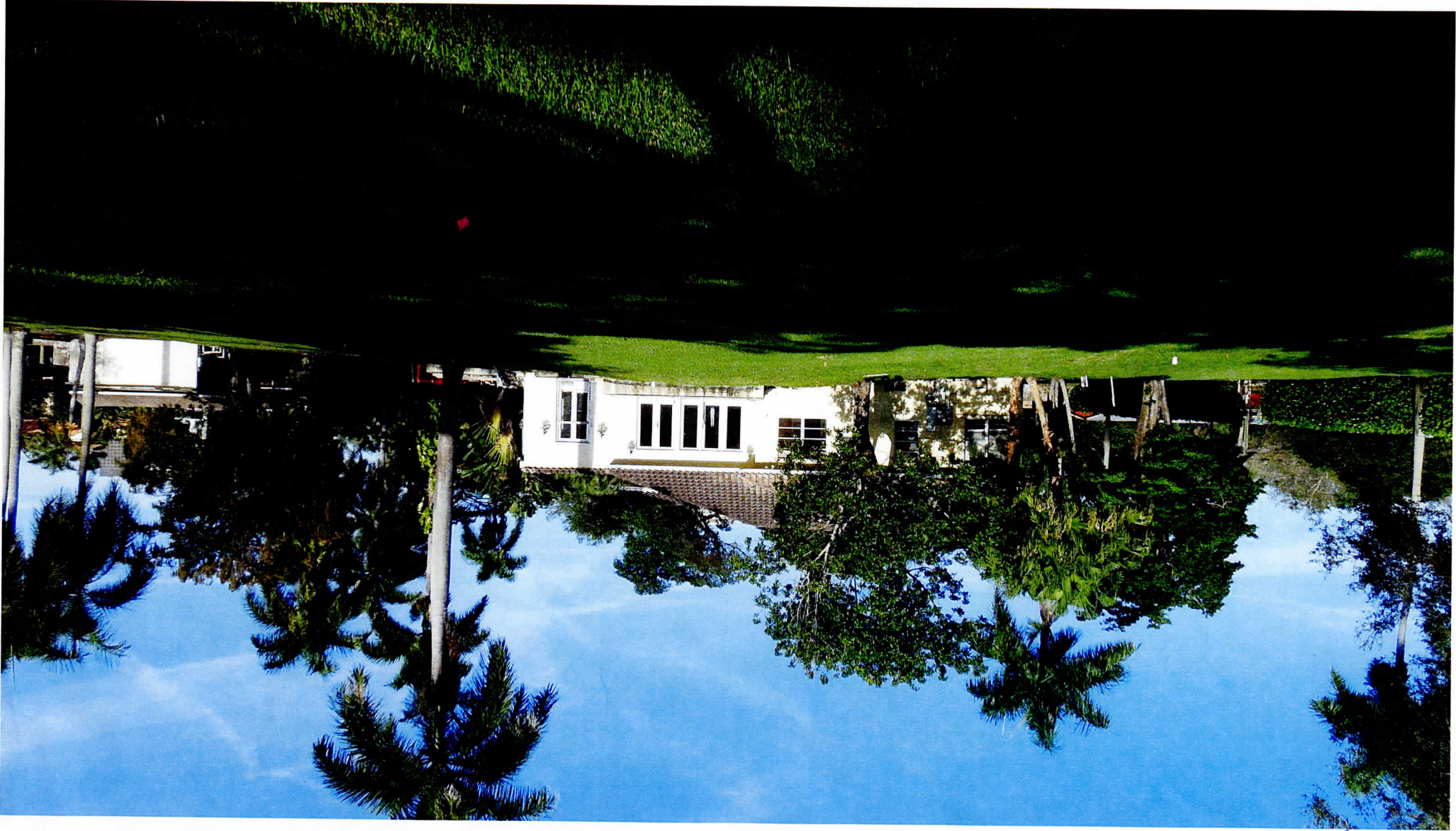


PH-3
JAN 6, 2015

STEVEN GLASSMAN





STEVEN GLASSMAN

PN-3
JAN 6, 2015

JAN 6, 2015
PROVIDED BY
STEVE GLASSMAN

PH-3

RIVERMONT HOUSE AND SITE

FORT LAUDERDALE CITY COMMISSION

DE NOVO HEARING

JANUARY 6, 2015

ITEM PH-3

BROWARD TRUST FOR HISTORIC PRESERVATION

PRESENTATIONS AND EXHIBITS

Presentations

1. Introduction – Steven Glassman
2. Architectural Information – Susan Massey McClellan, R.A.
3. Historic Preservation Criteria – Marla Sherman Dumas
4. Archaeological Information – Michele L. Williams, PhD.
5. Concluding Remarks – Steven Glassman

January 6, 2015 De Novo Hearing on Rivermont at City Commission

Before I begin, I am submitting for the record: the resumes and credentials of those experts with me tonight; our remarks and reports; a letter from the Florida Department of State Division of Historical Resources urging the preservation of the house; a letter from Broward County regarding its concerns for the site, an email from the Florida Public Archeology Network; excerpts from the City's September 2010 Revised Architectural Resources Survey for the Sailboat Bend Historic District concerning the prehistoric midden and Rivermont House; an email concerning demolition conditions; an email from noted South Florida historian Susan Gillis who also served as Fort Lauderdale's Centennial historian; Broward Trust comments from the December 17, 2014 City Commission meeting concerning Agenda Item M-2; a February 28, 2014 Notice of Insufficiency of Deed from Broward County Property Appraiser Lori Parrish to Michelle Grosman and Regent Bank concerning what the property appraiser describes as a deed which appears to be legally insufficient for the subject property we are discussing this evening; the property appraiser's current record of ownership for 1016 Waverly Road; a letter of legal objection to sufficiency of ownership and owner's authorization to proceed; a letter of request for additional time; and a historic preservation assessment of the Rivermont House which challenges the accuracy and refutes the applicant's premise for demolition.

Thank you.

Good evening Mayor, Vice Mayor, Commissioners, and Staff,

I'm Steve Glassman, a resident of Fort Lauderdale and I'm speaking as president on behalf of the Broward Trust for Historic Preservation. With me tonight are several experts in the field of archaeology, historic preservation, historic preservation architecture, and planning. We are all volunteers who care deeply about our City's historical resources and we are prepared to put forth evidence this evening to prove why a Certificate of Approval for demolition of the 1918 Rivermont House should be denied by you, the City Commission. However, this case is not ripe for a De Novo hearing due to the litigation between Ms. Grosman and Regent Bank over title and the lack of a sufficient deed. This hearing cannot take place until it is determined whether or not the applicant has standing and, furthermore, the case should never have been heard at the Historic Preservation Board and must begin again with a legal and lawful application that contains a true legal description of the subject property. The Notice of Insufficiency of Deed is still in effect on this property. The applicant has the full burden of proof of ownership upon submitting an application and the City has the burden of verification that they are accepting a lawful application. How can you consider issuing a permit for demolition on a property that is not legally owned in its totality by the applicant?

That being said, what we are prepared to demonstrate tonight is that your Consultant Report and therefore the staff's position and recommendation dated November 24, 2014 are spot-on and must be adhered to. The burden is on the applicant to meet the criteria of the code regarding demolition and staff states that the applicant has failed to do so. Also very worth noting is the City's own 2009 and 2010 Sailboat Bend surveys conducted by Dr. Patricia Garbe Morillo, Delvis Anes, and Merrilyn Rathbun. Unfortunately, the bare minimum for a quorum – six members – were in attendance at the Historic Preservation Board meeting of December 1 and they failed to consider all of these documents produced by neutral parties that attest to the historic significance of the Rivermont House and identify it as not just a contributing structure to the historic district, but a "key" contributing structure. This house and this site have been described by your consultant as one of the most significant in the entire City; both the house and the site, an Indian midden dating back to 400-700 AD and described as the last prehistoric site of its size, caliber, and importance along the New River, have been declared eligible by various entities for inclusion in the National Register of Historic Places and the house is included in the Florida Master Site File. In regards to the house, nothing has changed since all of these determinations have been made that would in any way support the applicant's contention that the house no longer contributes to the historic district; in fact, the additions that the applicant sites were already in existence as far back as the 1940's and they, in and of themselves, can be deemed historic according to the Secretary of the Interior's Standards. The applicant also cites other criteria that allow for demolition that simply cannot be proven and were not proven: statements that the house has no historic significance and that the property has limited archaeological significance defy logic. Just saying so in an application does not meet the burden of proof. Furthermore, to state that the proposed new project is a major benefit to the historic district when all that is being submitted is a sketch of a new house is truly a stretch of the imagination. This site is too significant to allow demolition without flushed out specifics as to what is to replace it. Your own consultant's words: "The historic house will be destroyed and its history lost to the community. 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."

Susan McClellan and Dave Baber's report will address the architecture of the original 1918 house and its subsequent additions and prove why, contrary to the applicant's argument; the house does not meet the criteria for demolition. At this point, it must be noted that much has been said about these additions, both exterior and interior, as if to claim that they nullify the historic significance of the structure. Nothing could be further from the truth; in fact, in

general, historic preservation designations do not take into consideration the interior of the structure unless open to the public, and lack of maintenance on the exterior is not a criteria in the code for demolition.

Ms. McClellan is well known for her past leadership as Chair of the Historic Preservation Board as well as her work as an architect specifically with historic landmarks. Mr. Baber is perhaps the most knowledgeable person in Broward County in the field of historic preservation having served as the County's Historic Preservation Coordinator as well as the Chief Historic Preservation Officer and Administrator. He has been inside the Rivermont House on several occasions. Dave cannot be with us tonight in person, but Susan will incorporate his report into her remarks, and his report is filed on the record. Marla Sherman Dumas will prove to you why the Rivermont House meets the criteria for historic designation in Section 47-24.11 B.6 of the Historic Preservation Ordinance and why this house remains today as a key contributing structure in historic Sailboat Bend. We have found some very neat history to the site that was not included in Ms. Rathbun's report concerning our only female mayor, Virginia Shuman Young, her husband George, and R.H. Gore – the publisher of the Fort Lauderdale News and Sun Sentinel. How ironic that after serving two stints as mayor, Ms. Young served on the Downtown Development Authority where she was often at odds with her gentlemen colleagues because of her desire to preserve historic buildings in the downtown core! Ms. Dumas is a highly respected expert with more than twenty-five years of experience as a public administrator and consultant to governmental agencies and municipalities. Her work has focused on community planning and historic preservation and has involved the preparation of Comprehensive Plans, Land Development Regulations, CRAs, design guidelines and zoning regulations for historic districts and conservation areas, economic development, and so much more.

