

DEC 17, 2014 M-2
PROVIDED BY
STEVE GLASSMAN



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 17, 2014

The Honorable John P. "Jack" Seiler, Mayor
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Dear Mayor Seiler:

This letter is to encourage the preservation of the Rivermont House by the City of Fort Lauderdale.

The archaeological and historic significance of this property are well known; rather, this letter is to encourage the City of Fort Lauderdale to recognize its responsibility as a Florida Certified Local Government (CLG) to historic preservation. As you may be aware, the City of Fort Lauderdale was designated a Florida CLG on September 30, 2010. As a Florida CLG, City of Fort Lauderdale made historic preservation a *priority* of local government. I encourage the City of Fort Lauderdale to recognize this responsibility by supporting the preservation of the Rivermont House.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Zimny".

Michael Zimny, Coordinator
Florida Certified Local Government Program

cc: Steven Glassman



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) flheritage.com
Promoting Florida's History and Culture VivaFlorida.org





Environmental Protection and Growth Management Department
PLANNING AND REDEVELOPMENT DIVISION
115 S. Andrews Avenue, Room 329k • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

December 1, 2014

Linda Mia Franco, AICP
Urban Design Principal Planner, Historic Preservation Board Liaison
Urban Design & Planning Division
City of Fort Lauderdale | Department of Sustainable Development
700 NW 19 Ave., Fort Lauderdale FL 33311

Re: Archaeological Discovery
FMSF 8BD87 Rivermont Site, 1016 Waverly Road, Fort Lauderdale

Dear Ms. Franco,

On November 6, 2014, Robert Carr of Archaeological and Historical Conservancy, Inc. filed a notice of discovery of human remains at 1016 Waverly Road, Fort Lauderdale, Florida. The notice was submitted via email to Dan Seinfeld, Archaeologist III, with the Florida Division of Historical Resources in compliance with F.S. 872.05 as it pertains to the discovery and treatment of unmarked human burials.

As you will recall, Matthew DeFelice, the County's Consultant Archaeologist, contacted you via email to notify the City of the discovery.

Archaeological and Historical Conservancy, Inc. was under contract with the property owner to conduct an archaeological due diligence survey in order to determine the effects of the proposed demolition of the extant structures and new construction on the property.

Please be advised that the County's Consultant Archaeologist notes that the property located at 1016 Waverly Road contains elements of previously identified archaeological site 8BD87, the *Rivermont Site*. Site 8BD87 is a multi-component archaeological site with evidence of Glades cultural deposits (circa 2500 B.C. – A.D. 1760) as well as Seminole Indian (Second Seminole War circa 1840) and early pioneer and early modern development (turn of the century to 1920s) context. The property also contains historic structure 8BD3420, 1016 Waverly Road, a contributing resource in the City of Fort Lauderdale, Sailboat Bend Historic District (Florida Master Site File 8BD4428). The property is located within the North Bank New River Archaeological Zone, an area that is identified as archaeologically sensitive.

It is the County's opinion that archaeological site 8BD87, the *Rivermont Site*, is locally significant and potentially eligible for local historical designation as well as listing on the National Register of Historic Places pursuant to Criteria D, it is a site "That have yielded, or may be likely to yield, information important in prehistory or history" (NHPA 1966 as amended).

In addition please be advised that, in consultation with the County Attorney's Office, the requirements of Broward County Ordinance 2014-32 are applicable as follows:

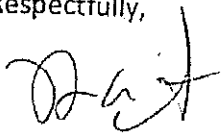
- a. Section 5-536.5(a), a *Certificate to Dig* (CTD) may be required in coordination with the proposed future development of the property.
- b. Prior to any development of the parcels, the project planning should include consultation with the Broward County Planning and Redevelopment Division in order to ensure compliance with Broward County Ordinance 2014-32.

Also, prior to any future development of the parcel, the project planning should include consultation with the State Archaeologist to ensure compliance with F.S. 872.05 as it pertains to disturbance of unmarked human burials and in order to determine the requirements of the Native American Graves and Repatriation Act (NAGPRA) in advance of development and ground disturbance activities.

