



REQUESTS:

Certificate of Appropriateness for Demolition

- Complete Demolition of a One-Story Single-Family Residence, a Metal Shed, and Two Wood Frame Sheds

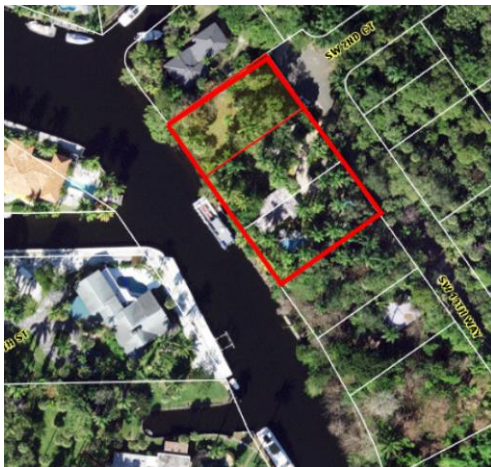
Case Number	UDP-HP23016	FMSF#	
Owner	Curt John Fretham		
Applicant	Curt John Fretham		
Address	301 SW 14 th Way		
General Location	Southwest corner of SW 14th Way and SW 2nd Street		
Legal Description	LOTS 3, 4, 5, 6 and the North-Half (N ½) of Lot 7, Block 2, RIVER HIGHLANDS, according to the plat thereof, as recorded in Plat Book 10, Page 3, of the public records of Broward County, Florida		
Existing Use	Single-Family Residence		
Proposed Use	Single-Family Residence		
Zoning	RS-8		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.4; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date(s)	
	October 17, 2023	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Property Background:

301 SW 14th Way is located in the Sailboat Bend Historic District and contains a one-story single-family residential structure, a metal shed, and two wood frame sheds. The primary residential structure was constructed in 1971 and was designed by local architect, William Bigoney.

In the most recent architectural resource survey of the Sailboat Bend Historic District (SBHD), this structure was found to be non-contributing to the district but was identified as a potential historic landmark. The other structures located on the site, the metal shed and two wood frame sheds, were constructed at a later date and do not exhibit any identifiable architecturally significant features.

This property is also located in an Archaeologically Significant Zone and is within a Broward County Wetland.



Location Map



Existing Single-Family Residential Structure



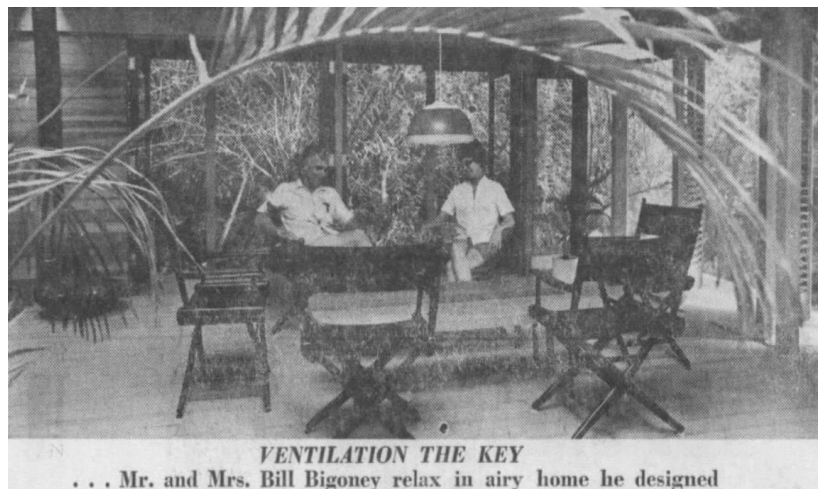
Proposed for demolition is an existing one-story single-family residential structure, a metal shed, and two wood frame sheds. The primary residential structure on the site was found to be non-contributing to the historic district but was identified as a potential historic landmark. The other structures located on the site, the metal shed and two wood frame sheds, were constructed at a later date and do not exhibit any identifiable architecturally significant features related to the primary structure on the site.

