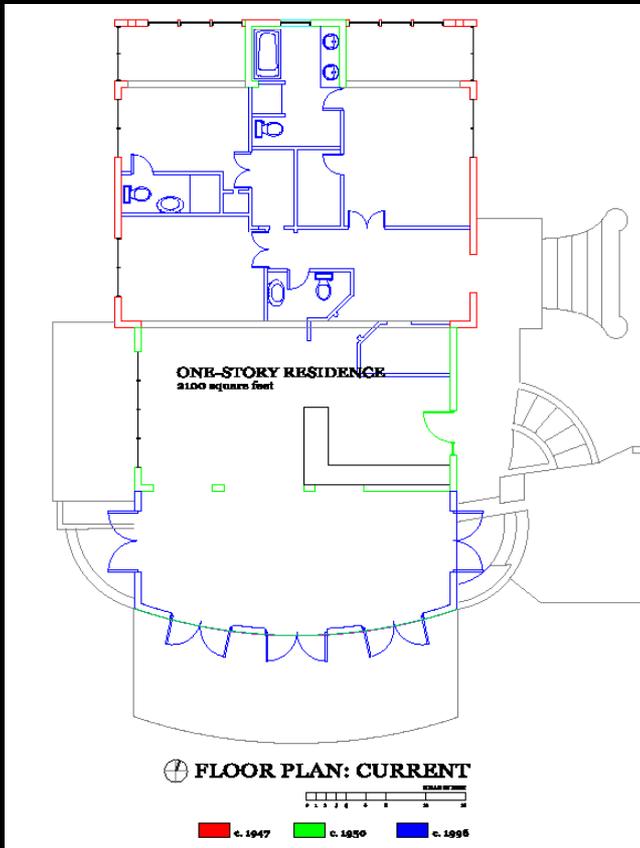
## SUMMARY

2 The existing structure does not contribute to the historical district because its qualities of design, materials, workmanship, feeling and association have been altered or so deteriorated that the integrity of the house is irretrievably lost.



## SUMMARY

3 Although the site has archaeological significance, the archaeological significance does not transfer to the house located on the site and is not relevant to the demolition of the house, so long as potential impacts to the archaeological resources are appropriately managed and mitigated.



## SUMMARY

4 Since even much of the 1947 house has been removed or modified, and there are no photographs of the house from this period, and there are no drawings of the house from this period, it is impossible to properly restore or rehabilitate the residence.

**“A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.”**

The Secretary of the Interior’s Guidelines for the Treatment of Cultural Landscape

There is a significant, undeniable difference between a building built with historical language and a building that is truly historic.