Please note that Broward County will also request a "courtesy review" and "determination of significance" of archaeological site 8BD87 from the Compliance and Review Section, Florida Division of Historical Resources and a "determination of significance" of human remains discovered at archaeological site 8BD87 from the State Archaeologist's Office.

Thank you for your attention to this matter. Please feel free to contact me at your convenience.

Respectfully,



Henry A. Sniezek, Director
Broward County Planning and Redevelopment Division

cc: Matthew DeFelice, Broward County Archaeological Consultant
Maribel Feliciano, Planning Administrator,
Broward County Planning and Redevelopment Division
Maite Azcoitia, Esq., Deputy Broward County Attorney
Robert Carr, Archaeological and Historical Conservancy, Inc.

From: Michelle Williams [mailto:MWILL167@fau.edu]

Sent: Tuesday, December 16, 2014 9:14 AM

To: Jack.seiler@fortlauderdale.gov; rrogers@fortlauderdale.gov; rmckinzie@fortlauderdale.gov; dtrantalis@fortlauderdale.gov; broberts@fortlauderdale.gov; lfeldman@fortlauderdale.gov

Subject: Rivermont Site (8BD87)

Dear Mayor Seiler and Commissioners,

I had planned to speak at the December City of Ft. Lauderdale Commission meeting to speak on Agenda Item M-2 (CITY COMMISSION REQUEST FOR REVIEW - CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF RIVERMONT HOUSE -1016 Waverly Road - Case H14014). Unfortunately with the change of date from Wednesday to Tuesday, I can no longer be there to be there in person. I hope you will use this brief note as a substitute for my presence at the meeting.

I am a professional public archaeologist who works daily to teach people about the archaeology of Florida with the hopes that the archaeology of Florida can be saved. To this end, I have been actively involved with preservation of the Rivermont site (8BD87) and its associated historic structure since 2011. At that time, a group of conservation-minded neighbors and citizens were working with the City of Ft. Lauderdale to secure funds to purchase the property and develop it as an interpreted historic/archaeological park. The importance of the archaeology site and structure were never questioned at that time, and everyone believed it would be a significant cultural contribution to the City of Ft. Lauderdale. Unfortunately the project fell to the wayside, the property has been purchased by private citizens, and these owners have requested permission to destroy the home and impact the associated archaeological site.

The Rivermont site is the last prehistoric site of its size, caliber, and importance along the New River.

If the homeowners are allowed to destroy the historic home and build a new structure, the Rivermont site and home will be adversely and permanently impacted by the process.

It reflects very poorly on the City of Ft. Lauderdale to consider a single homeowner's desire to have a larger and more luxurious home more important than the cultural heritage of our whole community.

The homeowners will live in there for less than 50 years, but their impact on our community, our history, and our heritage will be forever.

I strongly discouraged the City of Ft. Lauderdale Historical Commission to allow this to happen. I must ask the same of you.

With warmest regard,

Michele Williams, Ph.D., RPA

Director of Southwest and Southeast Regions

Florida Public Archaeology Network at FAU

111 East Las Olas Blvd.

Ft. Lauderdale, FL 33301

Phone: 954-254-9657

Websites: <http://www.flpublicarchaeology.org/serc/> and <http://www.flpublicarchaeology.org/swrc/>

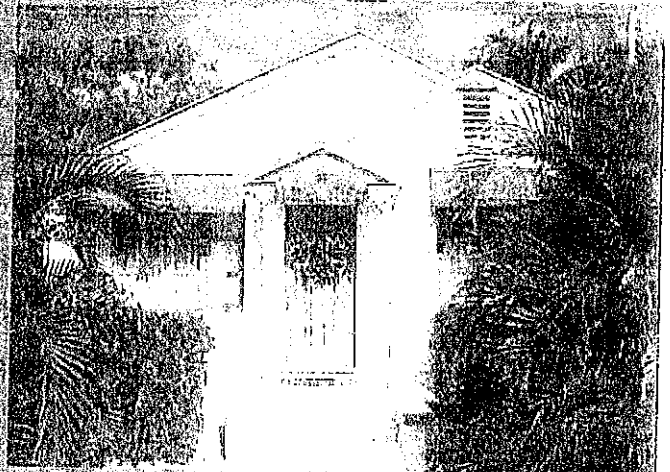
Architectural Resources Group

Sailboat Bend Historic District

City of Fort Lauderdale
Planning & Zoning Department

May 2009 Revised Sept. 2010

Compiled by Patricia Garber-Morillo, Jonathan Pathon,
Jelley D. Aneis, Donald D. Johnson & Rollin Meynaber