Along SW 14th Way abutting the New River, there are four single-family homes that were designed by the same local architect, William Bigoney. One of these homes, located at 215 SW 14th Way, was designed for himself in 1969 and in 1971, the home located at 333 SW 14th Way was designed for then Mayor of Fort Lauderdale, Jim Naugle. Also constructed in 1971, is the subject property of this application and original plans state the residence was designed for "M.H. Bigoney." Within the Architectural Resource Survey of the SBHD, these residences were identified as non-contributing because they were constructed outside of the identified Periods of Significance; however, it was suggested that the residences designed by William Bigoney be studied further and considered as potential individual Historic Landmarks.

Within the City of Fort Lauderdale, there is one William Bigoney designed residence, the Willard Van Orsdel King House constructed in 1951, listed on the National Register of Historic Places. This property is located at 1336 Seabreeze Boulevard, near the Harbor Beach subdivision. Within the National Register Nomination, it states:

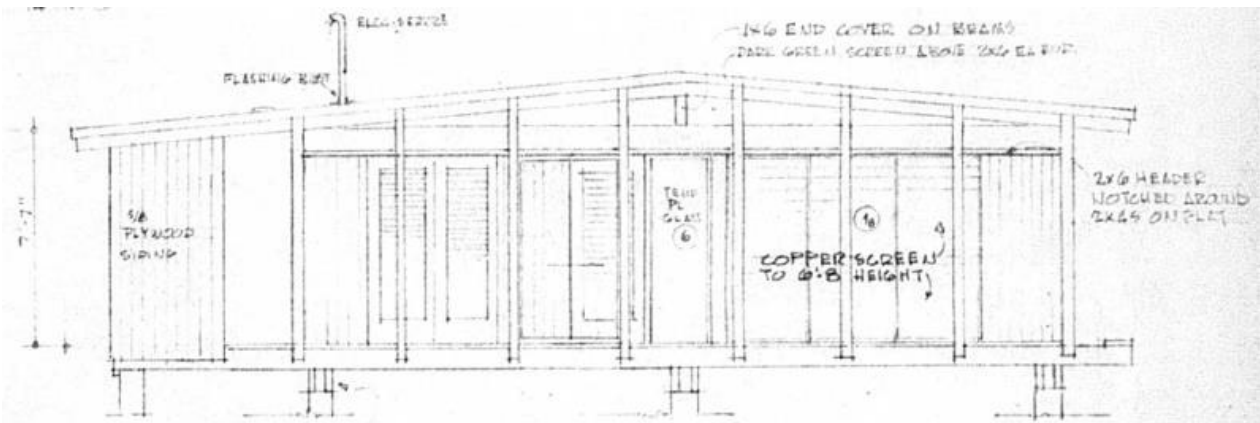
"Bigoney-designed homes catch the ocean breezes, find and expand the shade, help the owners to live as closely and comfortably as possible to nature. In ways both obvious and hidden, creative and practical, civic and professional, Bigoney has left his mark by living and working his philosophy, sometimes against the strong currents of change."

This philosophy is evident in many of Bigoney's designs that remain in their original condition. In August 1971, an article in the *Fort Lauderdale News* highlighted the home Bigoney designed for himself at 215 SW 14th Way where he describes how the "house goes back to nature." Architectural elements that were incorporated into the design to fit within its natural environment and to provide ample ventilation in various forms were implemented so that the house would not need to rely on air conditioning. Bigoney studied architecture at Pratt Institute and Harvard University in the late 1940s and became well known for his modern designs including residences constructed in the sub-tropical modern style.