Dr. Michelle Williams will address the archaeological significance of this property and what will happen if demolition of the house is granted by you and a new structure allowed to be built as opposed to preserving the historic house and rehabilitating it. Dr. Williams is the Regional Director of the Florida Public Archaeology Network with extensive work in the field as well as distinguishing herself as the author of many professional papers and posters.

Once Susan, Marla, and Michelle conclude their testimony, I will offer with your permission and in summary, concluding remarks.

Thank you.

Susan M. McClellan P. A. A R C H I T E C T
A A 0 0 0 3 6 0 3

6 January 2015

Honorable Mayor Jack Seiler and Commissioners Romney Rogers, Dean Trantalis,
Robert McKinzie and Bruce Roberts

RE: 1016 Waverly Road House and Site / Rivermont Prehistoric Archeological Midden

Good Evening Mayor, Commissioners, City Manager, City Attorney and Staff;

I come tonight to voice my professional concern and add historic evidence to consider when deciding the fate of the house and site at 1016 Waverly Road in Historic Sailboat Bend.

The evidence I am submitting came from my voluntary research at the City of Fort Lauderdale's Building Department Microfilm department. It adds to and substantiates much of the history already in evidence in the report by the City's Historic Consultant, Merrilyn Rathbun to the Historic Preservation Board on 24 November 2014. Her report advised total demolition of the house is *not in keeping* with the United States Secretary of the Interior's Standards for Historic Preservation. The Historic District Status in the Historic Ordinance of the ULDR for the neighborhood (Sailboat Bend) as well as the City of Fort Lauderdale's mandate as a Certified Local Government (CLG) stewarding Historic Preservation *a priority* both warrant those findings.

I am also submitting copies of 2 documents from my own office files for work done on the adjacent property to the West for Dr. David Kynar and Mr. Richard Bray. These documents are important for this case as they establish property ownership of all of Lot 7 to Dr. Kynar and Mr. Bray in 2013. Also discussions questioning approvals receipt to do the work on their property had come up during the Rivermont C.O.A. process with the neighborhood association meetings and these documents show all three (3) C.O.A. dates for his work as well as the archaeological report (from Soltec) he had done for his construction work realizing the importance of retaining this cultural resource for all generations while incorporating the history into his life now.

As an architect practicing in historic preservation, thorough research into microfilm records in this City is critical for a full evaluation of the importance of the resource. The applicant's packet in evidence from the 17 December 2014 research made no mention of this documentation. The microfilm documents corroborate and substantiate findings noted in Ms. Rathbun's report as well as, Mr. Dave Baber's report of his visits to the house and site. Therefore, I present this evidence to the Commission for a thorough understanding of the house's built history as a key contributing resource to Sailboat Bend during its period of significance and beyond.

The microfilm evidence found started in early December of 1940 through 1941 having several (5) permits issued to a Mr. Frank Bobrytzke. The permits issued were for:
(note asterisks indicate drawings submitted are included)

Seventy – two (72) feet of sea wall,

Enlargement of the summerhouse for caretakers quarters

***a "New Tool House" onto the then "Present Garage" **[figure 1 and 2]**

***a boat shelter **[figure 3]**

***a porch onto the waterside (rear) of the house (+/-42'radius noted) **[figure 4]**

Two relevant historic notes must be made regarding this material:

- 1. The year 1941 was the end year stated for the Sailboat Bend Historic District's "period of significance" and establishment per the CoFL Historic Ordinance in the ULDR and*
- 2. 1940-41 in history of our city, country and world was very important as our Country was at war and all efforts were focused on "Winning the War" therefore materials, jobs and money was in short supply. This work must have appeared luxurious for a personal residence.*

In a 1945 permit filing a Mr. Joseph Bobrytzke is the name on the permit application for a garage building. Comparison of this garage building **[figure 5]** to the one shown in the 1940-41 submittals seems to indicate a new structure. Further research would have to be done into the relationship, if any, with regard to the Owner on the application.

The next entry **[figure 6 and 7]** was from 1947 which was by a Miss Camille Woodward to the Board of Adjustment for a Non-Conforming use of the boat house for art classes. This was approved for a short time (6 months) for a specific time of day. *This entry confirms the existence of the boat house referenced in the 1940-41 time period submittals.*

In May of 1950 there is recorded a permit for construction of a bedroom / bathroom addition to the home in the SE corner of the 1940-41 plan. **[figure 8]** The Owner on the permit is noted as Mr. & Mrs. R. H. Gore a prominent family name in Fort Lauderdale with regard to the Fort Lauderdale News founding. They hired M.C. Maupin as general contractor for the work. Surprisingly, they appear to have respected the house and site history by locating the addition as they did so as not to compete with the existing architecture or disturb more archaeological ground (per the U.S. Sec'y of Interiors Standards for Preservation guidelines even though they were not in existence yet).

This entry confirms the high regard this property had in the eyes of the establishment in Fort Lauderdale at the time which obviously continues today.

March of 1957 is the next beginning of permit activity for a Mr. Arthur P. Tomlinson whose name appears numerous times on permits for work up until 1983. It appears his work on the house was focused mainly on the interior with other site work by the following list:

- replaced 12 plumbing fixtures March 1957 (George Young, contractor)
- installation of kidney shaped pool Oct 1957 (Aqua Pool Construct. Co.)

[figure 9]

- +\$20,000 remodel of the interior Oct 1957(George Young, contractor)

[figure 10]

- Chain link fence addition Oct 1963 reflected in the **[figure 12]** McLaughlin Survey dated 1955 and updated 1977

- Gas Permit Jan 1964

- Roof repairs of \$100 March 1967 (George Young, Virginia S. Young)

[figure 11]

- Central Air-Conditioning added March 1973 (EMC Corp) **[figure 13]**

C.B.S. wall of 350 lf x 5'-8" ht March 1976 (N-S along E Prop. Line)
(George Young)

Roof & Re-roof of 272 sf Nov 1982 (G.E.Green Co.) at pool **[figure 14]**

The significance of these applications and list with figures submitted are important for several reasons:

- 1. The long standing relationship of Mr. Tomlinson and George Young resulted in 3 permits for work over a +/- 20 year history. Mr. George Young, himself an important figure in terms of construction in town having worked also on the Fort Lauderdale Woman's Club as well. Also it is interesting to note on [figure 11] we see the signature of our only female mayor and noted preservation advocate, Mrs. Virginia S. Young as contractor, agent or representative as she was George Young's wife and business partner.*
- 2. The plan submitted with the permit for the central air conditioning to the house substantiates the original 1918 existing house plan and footprint has for the most part remained up until that time with the noted changes per Mr. Dave Baber's report.*
- 3. Per the United States Secretary of the Interior's Guidelines as mentioned in both Ms. Rathbun's and Mr. Dave Baber's reports there is also significance in the relationship of this house and property's development with regard to our City's development and growth. The 1918 original plan of the exterior was retained for the most part and the period of significance for SBHD referenced along with the tie to historic individuals in its life confirms its importance as a key contributing resource and worthy of retaining in whole or in part.*

In conclusion, as a registered architect having worked a great deal on historic preservation projects in and around Fort Lauderdale there is much to be said of the significance of the "history" tied to this house and property. This report serves to reinforce the City's own Historic Preservation Ordinance and the City's reasons for establishing and maintaining Sailboat Bend as an Historic District. The City as a Certified Local Government with the mandate to give priority to historic preservation rather than destruction needs to delay total demolition as the applicant requests at this time. Having served on the H.P.B. as a member from late 2007 through to being its Chair from 2009-11, this present board did not present clear reasons for granting this

C.O.A. for demolition. Therefore, per ULDR Section 47-24.11.C.3.c.i:

a) The original basement and house in existence on the site will be lost forever.

b) As no explanation other than a verbal suggestion that a "single family home" in a style capturing a 1920's – 1930's time span will be built, and a sketch of an unexplained elevation suggestion with a non-dimensioned floor plan not tied to the site by dimensions from the property lines indicated, there is no way to compare the relationship of the proposed work other than destruction of the existing to other properties in the district.

c) The historic contributing home in a scale and mass comparable and complementary to the district will be lost. The unknown nature of demolition to the other archaeological resource tied intrinsically to this work is also unknown.

d) The history associated with this site as a cultural resource for our community and the local district has developed for longer than most of us have lived. To deny the application at this juncture would allow the owner time needed to develop and delineate, in good faith for the whole community to enjoy, their plans for the future. As already in evidence per reports on file from City's Historic Consultant indicate the present Owner/ proposed Owner has not shared their findings of archaeological findings thus far found on the site. Also as there has been a dense planting of trees and shrubs along the West and North property lines with no recorded permits of the work which potentially destroyed some archaeological remains, there needs to be an adherence to the City's Code on the part of the Owner/ proposed Owner by the City as is the case with all property Owners in the neighborhood and throughout the City.

e) As there are no drawings in evidence of what is planned there is no way to tell if they can be reasonably carried out.

f) The plan / application does not comply per my experience in the area of architectural historic preservation or adaptive reuse with regard to the "United States Secretary of the Interiors Standards for rehabilitation and guidelines for rehabilitating historic buildings".

The C.O.A. for demolition should be denied at this juncture. The applicant should present a complete plan of what is to be developed along with what is to specifically be demolished as per the City's own rules for Historic Districts applying for both C.O.A.'s

for demolition and new construction. The City through the Commission should seek some sort of Bond for the materials to be found with the proposed work and establish a repository for those materials securement and enjoyment by the entire community for generations to come.

Thank you all for your time,

Susan Massey McClellan, R.A.

Citizen City of Fort Lauderdale, Registered Architect, Former HPB Member 2007-11 and Former HPB Chair 2009-11,
Practicing Architect with Experience in Historic Preservation

Post Office Box 39383 Fort Lauderdale, FL 33339
p: 776.6871 c: 205.9539 e: pinktent@bellsouth.net

Text regarding DOCUMENTS on microfilm at CoFL for address **1016 Waverly Road**
(Note each item is denoted and listed in chronological order with drawings if found.)