Developmental History of Sailboat Bend

Pre-Historic to 1900

Prehistoric Indian populations occupied all the upland areas along the New River from about 500 B.C. until the time of the end of Spanish contact, ca 1750. An archaeological survey in Broward County of the South Fork of the New River identified numerous important sites within the present boundaries of the Sailboat Bend Historic District (Carr, 1981). The Rivermont Archeological Midden (See Site # SB-481) at 1016 SW 4 St. which dates to the Glades I (Late) to Glades II period (400-700 AD) extends 300 meters along the river and is clearly visible to the naked eye. This is the best preserved of the numerous sites mapped and identified by archaeologist Robert Carr in 1981. It was a habitation and campsite of the Tequesta Indians who exploited the bounty of food resources from the river in a hunter and gatherers like life style. They did not practice agriculture but they did produce pottery.

Sailboat Bend

Rivermont Prehistoric Archeology District

Department of Planning and Zoning

Individual Form Architectural District

Historic Site # SB-482

Site Name: Rivermont Prehistoric Archeological Midden & Site

Street Address: 1016 Waverly Place

Architect: Unknown

Rank: K

Neighborhood: Sailboat Bend

County: Broward

Date: Glades I (Late) -II 400-700AD

Site Type: Black Dirt and shell midden; Habitation site.

Ownership: Private

District: Sailboat Bend

Zip Code: 33312

Registrations and Status Dates

Date and ID Number

National Historic Landmark:

Other Survey Name and ID:

National Register:

Local Designation:

Florida Master Site File: BD3420, BD87

Other Designation: Site No. (8Bd87)
Archaeological Survey of the New River, 1981

L Eligible:

NR Eligible:

Determination of Eligibility:
For NR, 1981, Bob Carr

Site Description:

Black dirt and shell midden situated along the north bank of the north fork of the New River, northwest of the point of confluence with the south fork. The midden appears as a pronounced ridge that extends 300 meters along the river through at least six home lots between SW 9th and SW 11th Avenues. The midden is approximately 40 meters wide.

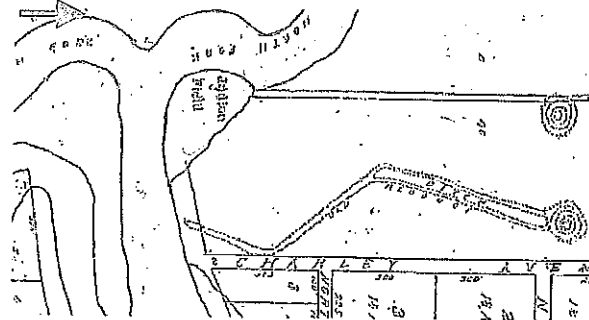
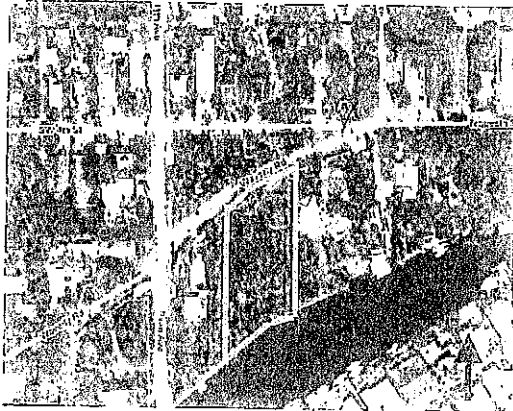
SURVEYOR: Patricia Garbe- Morillo and Delvis D Anes

UPDATED:

Individual Form Architectural District

Historic Site # SB-482

Photograph:



The New River Earthworks from 1895 by Knowlton Plat map of Fort Lauderdale

History/Significance:

The Rivermont Prehistoric Archeological Midden and Site is one of many prehistoric sites located along the forks of the New River in the City of Fort Lauderdale. They represent extensive prehistoric activity in an area that was the focal of transportation and resource procurement activities by Indians of the Tequesta tribe. The Time period for occupation of the site dates from about 400-700AD, which is from the archaeological period known as the Glades I (Late) to Glades II. This was a habitation and campsite that exploited the bounty of food resources from the river in a life style like that of hunters and gatherers. Although they did not practice agriculture they produced pottery during the Glades I period and by the Late Glades I period the pottery was decorated.

The Rivermont Midden is significant since the parts of the site not disturbed by home construction are in an undisturbed and in an excellent state of preservation both above ground and at the lowest levels of a test pit. Excavation by archaeologist, Robert Carr in 1981 determined that the site is eligible for the Nation Register of Historic Places. The following is an account by County Archaeologist Matt de Felice of Broward County Historical Commission regarding this archeological site:

The midden at Rosemount (Rivermount) are recorded with the Florida Master Site File as FMSF 8BD87 – the Rivermount Site (alternately listed as the Loesch Site 8BD39) as a prehistoric, habitation and shell midden with a dense artifact scatter. The site is associated with the Glades I-II Culture (1000BC-1200AD) and early 19th century occupations (1821-1899). The midden are located within the North Bank New River Archaeological Zone identified by Bob Carr (Archaeological and Historical Conservancy, Inc) in *An Archaeological Survey of Southeast Broward County, Florida: Phase Three (1995)*. In that survey Carr describes the site as the largest intact prehistoric midden along the New River.

It is possible that M. Harrington collected numerous items from the Rivermount site during his early 1900s excavations in Fort Lauderdale.

Continuation Sheet

Historic Site # SB-482

Goggin reported on the site but did not visit it. W.C. Orchard reported the Loesch Site (8BD0039) to the FDAHRM in 1953, however; the location of the site was believed to be incorrect and the file was later updated by Bob Carr in 2002 as the Rivermount Site (FMSF 8BD0087) located at 1016 Waverly Rd. Chronology of archaeology at Rivermount –Harrington 1909, Orchard 1939, Goggin (No date), Carr 1981, 2002.

The site is considered eligible for NR listing and local listing, the site is privately owned. Any activity on the site should be closely monitored for archaeological disturbance. Construction on the site has disturbed large portions of the midden, however, significant portions of the midden remain undisturbed. The middens may be observed from the swing bridge at 11th Ave as well as from the river.

The site may be tied to the earthworks site located within the Sailboat bend district where Harrington, Goggin also conducted some work and collected midden artifacts (including human remains) in the vicinity of SW 9th Ave.

Bibliography:

Carr, Robert S. Archaeological Survey of the South Fork of the New River, Broward County, Florida, 1981.

Carr, Robert S. Archaeological Survey of the South Fork of the New River, Broward County, Florida, 1995.

Florida Master Site File # BD3420

SURVEYOR: Patricia Garbe- Morillo and Delvis D Anes

UPDATED:

Sailboat Bend

Rivermont

Department of Planning and Zoning

Individual Form Architectural District

Historic Site # SB-482

Site Name: Rivermont

Street Address: 1016 SW Waverly Place

Architect: unknown

Rank: K

Neighborhood: Sailboat Bend

County: Broward

Date: c. 1918
1940 remodeled

Style: Masonry Vernacular

Ownership: private

District: SBHD

Zip Code: 33312

Registrations and Status Dates

Date and ID Number
FMSF BD03420

National Historic Landmark:

Other Survey Name and ID:

National Register:

Local Designation:

Florida Master Site File: BD03420

Other Designation: SBHD, 1992

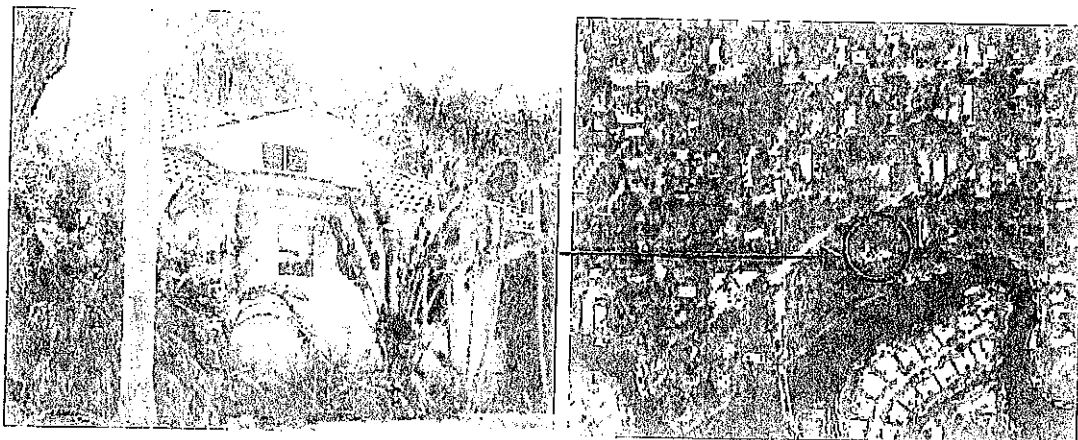
LL Eligible:

NR Eligible:

Determination of Eligibility:

Description:

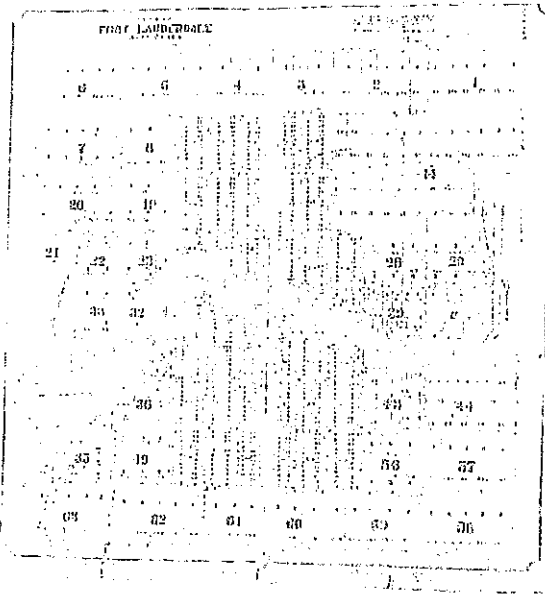
Located on the north side of the New River on a large piece of property this is a rectangular-in-plan, one story, stucco-clad house with hipped roof and barrel tile roof. There is a gable roof dormer on the north side and a small concrete open porch on the east side. There is a front entrance porch with high stairway and a metal railing. A swimming pool is located to the south east of the house. The property also has one of the best-preserved prehistoric Indian mounds in the Sailboat Bend Historic District.



SURVEYOR: Pat Garbe Morillo, Merrillyn C. Rathbun

UPDATED:

Photograph:



A.L. Knowlton Map

History/Significance:

The 1918 Fort Lauderdale City Directory lists four families living on Waverly Road, The S.S. Williams Family, the Hugh C. Quinns, the D.T. Harts and Dr. C.G. Holland; no house numbers are shown. The Quinns and the Williams families lived in the neighborhood for some time and the houses they occupied have been identified. Rivermont was owned and/or occupied by either Mr. Hart or Dr. Holland.

In 1922, Rivermont was owned by Ross Clark, a New York developer originally from Texas. The house first appears on the 1918 Sanborn Fire Insurance map for the City of Fort Lauderdale although it may have been built earlier. Clark was in partnership in a New York based company with a man named J.L. Turner; that company purchased some 400 acres of land south of the New River. In 1922, Clark entered into a series of negotiations, which resulted in the sale of Rivermont and 29 acres of the New Yorkers' 400 acres to William H. Carmichael, owner of the Carmichael Development Company, a Florida chartered business. Apparently Carmichael never lived at Rivermont, but the sale was part of the arrangement that enabled construction to begin on his 29 acres,¹ which were immediately resold to Clark and Turner as soon as their company received its Florida charter.²

¹ The Carmichael development was called Placidena; in 1924 it along with other lands was sold to a Chicago group and was renamed Croissant Park.