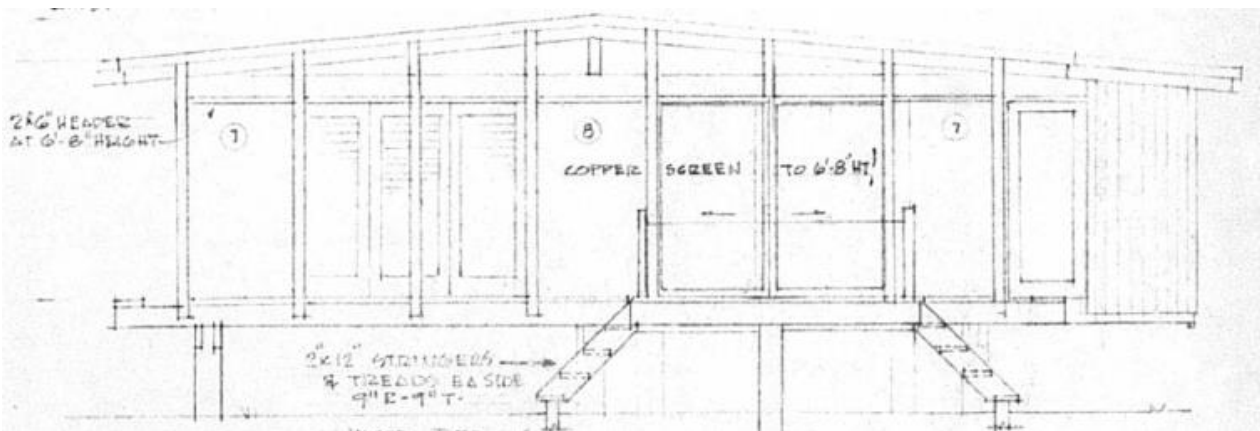


**Wohlford, Martha. "The Great Outdoors Comes Inside."
Fort Lauderdale News, 11 Aug 1971, Wed, Page 34**

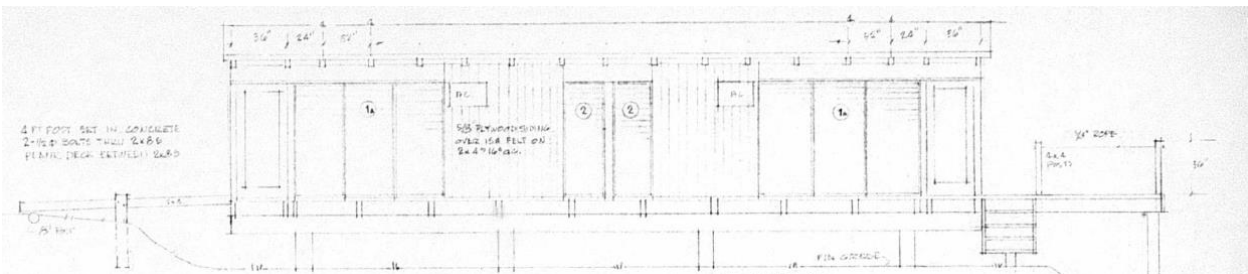
Below are the exterior elevations included in the original plans for the construction of this residence. Additional photos of the existing house were provided by the applicant and are available as part of the back-up for this item. The house maintains a high level of architectural integrity, retaining its distinctive architectural features that are hallmarks of Bigoney's residential structures and his strive to combine design and nature. 301 SW 14th Way is designed in a Sub-Tropical Modern Style with a low-profile gable built-up roof, floor to ceiling windows with wooden slats facing the exterior that are operable from the interior, plywood siding, and deep eaves with exposed rafters. Sitting on piers, the house is elevated above the ground level and a deck that stretches out into the natural shoreline marries the house with the neighboring New River. In 1991, the rear deck was enclosed as a screened-in porch, which is the only known alteration.



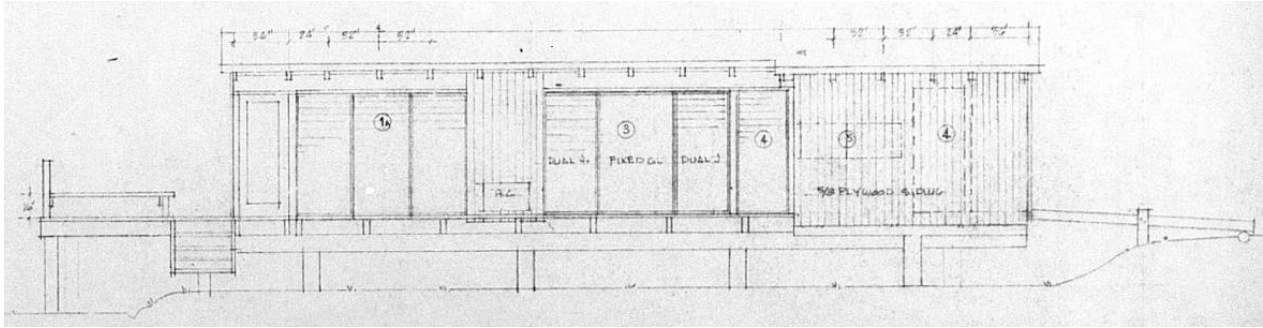
East Elevation, Original Plans from January 1971