Dec 5, 1940 Application for Building Permit Owner: Frank Bobrytzke
Contractor or Builder: W. Frank Marshall 1130 SW 6 St
Purpose: 72 feet of Sea Wall Block: 101 Lot: 5 Cost: \$500
Type of Construction: Rock and Concrete Foundation: Piling
Licensed: Yes Occupation Insurance: Yes
#11863 Signed by: W. Frank Marshall

Dec 5, 1940 Application for Building Permit Owner: Frank Bobrytzke
Contractor or Builder: Day Labor
Purpose: Enlarge summerhouse to make caretakers quarters
Block: 101 Lot: 5 Subdivision: Waverly Place
Type of Construction: Addition, Frame Foundation: Conc. Piers
Roof covering: Composition
Cost: \$ 1000 Number of Stories: 1 Size of Lot: 100x170
Cubic Feet: 1920 Classification: Res A
#11853 Signed by: Frank Bobrytzke, Mrs. W.H. Carter

Mar 15, 1941 Application for Building Permit Owner: Frank Bobrytzke
Contractor or Builder: Day Labor
Purpose: Tool shed 14'x14'x8'
Block: 101 Lot: 2 Subdivision: Waverly Place
Type of Construction: Addition, Frame Foundation: Conc. Piers
Roof covering: Composition

Cost: \$ 50 Number of Stories: Size of Lot:
Cubic Feet: 1568 Classification: Res A
#12205 Signed by: Frank Bobrytke

Mar 17, 1941 City of Fort Lauderdale Building Department Review

(Checklist from Each Departments Review of Drawings Submitted)
Zoning: Items (all checked with exception "side street" eliminated)
Zoning Approved: 3/17/41 Signature: E. Orr
Classification: B Type of Construction (checked)
Fire Zones: B Exterior Walls (checked)
Construction: Footings (checked), Framing (checked)
Plans approved: Dated: 3-17-41
Plan, Elevation and Section Detail drawings (included here)
Plan: 1/4" scale (noted)

Depicts "**Present Garage**" 18'x20' with two pairs of side-hinged Doors on 18' side (assumption face East) with "**New Tool House**" Shown to West of 14'x14' with 4 windows (1 on North, 2 on West, 1 on South) with a separate single door swinging into the space. Note the "New Tool House" shares the existing West facing wall Of the "Present Garage" which has 2 separated windows in it As well as a single door swinging into the space. The South Wall of the "Present Garage" has two windows along the 20' Length, Also on plan is noted 2x8 joists at 16"O.C. running E-W Elevation: 1/4" scale (noted) and Section Detail of addition Appears to be South Elevation of "Present Garage" (on the right) with the "New Tool House" addition on the left. There is a significant difference in height of the two joined masses (appropriately in keeping with the Secretary of the Interior Standards for new to old additions and the new addition steps back from the existing appropriately giving physical acknowledgment of their development over time with the Secretary of Interiors Standards) with the existing building having a stepped roof line and tall windows with a detail (projected sill?)at the sill. The addition also notes that its roof line slopes to the West. Drawing inference also suggests the window header beams are the support bearing point for the addition's roof joists sloping down from there. Note also the section detail sketch of the reinforced concrete grade beam with 2x4 frame walls of the addition above to the right.

Mar 15, 1941 Application for Building Permit Owner: Frank Bobrytke

Contractor or Builder: Day Labor
Purpose: Boat Shelter 12'x56' All open – top only of wood
Block: 101 Lot: 5 Subdivision: Waverly Place
Type of Construction: Iron 4
Foundation: Concrete
Roof covering: Wood & Composition
Cost: \$ 100 Number of Stories: 1 Size of Lot:
Distance from next nearest building: 8ft
Cubic Feet: 5702 Classification: Res A

#12210 Signed by: Frank Bobrytke

Mar 17, 1941 City of Fort Lauderdale Building Department Review

(Checklist from Each Departments Review of Drawings Submitted)

Zoning: Items (all checked with exception "side street" eliminated)

Zoning Approved: 3/17/43(1?) Signature: E. Orr

Classification: A Group (checked)

Fire Zones: (checked)

Construction: Footings (checked), Anchorage & Bracing:

Bolts on Non-Bearing walls (checked)

Plans approved: Dated: 3-17-41

Drawings Submitted (attached) include sheet with

Plan (1/8" scale, upper left) Section (N-S, 1/4" scale, upper right)

and

Section (E-W, 1/4" scale, bottom) with multiple notes.

(Important to note the Plan delineates the edge of the sea wall at Lot 1 on the 1977 survey done by McLaughlin which was used to develop this architect's visual history of property's buildings)

Second sheet contains section of piles noted every 6' along edge (of water) showing low tide notes.

Apr 17, 1941 Application for Building Permit Owner: Frank Bobrytke

Contractor or Builder: Day Labor

Purpose: Add porch on rear of house

Block: 101 Lot: 4 Subdivision: Waverly Place

Type of Construction: Addition, Frame Foundation: Reinf.

Conc.

Roof covering: Tar & Gravel

Cost: \$ 850 Number of Stories: 1 Size of Lot:

Cubic Feet: Classification: Res A

#12326 Signed by: Frank Bobrytke

Drawings Submitted (attached) include one sheet with

Plan with dimensions and notes as to windows sizes and style, (Original windows of this plan say 30x24- 2/2)

Legend plan noting additions relationship to Original house,

Section indicating heights and noting storage space below.

(Important to note the Plan delineates the edge of water facing

side

of the home seen in the applicant's photos that has a 44'-2" radius In plan)

Feb 13, 1945 Application for Building Permit Owner: Joseph Bobrytke

Contractor or Builder: Day Labor

Purpose: Garage

Block: 101 Lot: 4 Subdivision: Waverly Place

Type of Construction: New, C.B.S. Foundation: Cement

Roof covering: Comp.

Cost: \$ 300 Number of Stories: Size of Lot: 600 x ?

Cubic Feet: 5112 Classification: Res A

#15028 Signed by: Joseph Bobryztko

Drawings Submitted (attached) include one sheet with Plan with dimensions and notations regarding the 3 walls (E, N, W) of concrete / C.B.S. and the South facing wall of Frame (facing the "Existing Boat House") with concrete floor, Concrete footers (12 x 18, reinforced). There is a W-E section Showing a pair of wood sash (1/1, assume single hung windows) Centered in the space, as well as a noted wood sash single Pane wood sash window at the NE corner. The roof slopes to the East with a small canopy facing West above the sloped drive. There is also a beam detail noting reinforcing and an Elevation Of the Overhead door West facing façade. Scale noted on the Drawing is noted as $\frac{1}{4}'' = 1'-0''$ and Dated: Feb 13, 1945 with no Author indicated. (Although the permit application states Lot 4 As the location of this garage, physical evidence in existence Today as well as the lot line and Existing Boat House notes on The drawing clearly shows this structure may have replaced the Prior "Tool House" with Existing Garage depicted on the Permit Application of March 15, 1941 noted on Lot 2.)

Aug 29, 1947 Notice of Appeal to Board of Adjustment

filed by: Miss Camille Woodward

For a Non-Conforming Temporary Use of the Existing Boat House For art classes.

Sept 23, 1947 Board of Adjustment Hearing Motion made, 2nd and approved for The Non-conforming Use as requested for a 6-month period with specified times for the classes stipulated.

May 15, 1950 Application for Building Permit Owner: R. H. Gore

Builder: H. C. Maupin 901 S.W. 4th Ave.

Lots: 2-3 Block: 101 Subdivision: Waverly Place

Purpose: Addition of Bedroom and Bath to Existing Residence

Cost: \$3500 Construction: CBS Roof Covering: Built-up

Foundation: Reinforced Concrete Cubic Feet in Building: 2664

Zoning: R-1 Permit Fee: \$7.50

Permit No.: 26994 Signed: H. C. Maupin

Drawing Submitted (attached) Single Sheet containing Foundation Plan (12" block on 10x20 conc. footer w/ reinforcing); Floor Plan (CBS walls, Plaster wall finish, wood floor and base, Windows with sizes & styles; electric outlets, lights, doors, lavatories, tub, watercloset, plumbing 4" stack, closet with shelf and rod and attic access scuttle location); Building Elevations (S, E, N all showing window sizes / types, finish floor marking, poured conc. tie beam graphic indication, stucco finish and vent blocks to crawl space below) Typical Wall Section with notes regarding reinforcing finish materials and attachments with dimensions. Foundation, Floor Plan and Building Elevations of Addition are at scale of $\frac{1}{4}'' = 1'-0''$ and the Typical Building Section is at $\frac{3}{4}'' = 1'-0''$. The

entire sheet is titled; "Addition to residence of Mr. & Mrs. R.H.Gore Waverly Road" dated May 11, 1950. No author is noted.

Mar 1, 1957 Application for Plumbing Permit Owner: A. P. Tomlinson

Contractor: George F. Young, C/O F. F. Kinny

Blk.: 101 Sub.: Waverly Place

Old Building (circled)

1ST FI Fixtures: 4 basins, 3 closets, 1 Bathtub, 1 shower, 1 sink,
1 dishwasher, 1 water heater....total 12 fixtures

Inspection Fee: \$18.00 Paid: 3/4/57 JT (initialed)

Inspected:(rough) 3-5-57 BM (initialed)

Permit No.: **23482**

Oct 28, 1957 Application for Building Permit Owner: A. P. Tomlinson

Contractor: Aqua Pool Construction Co. 944 NW 44 Street

Lot: 1,2,3,4,5,6 and E1/2 7 Blk.: 101 Sub.: Waverly Place

Purpose: Swimming Pool Cost: \$4500

Type of Construction: Gunnite Foundation: R C (reinforced
concrete) Size of Building: Irregular Zoning: R-1

Permit Fee: \$4.00

Permit No: **52987** Signed: James T. McEmarey,

Aqua Pool Construction Corp.

Drawing Submitted: Single Sheet authored by Applicant

Dated: Oct 9, 1957 Plot Plan with North Arrow (interesting to note
("guest house" adjacent to the river somewhere on lot 4 or 5 is
indicated) Plan of Pool (shows location of "Existing House" and
"Proposed Florida Room" with the pool equipment located North of
the "Existing Garage" building.) Section through pool more or less
E-W of the proposed length of the proposed kidney shaped pool.