² Carmichael may have used Rivermont as collateral for loan to start construction in the Placidena Development.

Individual Form Architectural District

Morton T. Ironmonger, Mrs. Ross Clark's brother, reported that he came to stay at Rivermont with his sister and her husband in the summer of 1923. Apparently, the Clark family did not vacate the property until Mr. Clark bought the Wallace place south of the river sometime after 1923.

Rivermont, in later years, was often locally referred to as the Cheaney Estate. According to the 1936-37 City Directory, Norbourne B. Cheaney, president of the Broward Abstract Company, was living at Rivermont. However in the next year's directory he was listed at another address. An unattributed handwritten note in the Fort Lauderdale Historical Society history files says that Cheaney was renting the house from Perry Hard, a client of his.

As mentioned in the Description, above, there is an Indian mound located on the property. The banks of the New River have provided much evidence of activities of pre-historic peoples. A mound and redoubt is shown in the Sailboat Bend area on the A.L. Knowlton map of the original one and one half mile plat of the City of Fort Lauderdale. An 1896-97 Business Directory for Dade County describes a find of ancient human skeletons buried in a circle some where in Fort Lauderdale.

Bibliography:

Stout, Wesley. *Beachcomber, Three Kinds of Promoters.* Fort Lauderdale News, September 27, 1954.

Stout, Wesley. *Beachcomber, Ross Clark In Florida Again.* Fort Lauderdale News, March 14, 1954.

Business Directory, Guide and History of Dade County, FLA for 1896-97. Fort Lauderdale Historical Society History Files: Houses: Rivermont.

Unattributed, hand written notes in the Fort Lauderdale Historical Society History Files: Houses: Rivermont.

Sanborn Fire Insurance Map, City of Fort Lauderdale. 1918.

Fort Lauderdale [1918-19] City Directory, The Tropic Series.

Miller's Fort Lauderdale City Directory. Vol. VI., 1936-1937.

Miller's Fort Lauderdale City Directory. Vol. VI., 1938-1939.

-----Original Message-----

From: Steve Glassman [mailto:randestev@bellsouth.net]

Sent: Tuesday, December 16, 2014 4:36 PM

To: Jack Seiler (Jack.Seiler@Fortlauderdale.Gov); broberts@fortlauderdale.gov; 'Romney Rogers';
rmckinzie@fortlauderdale.gov; dtrantalis@fortlauderdale.gov

Cc: Ifeldman@fortlauderdale.gov

Subject: Agenda Item M-2/Rivermont House

Good afternoon, Mayor, Commissioners, and City Manager,

Within the past week, I have left messages for everyone hoping to have a few minutes on the phone or in person concerning the Rivermont House.

Unfortunately, I have not had any replies.

So, I just wanted to reiterate that all the Broward Trust for Historic Preservation is requesting is a hearing to flesh out all of the issues on what has been described as one of the most significant sites in the City.

This house and this site demand that respect. In the event that you decide against such a hearing in the future, please consider the following:

- (1) prior to issuance of a demolition permit the plans for any new structure on this site must be submitted to the HPB for review and approval.
- (2) if demolition takes place without plans for a new building being approved by the HPB, no new structure can be constructed on this significant archeological site.
- (3) if a new building is approved, its footprint should not exceed the existing footprint of the historic structure that currently exists.
- (4) if a new building is to be constructed every effort should be taken to mitigate damage to the midden by construction equipment, delivery of materials and the persons that are part of the construction crew. This may require identification of a specific route for trucks and other vehicles to use to access the construction site and limiting the area where the construction crew may go.

Thank you for your consideration; I again request that you adopt a motion to set a hearing to review the application for demolition..

Sincerely,

Steven Glassman, President

Broward Trust for Historic Preservation
