



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**

Property Owner Name	MICHELLE GROSMTN
Property Owner Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address	1016 WAVERLY ROAD FORT LAUDERDALE FL 33308
Property Ownership	Warranty Deed or Tax Record

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

Agent Name	LEO HANSEN, HANSEN ASSOCIATES ARCHITECTURE DESIGN
Agent Address	520 SE 8TH STREET FT. LAUDERDALE FL 33316
Agent Phone	1chaia@gate.net "First Letter Capital L" 954-462-8925
Letter of Consent Submitted	YES.

Development Project Name	GROSMTN RESIDENCE
Governmental Agency/Division	1016 WAVERLY ROAD.
Parcel ID Number	LOTS 1, 2, 3, 4, 5, 6 AND THE EAST HALF OF BLOCK LOT 7 BLOCK 101 "WAVERLY PLACE" PLTT BOOK 2 PAGE 19 MIAMI-DADE
Request Description of Project	DEMOLITION OF SINGLE FAMILY RESIDENCE
Public Review	
Landmark Review	

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 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 placed on piling, without a basement and will be incorporated as much of the existing disturbed area as possible.

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

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 minimal, compared to developments on comparably sized properties elsewhere in the city. Almost all of the existing open space will be preserved. The midden, previously mentioned, will also be preserved to the maximum extent possible. The property line wall, which is in disrepair, will be restored. The new residence will be of a scale and style that will complement the neighborhood.