Oct 30, 1957 Application for Building Permit Owner: Mr. Arthur Tomlinson

Contractor: George Young

Lot: 1,2,3,4,5,6 and E1/2 7 Blk.: 101 Sub.: Waverly Place

Purpose: Repairs & Remodel of interior of existing residence –
Not Changing Occupancy Cost: \$20,000

Zoning: R-1

Permit Fee: \$4.00

Permit No: **53018** Signed: George Young

Oct 25, 1963 Application for Building Permit Owner: A. Tomlinson

Contractor: American Steel Fences

Lot: 1-6 & E ½ 7 Block: 101 Subdivision: Waverly Place

Purpose: Line Fence

Cost Estimate of Improvements: \$260.00

Type of Construction: Chain Link

Zoning: R-1

Building Permit No.: **88783** Permit Fee: \$5.00

Signed by: Jean Peck

Jan 24, 1964 Application for Manufactured Gas Permit Owner: A. P. Tomlinson
Permit No.: **16679** Issued to: Peoples Gas System
Lot: 1-6 & E ½ of 7 Block: 101 Subdiv.: Waverly Place
1ST Floor: 1 Furnace Remarks: Pipe & Connect
Inspections: Final 2-4-64 JTD (? Initials) Inspection Fee: \$1.00
Rec'd by: JR (initialed) Stamped: Feb 3 1964
Total Amount: \$1.00 Signed: Ralph J. Tomping

Mar 22, 1967 Application for Building Permit RECEIPT (Mar. 27, 1967)

Owner: Art Tomlinson
Building Contractor: **Geo Young**
Lot: 1-6 & E ½ 7 Block: 101
Residence Repair, Residential
Purpose: Roof Repairs
Zone: R-1
Other Permit: #FL - 67-1615
Approved by: Zoning CHC (initials?) Date: 3-22-67
Roof Estimated Cost: \$100.00 Permit Fee: \$5.00
Total Permit Fee: \$5.00
Total Amount: \$5.00
Date: 3-27-67 Signed by: **Virginia S. Young**
Owner, Contractor or Agent

Mar 3, 1973 RECEIPT CoFL Building Dept. Division of Electrical Inspection

Owner: Mr. Tomlinson
Contractor: EMC Corporation
Lot: 1-6 & E ½ of 7 Block: 101 Sub.: Waverly Place
Old Bldg. (box checked)
Item: 3-5 H.P. Fee: \$10.00
Office Use Only: 3-7-73 Jhw (initials?)
List All Motors by H.P. include air cond.:
TA 960 5 Ton - 10.00
16 Drops - 8.00
Central Unit (checked) Est. Cost: \$3603.00
Air Cond. Fee: \$ 18.80
Total Fee: \$ 18.80
Final: 8(?) - 30-73 / Jh (initialed)
Air Cond. Permit # EA73-261
Date: 3/3/73 Signed: Jorge J Zamby (contractor, agent)
Drawing Submitted: Single Sheet stamped with EMC corp.
Titled: Air Conditioning System for: Mr. Tomlinson 1016 Waverly

Rd

Scaled: ¼" = 1'-0" Job # 73048
Drawing is the plan schematic of the HVAC layout with the grill
Outlets locations, CFM's per grill and duct sizes. Notes include unit
Specifics.

Mar 15, 1976 RECEIPT CoFL Division of Building Inspection

Owner: Art Tomlinson Contractor: George F. Young
Lot: 1-6 and E ½ of 7 Block: 101 Sub.: Waverly Place
Present Use: Sgl Res Zone: R-1
Purpose: (reinf. masonry constr.) 5'-8" ht. CBS wall/ 350 L/F
Application Approval: Lucille Smith (signature)
Notes in the "Conditions Under Which Approved" are very faint
But seem to have to do with the courses of block, reinforcing
Size (#4?) and dowels to existing.
Zoning: Approved TRW (initials?) 3-15-76
Structural: Approved ACT (initials?) 3-15-76
Other estimated Cost: (wall) \$1,800.00 Permit Fee: \$ 35.00
Other Permit #FL-76-1643 Date: 3-22-76 Signed: Geo Young

May 18, 1976 Inspector's Report Permit No.: 76-1643

Remarks: 5-18-76 Final BD (?)

Nov 18, 1982 RECEIPT CoFL Division of Building Inspection

Owner: Tomlinson Contractor: GE Greene Co.
Lot: 1-6 & E ½ of 7 Block: 101
Use: sgl. Res. Purpose: New Roof Structure & Re-roof
Type Roof: B.U. Sq. Ft. : 272
Zone: R-1
Application Approval: Acmos Lefed (signature?)
Roof Permit: #FL - 82-6845
Other Permit: #FL - 82-6846
Conditions Under Which Approved: No Electric Shown
Zoning: Stills (signature) 11-19-82 (date)
Structural: Benton (signature) 11-22-82 (date)
Electrical: N/A (initialed)
Air Cond: N/A (initialed)
Plumbing: Paumer (signature) 11-22-82 (date)
Product Control: Smith (signature) 11-22-82 (date)
Roof Estimated Cost: Re-roof - 500 Permit Fee: 18.00
Structure - 4,000 Permit Fee: 47.00
Plan check: 10.00
Total Permit Fee: \$ 75.00
Other Fees: City: .45
Co: 1.00
Total Amount: \$ 76.45
Date: 11-22-82 Signed: Gecall E. Greene, Pres.
Contractor State # RC 0010051
Notarized: 18 Nov 1982 Arma G Lefhes (signature?)

Feb 28, 1983 Inspector's Report Permit No: 82-6845-46

Roof: 11/27/82 WC (date and initialed)
Remarks: Final Insp OK
2/28/83 WC (dated and initialed)

Drawing Submitted: Single Sheet Plan, E-W Section and
Beam (?) Detail for: Tomlinson 1016 Waverly Rd Ft. Laud.
For: Reroof and Roof of Porch from: GE Greene Co.
1051 NE 40 Ct Ft. Laud

Permit No.: **82-6845-6** Marked on Drawing
Notes on drawing sheet mention "no trucks on pool deck" and
Plan shape references screen porch shape on 1977 McLaughlin
Survey update of 1952 survey. Also drawing references "wrought
Iron Columns to remain"

Susan Massey McClellan, RA

Citizen of Fort Lauderdale, Architect, Historic Preservation Architect, Former Chair City of Fort
Lauderdale Historic Preservation Board (2009 – 2011), City of Fort Lauderdale Historic
Preservation Board Member (late 2007 – 2009)

MSSD Consulting, Inc.

January 6, 2015

City of Fort Lauderdale De Novo Hearing
HPB Case 14014
Rivermont House and Site
1016 Waverly Road
Applicant: Hansen Associates Architecture and Design
Owner: Michelle Grosman

I will introduce myself acknowledging that Steven Glassman provided a summary of my expertise and my resume has been provided in the package submitted to document this presentation.

I've been asked to explain the criteria for determining if a structure should be considered as a contributing historic building eligible for designation under the Fort Lauderdale Code of Ordinances as contained in Sec. 47-24.11.B.6. and also to explain that unless specifically included in the local ordinance for designation pursuant to the Secretary of Interior Standards only the exterior of the structure is considered. Interior changes or modifications do not impact the designation of a structure. The only exception pursuant to the Fort Lauderdale would be buildings that are open to the public.

Additionally, the exterior condition of a structure should not be considered when determining whether a building is appropriate for designation. Exteriors can be restored without impacting the historic character of the structure when the work is done pursuant to the guidelines established for restoration. Furthermore, in most communities demolition by neglect does not result in the issuance of a Certificate of Appropriateness but requires the immediate correction of the conditions which are often classified as code violations. Rivermont House may have been vacant for some time. Its exterior may not have been constantly maintained, but these deficiencies can be addressed appropriately without impacting its significance.

Now back to the criteria contained in the Fort Lauderdale ordinance. The eight criteria provided are based on the Secretary of the Interior Standards that regulate designation of National Register properties and are stated in the Fort Lauderdale ordinance as follows:

The criteria for designation as a landmark, landmark site or historic district shall be based on **one** or more of the following criteria:

- a. **its value as a significant reminder of the cultural and archeological heritage of the city, state or nation,**
- b. its location as a site of a significant local, state or national event,

PO Box 2002 Hollywood, FL 33022
Tel: (954)925-5711 Mobile: (954)980-0812

- c. **its identification with a person or persons who significantly contributed to the development of the city, state or nation,**
- d. **its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state or nation,**
- e. its value as a building recognized for the quality of architecture, and sufficient elements showing the architectural significance
- f. its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials,
- g. its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
- h. its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

Though only **one** criterion is required by ordinance, the Rivermont House meets at least three of the criteria dealing with individual designation, specifically criterion a, criterion c and criterion d. Previously it has been demonstrated that the Rivermont House and Site was a contributing building and is so identified in the Florida Master Site Files when this local district was established in 1992. In a 2010 staff report which was prepared as the city of Fort Lauderdale initiated the process to become a Certified Local Government (CLG), the Rivermont House and Site was identified as a key contributing building and site located in the Sailboat Bend Historic District. As previously stated the designation of a district is addressed in criterion f and criterion g and will not be part of this presentation.

Criterion a: The Rivermont House constructed in 1918 is a typical example of vernacular architecture that represents the type of development by early twentieth century pioneers that were moving into the area. They sought sites near a water source such as the New River, with high land elevation to avoid potential flooding such as the mound on which Rivermont House was built (that is known now to be an ancient Indian midden) and they used readily available building materials to construct their homes.

Fort Lauderdale De Novo Hearing January 6, 2015

Clearly, the Rivermont House is one of the last remaining homes from this era that is virtually in tact as it was originally constructed as detailed in a previous statement made as part of this record. When originally constructed, the archeological significance of the site was not fully known or understood and has since been recognized as a major ancient midden dating back to 400 AD and this significance will be fully addressed by a later speaker. Based on the facts and information provided in this statement, the Rivermont House demonstrates the cultural and archeological significance of early Fort Lauderdale and is a reminder of that era in history and how people lived at that time.

Criterion c: The first owner of Rivermont House was D.T. Hart, Vice President of Security State Bank and owner of D.T. Hart and Co. which sold hay, grain and feed, very important and necessary commodities at this time in history. In 1921, Rivermont was purchased by Ross Clark, a New York City businessman, who intended along with his business partner to develop housing on the south side of the New River where they had purchased 400 acres of land.