East Elevation, Original Plans from January 1971



North Elevation, Original Plans from January 1971



South Elevation, Original Plans from January 1971

Criteria for Certificate of Appropriateness

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

ULDR, Section 47-24.11.D.3.c.i	Staff Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done; and</i>	Complete demolition is proposed for this structure. Although this structure was identified as non-contributing to the Sailboat Bend Historic District because it was constructed outside of the identified Periods of Significance; it was suggested as part of the Architectural Resource Survey that the structures designed by William Bigoney be studied further and was considered as a potential individual Historic Landmark. Application does not meet this criterion
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district; and</i>	Along SW 14th Way abutting the New River, there are four single-family homes that were designed by the same local architect, William Bigoney. One of these homes, located at 215 SW 14th Way, was designed for himself in 1969 and in 1971, the home located at 333 SW 14th Way was designed for then Mayor of Fort Lauderdale, Jim Naugle. Also constructed in 1971, is the subject property of this application and original plans state the residence was designed for "M.H. Bigoney." Within the Architectural Resource Survey of the SBHD, these residences were identified as non-contributing because they were constructed outside of the identified Periods of Significance; however it was suggested that the residences designed by William Bigoney be studied further and considered as potential individual Historic Landmarks. Application does not meet this criterion.
c) <i>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; and</i>	The house maintains a high level of architectural integrity, retaining its distinctive architectural features that are hallmarks of Bigoney's residential structures and his strive to combine design and nature. 301 SW 14th Way is designed in a Sub-Tropical Modern Style with a low-profile gable built-up roof, floor to ceiling windows with wooden slats facing the exterior that are operable from the interior, plywood siding, and deep eaves with exposed rafters. Sitting on piers the house is elevated above the ground level and a deck that stretches out into the natural shore line marries the house with the neighboring New River. In 1991, the rear deck was enclosed as screened-in porch which is the only known alteration. This property is also located in an archaeologically significant zone and a Cultural Resource Assessment Survey (CRAS) is required. Application does not meet this criterion

d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.	Denial of a Certificate of Appropriateness would not deprive the property owner of all reasonable beneficial use of his property.
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Certificate of Appropriateness for Demolition

ULDR, Section 47-24.11.D.4.	Staff Response
i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or	Structures proposed for demolition within this application are non-contributing in the Sailboat Bend Historic District. Application meets criterion.
ii. The property or building no longer has significance as a historic architectural or archeological landmark; or	Within the most recent Architectural Resource Survey, this property was identified as a potential historic landmark. Application does not meet this criterion.
iii. The demolition or redevelopment project is of major benefit to a historic district.	Not applicable.

Summary Conclusion:

Staff finds that the application for a **COA for Demolition** under case number UDP-HP23016 located at 301 SW 14th Way does not meet the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and partially meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structure shall not negatively impact properties within the historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This property is located in an Archaeologically Significant Zone and a Cultural Resource Assessment Survey (CRAS) by a qualified professional is required. The completed survey must be submitted and reviewed by preservation staff prior to building permit application for demolition. Following the review of the completed survey, additional archaeological testing or monitoring comments may apply.
3. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

Board Actions

Certificate of Appropriateness for Demolition

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP23016 located at 301 SW 14th Way based on the following findings of fact (i.e. Based on facts and findings as outlined in the staff memorandum) **and** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).