Approximately one year later, Rivermont was sold to William Carmichael of Miami who at the same time purchased 29 acres of land from Clark's company, Turner and Clark. After adding additional land and mortgaging his properties to fund this effort, he began developing the community of Placidena on the south side of the New River. Due to difficult financial times, this development was taken over by others and renamed. This is now known as the Croissant Park area of Fort Lauderdale. In the late 1930's, Rivermont was purchased by Norbourne B. Cheney, owner of the Broward Abstract Company, an important and necessary business at that time in the county.

Though we recognized that none of the names listed above are familiar today, each and everyone of the early owners of Rivermont played a role in the history of Fort Lauderdale.

We have traced the ownership further than it has been presented in Merrillyn Rathbun's report to the HPB and through the Fort Lauderdale microfilm building records, we have been able to document that R. H. Gore owned this property. Though this is a name that is recognized, for the record we must indicate his accomplishments as a key player in Fort Lauderdale's history. He owned several newspapers, most significantly the predecessor to the Sun Sentinel, and an insurance company; developed real estate; started an orchid business and was a

Fort Lauderdale De Novo Hearing January 6, 2015

well known political fund raiser and politician. This is all fully documented in the book Past the Edge of Poverty: A Biography of Robert Hayes Gore published in 1990. R.H. Gore served as the Governor of Puerto Rico appointed by President Franklin Delano Roosevelt in 1933. In the later half of the 1930's when he took over the partially constructed Wil Mar Hotel on Las Olas Boulevard, he renamed it the Governor's Club in recognition of his once serving in such an office.

Also of note on these microfilm records for building permits at the Rivermont House, is information indicating that George Young, a well known construction company owner, would be the general contractor building one of the various additions to this property in 1957. This document required an authorized agent's signature and none other than Virginia Shuman Young, the first and only female mayor of Fort Lauderdale signed this application. Prior to becoming involved in politics she was actively involved in her husband's business.

The early owners of Rivermont though not well known today, clearly contributed to the history and development of the city of Fort Lauderdale and the discovery of R.H. Gore as an owner must also be acknowledged. Based on all of these facts, Rivermont House must be recognized as a property eligible for designation.

Criterion d: Though we have not been able to identify the names of the persons who originally designed or built Rivermont House, it can be deduced that this 1918 structure is an example of incredible craftsmanship. It with stood the famous 1926 hurricane that destroyed many existing structures.

The 97 year old building has successfully weathered many other tropical storms and major hurricanes, including Andrew, Katrina and Wilma. Furthermore, the harsh natural environment and predators that are known to affect buildings in South Florida, have not negatively impacted this structure. These factors all demonstrate that the design and construction of this home that in a few short years will celebrate a centennial milestone is a prime example of extraordinary craftsmanship and therefore must be deemed eligible as a building worthy of designation.

Fort Lauderdale De Novo Hearing January 6, 2015

We urge you to consider all of the facts presented and recognize that the Rivermont House meets several criteria making it eligible for designation though according to your ordinance only **one** criterion is required. Furthermore you should not be considering any evidence offered with regard to interior changes impacting the designation of the Rivermont House or the current exterior condition of the building making this structure ineligible for designation.

Please overturn the decision of the HPB approving the issuance of a Certificate of Appropriateness for demolition. One can only wonder what former Mayor Virginia Shuman Young would think about the need to even deliberate such a decision. She knew historic buildings have value and should be saved from the wrecking ball. Steven Glassman in his opening remarks shared that with you.

Furthermore, please consider all the factors presented as you make a decision regarding the Certificate of Appropriateness for demolition. Interior changes are not relevant, the condition of the exterior of the building is not to be a consideration and the house meets three criteria not just **one** criterion as required by your ordinance. Do not allow Rivermont House to be one more lost landmark in Broward County.

Prepared by:
Marla Sherman Dumas
MSSD Consulting, 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/>

January 6, 2015 De Novo Hearing on Rivermont at City Commission

Concluding Remarks

What you have just heard is compelling evidence in support of the historic Rivermont House and testimony that should convince you to not permit demolition of this house. Let's heed your own consultant's words in her report that "The historic Rivermont House is significant in the built history of the town; together the house and the archaeological 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. The application should be denied." Strong words – no wonder the applicant has attempted to discredit Ms. Rathbun's credentials and have her work stricken from the record. The Mayor was correct when he said on December 17 that he was not sure that the Historic Preservation Board did everything they needed to do to protect the site.

The letter you received from the Florida Department of State Division of Historical Resources on December 17 reminds us all that Fort Lauderdale made historic preservation a priority of local government when it was designated a Florida Certified Local Government on September 30, 2010. It goes on to state that Fort Lauderdale should recognize this responsibility by supporting the preservation of the Rivermont House.

The State has weighed in and said save this house, the County has expressed its concerns on the site, the County's archeological consultant must still review the management plan for the site submitted by the applicant, and the Seminole Tribe has been asked for its input by the State archeologist.

You have a decision before you that involves hearing very contradictory testimony from both sides. Because of the significance of this property, perhaps it behooves you to consider an archaeological and architectural mediation of sorts. Bring in a neutral third party architect, engineer, and archaeologist to further advise you.

Section 47-36. of the City's Historic Preservation Ordinance states the purpose and intent of public policy for historic preservation and says "the purpose of these historic preservation regulations is to promote the cultural, economic, educational and general welfare of the people of the city and of the public generally, through the preservation and protection of historically or architecturally worthy structures...to protect against destruction the heritage of the city. It is the policy of the city that the preservation, protection, perpetuation or the adapted reuse of landmarks, landmark sites and historic buildings and districts is a public necessity because they have a special historic, architectural, archaeological, aesthetic or cultural interest and value and thus serve as visible reminders of the history and heritage of the city, state and nation."

In conclusion, the burden of proof is on the applicant in this hearing to demonstrate how she has met the criteria of the code for demolition of this historic structure known as Rivermont House. City staff has said that she has failed to meet the criteria and the Broward Trust for Historic Preservation agrees. We have heard from paid consultants who want to demolish the house in order to obtain future work. In fact, there are no guarantees that the applicant will even retain this property if demolition is granted. How else does one explain the angry outburst that I encountered outside of City Hall on December 17 when the applicant told me, "We will demolish that house; it will come down!" How many times have we seen developers get City approvals for demolition and new projects and then simply sell those approvals and walk away? Well, this site and this house are too important to let that happen here. The Broward Trust for Historic Preservation does not want to see this property flipped so that one day we are looking at a multitude of townhouses proposed there and the midden destroyed.

Our presentation clearly demonstrated that the Rivermont House is a key contributing structure in the Sailboat Bend Historic District based on its being a prime example of early vernacular architecture in South Florida that has weathered nearly 100 years in this significant location. Clearly it demonstrates excellent craftsmanship as it has been through numerous hurricanes and tropical storms and withstood the natural elements of Florida's climate and other types of attacks from the natural environment. Furthermore, through the city's building records we have discovered that the house was associated with George and Virginia Shuman Young and their construction company. Additionally, we have provided documentation that this house was owned and occupied by very significant persons contributing to Fort Lauderdale history such as R.H. Gore. For these and other evidence we have provided, the application does not meet the criteria in Section 47-24.11.C of the ULDR for a Certificate of Appropriateness for Demolition and the applicant's request for that Certificate of Appropriateness in connection with the single-family residence located at 1016 Waverly Road, also known as the Rivermont House, should be denied.

Thank you for your consideration.

Table of Exhibits

Exhibit 1: Letter of Legal Objection to Sufficiency of Ownership and Owner's Authorization to Proceed

Exhibit 2: Notice of Insufficiency of Deed and Property Appraiser Record for 1016 Waverly Road

Exhibit 3: Broward Trust for Historic Preservation Letter Requesting Additional Time and Standing

Exhibit 4: Historic Preservation Assessment of Rivermont House by Dave Baber

Exhibit 5: Letter from the Department of State Division of Historical Resources

Exhibit 6: Letter from Broward County

Exhibit 7: City of Fort Lauderdale 2010 Architectural Resources Survey for Sailboat Bend Historic District

Exhibit 8: Email from Susan Gillis, City of Fort Lauderdale Centennial Historian

Exhibit 9: Email of Recommended Conditions for Demolition if HPB Decision is Not Overturned

Exhibit 10: Broward Trust Testimony from 12/17/14 Commission Meeting

Exhibit 11: Resumes and Expertise of Presenters

**Exhibit 1: Letter of Legal Objection to Sufficiency of
Ownership and Owner's Authorization to Proceed**

RALF BROOKES, ATTORNEY

Board Certified in City, County and Local Government Law

December 31, 2014

City Hall 100 N. Andrews Avenue
Fort Lauderdale, Florida 33301

Case	H14014	FMSF #	
Applicant	Hansen Associates Architecture & Design		
Owner	Michelle Grosman		
Address	1016 Waverly Road		
General Location	Approximately 117 feet east of the SW 11 th Avenue and Waverly Road intersection.		
Legal Description	LOTS 1,2,3,4,5,6 AND THE EAST HALF OF LOT 7 BLOCK 101 "WAVERLY PLACE" PLAT BOOK 2 PAGE 19 OF MIAMI-DADE COUNTY, LOCATED IN BWD COUNTY, FL, LESS AND EXCLUDING THE WEST 5 FEET OF THE EAST ON-HALF OF LOT 7, BLOCK 101 OF WAVERLY PLACE.		
Existing Use	Residence		
Proposed Use	N/A		
Applicable U.L.D.R Sections	47-24.11.C.3.c.i, 47-24.11.C.4.c		
Request(s)	Certificate of Appropriateness for Demolition 1. Demolition of an existing single-family residence.		

Dear City Attorney, Mayor, City Commissioners, City Manager:

On behalf of my client, The Broward Trust for Historic Preservation, based on information that I have been provided to date, please accept and consider this legal objection *to sufficiency of ownership and owner's authorization to proceed* with the De Novo Hearing scheduled for January 6, 2015 to review the Certificate of Appropriateness for demolition of a historic structure.

The City of Fort Lauderdale Code requires: Sec. 47-24.11 D.5. Application Process Applicant. The applicant shall be the owner of a qualifying property or the authorized agent of the owner.

It appears that the applicant, Michele Grosman, is not recognized as the owner of the subject property by the Broward County Property Appraiser and Tax Collector, and the applicant did not check either box (neither ___warranty deed or ___ tax record) as proof of ownership, and contains an incorrect legal description of the property, the applicant has not obtained authorization from all property owner(s) of the subject land as required by the City of Fort Lauderdale Code Sec. 47-24.11 D.5. Application Process "Applicant. The applicant shall be the owner of a qualifying property or the authorized agent of the owner."

Please find attached is a *Notice of Insufficiency of Deed* that was issued to Ms. Grosman by the Broward County Property Appraiser, Lori Parrish. The City should thoroughly research the current property ownership before approving demolition of any structures on the property. It appears that Ms. Grosman thought she was purchasing the entire parcel that the bank once owned, perhaps not realizing that Lot 7 was sold by the bank to the next door neighbor in 2012. This is could be the reason that the title was not cleared and the deed was not issued.

A prior claim of title to Lot 7 of the property exists and this neighbor owns a portion that the land that the "applicant" is claiming to own as stated on the HPB legal description. This prior ownership claim is recorded in the Broward County public records. This notice was recorded on February 28, 2014, prior to submittal of the application to HPB on August 26, 2014 by Leo Hansen on behalf of Ms. Grosman. This notice is also prior to the litigation case, between Ms. Grosman and the Regent Bank that commenced on April 22, 2014 concerning the legal ownership of the property described. The tax collector currently shows the real property owned that is by REGENT BANK PROJECT FINANCE INC. attached.

Property ownership should be researched by the City for legal sufficiency prior to moving forward with case H14014 and approving demolition of any structures on the subject property. Further, ownership was not demonstrated prior to the Historic Preservation Board's consideration of the Certificate Of Appropriateness for demolition even though the owners authorization was insufficient. The application should be rejected and any approval process can only begin again when Ms. Grosman can demonstrate ownership of the entire parcel.

It raises potential liability questions if the HPB and the City were to allow demolition on a parcel that is not in fact owned by an applicant. Before the City can move forward with a de novo hearing, clear title and deed to the subject property is legally required before the hearing can take place.

As you are well aware by now, this case concerns a prehistoric site in the Sailboat Bend neighborhood that the City's own consultant has described as one of the most important in the City. The 1918 masonry vernacular single family home on that site that is National Register of Historic Places eligible and is identified in the City's Architectural Resources Survey of Sailboat Bend as "key contributing" structure distinguishing it from those buildings that are identified as merely "contributing." Architectural Resources Survey of the Sailboat Bend Historic District conducted by the City of Fort Lauderdale. The home also sits on a site known as the Rivermont Archeological Midden (Tequesta Indians) which dates to the Glades II period of between 400-700 AD and is also identified as National Register eligible.

The Florida Department of State Division of Historical Resources has written you on December 17, 2014 urging you to preserve both the house and the site. As you may know, the continued CLG (certified local government) designation depends upon a continuing commitment to preserve important key contributing structures. In addition, Broward County has also written to you on December 1, 2014 expressing its concerns.

Because of the historic and archeological importance of this site, it is imperative that the City perform due diligence to ensure that ownership of the property is not in question is resolved before demolition and construction activities on the subject site are approved.

Please defer the de novo hearing scheduled for January 6, 2015 until such time as ownership of the site is clear and has been resolved.

Best regards,
Ralf Brookes Attorney
1217 E Cape Coral Parkway #107
Cape Coral, Fl 33904
Phone (239) 910-5464;
Ralf@RalfBrookesAttorney.com
RalfBrookes@gmail.com



The following information regarding ownership of 1016 Waverly Road (Lots 1 to 6) appears on the Broward Property Appraiser's database:

Site Address	1016 WAVERLY ROAD, FORT LAUDERDALE	ID #	5042 09 09 0080
Property Owner	REGENT BANK PROJECT FINANCE INC % MCLEAN, SUZANNE MARIE	Milage	0312
		Use	01
Mailing Address	PO BOX 848549 PEMBROKE PINES FL 33084-0549		

Abbreviated Legal Description	WAVERLY PLACE 2-19 D LOT 1 TO 6 BLK 101
--	---

This instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 504209-09-0080

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

GROSMAN, MICHELLE
REGENT BANK PROJECT FINANCE
INC
PO BOX 848549
PEMBROKE PINES FL 33084

THIS IS NOT AN OFFICIAL COPY

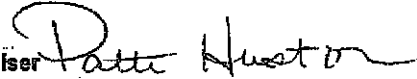
that upon review the attached deed (attached hereto as Exhibit A) recorded in the official records of Broward County at Book 50426, Page 724 appears to be legally insufficient for the following reasons:

- There is a problem with the LEGAL DESCRIPTION on the Deed. The description in your Deed does not correctly or completely match the full legal description of record for this property. If you used a title company, you should contact them so they may fix the error and re-record it as a Corrective Deed. If the Deed was self-prepared, you should correct the Deed and re-record it as a Corrective Deed. If you have any questions, please contact us at 954-357-6846.
- The remainder of lot 7 was conveyed to David B. Kyner & Richard A. Bray per special warranty deed recorded in official records book 49369 page 1380, attached for your convenience. If you have any questions, please feel free to give me a call at 954-357-6840 or via email at kpayne@bcpa.net

Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 28th day of February, 2014, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston
Deputy Appraiser



STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on February 28, 2014 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

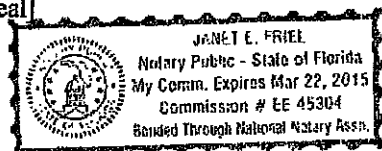

NOTARY PUBLIC

Exhibit A - Page 1 of 2

INSTR # 112001877, OR BK 50426 PG 724, Page 1 of 2. Recorded 12/23/2013 at 11:47 AM, Broward County Commission, Doc. D: 97364.00 Deputy Clerk 3535

Drawn by:
Henry S. Webber
Attorney at Law
Webber, Hinder, McLean & Arbetus, P.A.
4439 NW 60th Avenue
Davie, FL 33334
954-987-3958
File Number: F-0180

Special Warranty Deed

This Special Warranty Deed made this 22nd day of December, 2013 between Reginald Mark F. Wood Finances, Inc., a Florida corporation whose post office address is 112205 S. University Drive, Davie, FL 33324, grantor, and Michaela C. Brown, a married woman whose post office address is 1851 NW 3rd Street, Hollandale Beach, FL 33063, grantee:

Whereas said deed is duly drawn and given in full compliance with the provisions of this instrument and the laws, legal requirements, and custom of this State, and the necessary tax and recording fees and charges;

Whereupon, this said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantee in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, conveyed, and sold to the said grantee, with grantor's title and highest power, the following described land, to-wit:

Lots 1, 2, 3, 4, 5, 6, and the East 1/2 of Lot 7, Block 101, WAVELEY PLACE, according to the map or plan thereof as recorded in Plat Book 2, Page(s) 19, Public Records of Broward County, Florida; said lands now lying, being and situated in Broward County, Florida, less and excluding the West 3 feet of the East One Half of Lot 7, Block 101.

Parcel Identification Number: 504363-09-0082

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Not a Public Officer

2

Exhibit A - Page 2 of 2

INSTR # 112001677, OR BK 50426 PG 725, Page 2 of 2

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Name: Elizabeth S. Leonard
Notary Public
State of Florida

Regent Bank Project Finance, Inc., a Florida corporation

By: Neil LoCoigno
Neil LoCoigno, President

(Separate Seal)

State of Florida
County of Broward

This foregoing instrument was acknowledged before my face, on 28 day of December, 2013 by Neil LoCoigno, President of Regent Bank Project Finance, Inc., a Florida corporation, on behalf of its corporation. He is personally known to me or X has produced a Power of Attorney which I believe is authentic.

Notary Seal

Notary Public, State of Florida

Sealed Name:

My Commission Expires:



THIS IS NOT AN OFFICIAL COPY

Special Warranty Deed - Page 2

Double Trust



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,

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) heritage.com
Promoting Florida's History and Culture VivaFlorida.org



**Exhibit 2: Notice of Insufficiency of Deed and Property
Appraiser Record for 1016 Waverly Road**

This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 504209-09-0080

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

GROSMAN, MICHELLE
REGENT BANK PROJECT FINANCE
INC
PO BOX 848549
PEMBROKE PINES FL 33084

THIS IS NOT AN OFFICIAL COPY

that upon review the attached deed (attached hereto as Exhibit A) recorded in the official records of Broward County at Book 50426, Page 724 appears to be legally insufficient for the following reasons:

- There is a problem with the LEGAL DESCRIPTION on the Deed. The description in your Deed does not correctly or completely match the full legal description of record for this property. If you used a title company, you should contact them so they may fix the error and re-record it as a Corrective Deed. If the Deed was self-prepared, you should correct the Deed and re-record it as a Corrective Deed. If you have any questions, please contact us at 954-357-6846.
- The remainder of lot 7 was conveyed to David B. Kyner & Richard A. Bray per special warranty deed recorded in official records book 49369 page 1380, attached for your convenience. If you have any questions, please feel free to give me a call at 954-357-6840 or via email at kpayne@bcpa.net

Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 28th day of February, 2014, in Fort Lauderdale, Broward County, Florida.

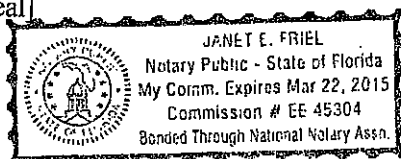
LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston
Deputy Appraiser *Patti Huston*

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on February 28, 2014 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]



Janet E. Friel
NOTARY PUBLIC

Exhibit A - Page 1 of 2

INSTR # 112001677, OR BK 50426 PG 724, Page 1 of 2. Recorded 12/23/2013 at 11:47 AM, Broward County Commission, Doc. D: \$7364.00 Deputy Clerk 3535

Prepared by:
Barry S. Webber
Attorney at Law
Webber, Haden, McLean & Arbutus, P.A.
4430 SW 64th Avenue
Davie, FL 33314
954-587-3686
File Number: F-0180

THIS IS NOT AN OFFICIAL COPY

(Space Above This Line For Recording Date)
Special Warranty Deed

This Special Warranty Deed made this 20th day of December, 2013 between Regent Bank Project Finance, Inc., a Florida corporation whose post office address is 2205 S. University Drive, Davie, FL 33314, grantor, and Michelle Grossman, a married woman whose post office address is 1051 NW 3rd Street, Hallandale Beach, FL 33009, grantees:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and estates)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantor's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 1, 2, 3, 4, 5, 6, and the East 1/2 of Lot 7, Block 101, WAVERLY PLACE, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 19, Public Records of Miami-Dade County, Florida; said lands now lying, being and situated in Broward County, Florida, less and excluding the West 5 feet of the East One-Half of Lot 7, Block 101.

Parcel Identification Number: 504203-09-0080

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal this day and year first above written.

Doublelines

2

Exhibit A - Page 2 of 2

INSTR # 112001677, OR BK 50426 PG 725, Page 2 of 2

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Name: *[Handwritten Name]*
Witness Name: *[Handwritten Name]*

Regent Bank Project Finance, Inc., a Florida corporation

By: *[Handwritten Signature]*
Neill LeCorgne, President

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 20th day of December, 2013 by Neill LeCorgne, President of Regent Bank Project Finance, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a Florida Driver's License driver's license as identification.

[Notary Seal]

Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____



THIS IS NOT AN OFFICIAL COPY

**Exhibit 3: Broward Trust for Historic Preservation Letter
Requesting Additional Time and Standing**



The Broward Trust for Historic Preservation

PO Box 1060 • FORT LAUDERDALE, FLORIDA 33302 • Browardtrust.org -- browardtrusthp@gmail.com

The Broward Trust for Historic Preservation is dedicated to identifying, preserving, restoring and maintaining the architectural heritage of Broward County.

BOARD

STEVEN GLASSMAN
SHANNON HARMELING
TIM SMITH
SARAH NOHE
MARGERY ANDERSON

January 2, 2015

Fort Lauderdale City Commission and Staff
City Hall - 100 N. Andrews Avenue
Fort Lauderdale, FL 33301

RE: Request for time at January 6, 2015 De Novo Hearing, Agenda Item PH-3

Dear Mayor, City Commissioners, City Manager, and City Attorney:

As you know, the Broward Trust for Historic Preservation (Trust) has repeatedly expressed its concerns over process due to the lack of sufficiency of ownership and owner's authorization to proceed in HPB Case H14014 – 1016 Waverly Road. Attorney Ralf Brookes has written to you on December 31, 2014 to summarize this legal objection (attached).

That being said, if the De Novo hearing does indeed take place on January 6, 2015, the Trust kindly and respectfully requests the proper amount of time to present to you a cohesive and organized presentation, something that this significant site and you deserve in order to best decide the fate of this property. Working in concert with four experts, I would like to introduce our case after the applicant presents, present our consultants (see attached resumes), and then conclude with a summary. At most, we are requesting 25 minutes in total for all of us to speak; this number of minutes (or more) will certainly be used by the applicant, her attorneys, and her consultants and we are requesting the same consideration.

The applicant wants you to grant a permit for demolition of a historic resource in a historic district – a structure that has been described by the City as “key contributing.” The Broward Trust (see attached brochure) is a nonprofit 501(c)(3) dedicated to identifying, preserving, restoring, and maintaining architectural heritage in Broward County. We are the only advocacy group doing this work in the entire county and if we do not defend against the applicant as professionally and strongly as possible, then who will? We request the opportunity to present an opposing view in this hearing because this historic and archaeological site is located in our only residential historic district and this site truly belongs to everyone in Fort Lauderdale.

Although I am not an attorney, I have read three cases that are interesting in regards to this issue of standing and time allotted to speak: Carillon Community Residential v. Seminole County, Florida (July 2, 2010); Renard v. Dade County (April 19, 1972); and Hernandez-Canton v. Miami City Commission (October 17, 2007). The last case in particular decided that eight minutes was not enough time for the opposing side in that quasi-judicial hearing. Regarding Carillon, I believe we meet the factors necessary (for standing and additional time) in that we are not only presenting on behalf of the Trust and public good, but we will also be presenting and speaking on behalf of a next



The Broward Trust for Historic Preservation

PO Box 1060 • FORT LAUDERDALE, FLORIDA 33302 • Browardtrust.org – browardtrusthp@gmail.com

BROWARD TRUST
FOR HISTORIC
PRESERVATION

*The Broward Trust for Historic Preservation is dedicated to identifying, preserving,
restoring and maintaining the architectural heritage of Broward County.*

BOARD

STEVEN GLASSMAN
SHANNON HARMELING
TIM SMITH
SARAH NOHE
MARGERY ANDERSON

Page 2

door neighbor who is a private interest that will be affected by the official action; has the risk of an erroneous deprivation of such interest through the procedures used; and is affected by the probable value, if any, of additional or substitute procedural safeguards.

This request is being made because we want our information and evidence to be presented in a fashion that makes sense – has a flow to it from speaker to speaker in an order that best enables you to hear the evidence in a clear, concise manner (as opposed to each of us providing testimony in a random, haphazard order). This is factual evidence that needs to be considered when the City Commission makes its decision on whether to approve or deny the COA for demolition. As you can well imagine, this has been a difficult time of year to prepare for such an enormous responsibility and we appreciate your consideration.

Lastly, attached for your review and the record you will find a “Historic Preservation Assessment” of Rivermont House conducted by Mr. David Baber who will be out of town on Tuesday and not able to appear in person.

Again, thank you for your consideration in this matter; it is sincerely appreciated. May I take this opportunity to wish you all a very happy and healthy New Year.

Best regards,

Steven Glassman, President
On Behalf of the Board of Directors
Broward Trust for Historic Preservation

Exhibit 4: Historic Preservation Assessment of Rivermont House by Dave Baber

HISTORIC PRESERVATION ASSESSMENT

RIVERMONT
1016 Waverly Road
Fort Lauderdale, FL

Prepared by:
DAVID BABER
Historic Preservation Specialist
4748 Charing Cross Road
Sarasota, FL

I am a professional in the historic preservation field with degrees in historic preservation and architectural engineering technology and over 36 years of experience in the historic preservation field including the assessment of the age, architectural style and significance of historic buildings, as well as determining changes and assessing condition. I have prepared this assessment strictly as an individual, concerned about the preservation of one of the most important historic resource in the City of Fort Lauderdale as well as to address incorrect information that has been presented to the City Historic Preservation Board and the City Commission. I have not been contracted nor paid to provide this information. Therefore, I have no bias in preparing this report.

Buildings are not considered historic because they have been frozen in time since they were first constructed. Buildings evolve over time to keep up with the needs and demands of the occupants as well as to adapt to technological changes that occur over time. For example, when Rivermont was built, there was certainly no contemplation of air conditioning and the demands of an electrical system were minimal compared to today's standards. The key to determining whether or not a building is considered a contributor to a historic district is to examine the exterior to determine whether or not changes over time have been so dramatic, as to alter the building's architectural integrity. Further, there should be an assessment to determine which changes made over time are reversible.

One area of confusion involves the interior of the building. Only the exterior of a building can be designated by the City of Fort Lauderdale unless it is a building which is regularly open to the public and has exceptional interior spaces that relate to the overall architecture. Therefore, the substantial alterations made to the interior of the Rivermont house are irrelevant to its significance as a designated historic site as a contributing resource in the Sailboat Bend Historic District.

On two separate occasions, I have had the opportunity to spend a substantial amount of time analyzing the Rivermont House both from the interior and exterior. The basement has been particularly informative in determining the original form of the building and its age, based upon the materials and building technology applied to the construction. The following are my findings based on these two inspections:

- The basement is an original feature of the building based on the materials that were used in its construction. A basement is quite unique in South Florida and the only reason that it is dry is that the house was built on the top of a tall archaeological mound and the cellar floor is likely at or above what would have been the natural grade of the property.

- The roof system is the original, based on its form and the materials used in its construction. There was no determination as to whether the barrel tile on the surface is the original though there are examples of tile from this period still being in use.

- Walls:

- The east and west walls are virtually intact from the original.
- The north (main) elevation is much more intact than alluded to by the architect for the owners. The architect wrongly determined that the original porch was across the entire north façade. This is incorrect and his interpretive error was a primary underlying premise of his argument to demolish the historic resource.

Originally, there was a room at each end of the north façade with a recessed porch separating them. At some point, the porch was enclosed and its floor was raised to the level of the interior floors. This change is easily reversible. The configuration as described was determined by an examination of the floor structure from the basement as well as a close examination of the exterior walls.

- The south (rear façade) has seen the most changes. The original rear porch was expanded and enclosed. A new porch was added to the enclosed space. Later, this new rear porch was also enclosed. Beyond the newer enclosed porch, a concrete patio was added. What is interesting is that these rear changes and additions are what would be encouraged, by the City's historic preservation ordinance for an addition to a historic house – they are at the rear of the house (away from the primary public street view), they are of an appropriate scale so that they don't overpower the main house, and they read as an addition but are complimentary to the historic house. Certainly, changes to the rear of a historic resource should not be used to justify the demolition of the entire historic resource.

It is clear that the building that exists today is substantially the same structure that was built in 1918. It retains adequate form and architectural integrity to be considered a

contributing element to the Sailboat Bend Historic District. In fact, it surely would meet the criteria to be individually designated by the City and is likely eligible to be listed in the National Register of Historic Places (NOTE: Only the Keeper of the National Register can formally make that determination). This is consistent with findings made by Dr. Patricia Morillo, in her updated historic sites survey of the Sailboat Bend Historic District, wherein she identified Rivermont as a "Key Contributing" structure.

In order to approve a COA for demolition, one of three established criteria from the historic preservation ordinance must be met. Based on the facts, there is no justification for the proposal meeting any of the criteria as shown below.

1. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district

Numbers 1. and 2. are the same standard, 1. being for a resource in a historic district and 2. being for an individually designated resource. Rivermont clearly still retains the significance and integrity necessary for it to contribute to the historic district.

2. The property or building no longer has significance as a historic architectural or archeological landmark

See above. This criteria is not relevant since it pertains to individually designated landmarks. However, if it did pertain, the comment would be the same as 1. above.

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

Based on the information provided in this report, there is absolutely no way to justify that the demolition of Rivermont, one of the most significant historic, architectural and archaeological resources in the City of Fort Lauderdale, would be a benefit to the Sailboat Bend Historic District.

For the reasons presented herein, the City Commission should find that the Historic Preservation Board's decision to approve the Certificate of Appropriateness for the demolition of the historic resource, Rivermont House, located at 1016 Waverly Road did not follow the essential requirements of the law and their ruling should be set aside and further that the subsequent de novo hearing should result in denial of a Certificate of Appropriateness of the historic resource, Rivermont House.

December 29, 2014



David Baber

DAVID W. BABER

4748 Charing Cross Rd
Sarasota, FL 33312
deev01@verizon.net

(941) 685-0782

PROFESSIONAL GOAL

A career focused on protecting society's irreplaceable historic resources.

CORE COMPETENCIES

- Extensive historic preservation knowledge
 - Advocating for historic preservation issues
 - Personnel Management
 - Managing multi-disciplinary programs
 - Completing multiple simultaneous tasks
 - Regulatory compliance management
 - Oversight of restoration projects
 - Managing grant-in-aid programs
 - Successful history of securing grant funds
 - Budget development and oversight
-

PROFESSIONAL EXPERIENCE

1/2008 – 12/2014 Broward County Historical Commission
Fort Lauderdale, FL

1/2008-1/2011 County Historic Preservation Officer, Historical Commission

Provided direction and leadership to history and historic preservation programs and organizations throughout Broward County and its 31 municipalities. Provided guidance to and implemented the policies of the 22 member Historical Commission. Was responsible for administration and management of the County's multifaceted history, historic preservation and archaeology programs. Examples of my administrative duties included the hiring, assessing and supervising of all professional and support staff, creating programs and projects, developing and managing the operating and project budgets, communicating the mission of the agency in the community, resolving conflicts and developing and implementing plans for improving and expanding the ways to realize the goals of the organization.

Key Accomplishments

- Reorganized the County's historic designation and tax exemption program processes to increase efficiency and consistency in applying the programs' requirements
- Improved the County's regulatory compliance review program to ensure that all development activity reviewed for impacts to archaeological and historical resources was handled consistently
- Provided assistance in writing and reviewing National Register nominations and local designation applications
- Provided technical assistance to property owners and municipalities in terms of applying criteria for designations and improvements to historic resources
- Developed a County-wide coalition of history and historic preservation organizations that met to support each other's activities and to address common issues
- Completed the rehabilitation and adaptive re-use of the historic West Side Grade School to maximize its functionality as the home of the Historical Commission while meeting established federal and local preservation standards
- Developed educational programs on preservation issues for the public and municipalities
- Implemented locally funded challenge grant-in-aid program, modeled loosely on the State of Florida preservation grants program, to preserve, rehabilitate and restore important local resources

1/2011-12/2014 Historic Preservation Coordinator, Libraries Division

As a result of severe budget cuts associated with the financial contraction experienced throughout Florida, all funding for the Historical Commission was eliminated for the FY 11 budget and the services and programs were reorganized under the County library system. The Historic Preservation Officer position was eliminated and the Historic Preservation Coordinator position was created with no administrative/management responsibilities. Examples of activities in this new position include preparing National Register and local designation applications, providing technical assistance to other communities and property owners, supervising the creation of local history exhibits, managing the digitization of special collections and assisting with other library related activities.

Key Accomplishments

- Researched and provided material for the CLG Recommendation Report/wrote initial draft ordinance
- Secured a State preservation grant and provided support for a County-wide historic sites survey
- Prepared and defended the National Register nomination for the Historic West Side Grade School
- Prepared the local designation application for the Marcel Breuer designed Broward Main Library
- Led a team of stakeholders to develop an historic resource disaster long term recovery strategy
- Completed 2400 scans with related metadata completing and uploading eight digitization projects

1/1995-1/2008 Sarasota County Government
Sarasota, FL

Historical Resources General Manager

Responsibilities included directing all aspects of the primary history and historic preservation government agency in Sarasota County. This multi-disciplinary program included initiatives to promote the protection of historic and prehistoric resources, managing a substantial historical archive and operating a diverse history education program. Also was responsible for all administrative and management aspects of the program, including budget development and implementation, management of professional and support staff of five, development of programs targeted at protecting cultural resources in the County and promoting an understanding of local history.

Key Accomplishments

- Developed countywide local register of historic places, and successfully sought CLG status
- Created regulatory and financial incentives including an overlay development district to provide specific rights and flexibility to all properties designated by the County
- Provided staff support to the County Historical Commission and the Historic Preservation Board
- Successfully applied for and managed 10 State Small Matching and Special Categories historic preservation grants with a total value of nearly \$1,100,000 for a variety of preservation activities
- Provided leadership and oversight to ensure compliance with the Secretary of the Interior's Standards in the rehabilitation of County owned historic resources including the County Courthouse, the Venice Train Depot, Nokomis Beach Plaza, Phillippi Estate Park, the Hermitage, and the Dr. Wilson House.
- Formalized a process for consistently reviewing all development activity in the unincorporated County with the successful result of avoiding, minimizing or mitigating impacts to cultural resources
- After the 2004 and 2005 hurricane seasons, successfully relocated the irreplaceable historical collections from a 65 year old building on the bay-front to a hardened inland location
- Successfully negotiated a collaborative agreement between the History Center and the Convention and Visitors Bureau to operate the old facility as a visitor center with four historical exhibit galleries
- Developed covenants and easements to protect historic and archaeological resources
- Participated as a member of the Statewide Technical Advisory Committee in the multi-phased project to develop "Disaster Planning for Florida's Historic Resources" and "Disaster Mitigation for Historic Structures: Protection Strategies"

**1985-1995 Town of Windsor
Windsor, CT**

Community Development Coordinator

Responsible for managing all aspects of the historic preservation and comprehensive community development programs in Windsor, Connecticut's oldest town. Developed and managed operating and project budgets based on state and federal community development and historic preservation funding sources. Managed program to provide grants and low income loans to improve low income housing and commercial buildings. Directed all historic preservation activities such as surveys and National Register nominations and provided staff support to the Historic Preservation Board.

Key Accomplishments

- Successfully sought and administered grant funding totaling nearly \$5 million from state and federal sources for all community development and historic preservation related activities
- Prepared HABS documentation on the historic railroad passenger and freight depots as a condition of federal funding to prepare the buildings for rehabilitation as a multi-modal transportation center
- Acted as staff liaison to the Historic Preservation Board
- Reviewed all applications for improvements to historic buildings
- Oversaw the restoration of historic buildings in town such as the aforementioned railway facility, a one room school to be used as a museum and a federal period house to be used as a home for unwed teenage mothers and their children
- Developed a local heritage tourism program in partnership with the Chamber of Commerce.

**1983-1985 Bridgeport Neighborhood Housing and Commercial Services, Inc.
Bridgeport, CT**

Upper East Side Director

Administered all phases of a comprehensive preservation based revitalization program in a severely depressed, historic, inner city neighborhood in Connecticut's largest city. Formulated administrative and project budgets, identified and developed housing and infrastructure projects, solicited funding to carry those projects, and organized neighborhood self help groups.

**1979-1983 Willimantic Community Redevelopment Agency
Willimantic, CT**

Rehabilitation Director

Developed and administered a historic preservation oriented residential and commercial rehabilitation program involving grants and low interest loans as a part of the community development activities for the City of Willimantic. Prepared construction plans and specifications for projects, performed credit underwriting, arranged financial packages, recruited contractors and supervised construction. Program was the recipient of a national HUD award for the success of the preservation and revitalization of the commercial downtown district. Supervised the preparation of historic sites surveys and National Register nominations in the City.

1978-1979 **Central Virginia Planning District Commission**
Lynchburg, VA

Historic Planner

Conducted historic sites inventory in Amherst County. Made A-95 review comments on projects with historic preservation related considerations.

1978 **Capitol Region Council of Governments**
Hartford, CT

Architectural Historian

Assembled historic resources survey on a contractual basis, in conjunction with the Connecticut Historical Commission, in five Hartford area towns.

EDUCATION

Bachelor of Science, Historic Preservation, 1978, Roger Williams College, Bristol, RI
Associates of Engineering Technology, Architecture/Construction, 1974, Roger Williams College, Bristol, RI

AFFILIATIONS

- National Trust for Historic Preservation, Forum member
- Florida Trust for Historic Preservation, member and former trustee
- 2007 Florida Trust for Historic Preservation annual conference local chair
- Member of the Sarasota Architectural Foundation Technical Advisory Committee
- Former Citizen Advisory Board member for the Department of State, Central Florida Regional Preservation Office
- Former board member of the Sarasota Alliance for Historic Preservation
- Former board member and vice chair of the Crowley Museum and Nature Center

REFERENCES

Attached as separate document

**Exhibit 5: Letter from the Department of State Division of
Historical Resources**



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,

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



Exhibit 6: Letter from Broward County

Steve Glassman

Subject: Rivermont Site - 1016 Waverly Rd., Ft Lauderdale
Attachments: Rivermont Site (County to FTL).pdf

From: Ferrer, Richard
Sent: Monday, January 05, 2015 4:03 PM
To: 'ifranco@fortlauderdale.gov'
Cc: 'Archaeological & Historical Conservancy'; 'Matthew DeFelice, CAHR Inc'; 'daniel.seinfeld@dos.myflorida.com'; 'stephen.tilbrook@gray-robison.com'; Azcoitia, Maite; Sniezek, Henry; Feliciano, Maribel; Ferrer, Richard
Subject: Rivermont Site - 1016 Waverly Rd., Ft Lauderdale

1/5/2015

Good afternoon.

Attached is a County response concerning the property located at 1016 Waverly Rd., Ft Lauderdale (i.e., 'Rivermont Site' - 8BD87).

The property owner (via legal agent) has submitted a copy of a Phase I Archaeological Survey for the property this morning.

Staff review of the report remains pending at this time.

Sincerely,
Rick Ferrer



RICHARD (Rick) FERRER, HISTORIC PRESERVATION OFFICER
Environmental Protection and Growth Management Department
PLANNING AND REDEVELOPMENT DIVISION
115 S. Andrews Ave Rm. 329K | Fort Lauderdale, FL 33301
954.357.9731

*In planning for the next 100 years,
what should Broward County focus on?*



Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



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

January 5, 2015

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 Avenue, Fort Lauderdale FL 33311

Re: Response: 1016 Waverly Road, Fort Lauderdale
Rivermont Site (8BD87)

Dear Ms. Franco,

This letter supersedes prior communications regarding County provisions and recommendations for the 'Rivermont Site,' a recorded archaeological site located within the property address 1016 Waverly Rd., Ft. Lauderdale (i.e., Florida Master Site File Number 8BD87) and should serve as clarification in response to your recent request regarding the subject property. Please note the following:

- A. The Broward County Planning and Redevelopment Division (PRD) takes no position with regards to the municipal Historic Preservation Board's authorization approving demolition of a contributing historical structure within Sailboat Bend Historic District, a city-designated historic district.
- B. In light of the fact that the subject property also includes a recorded archaeological site (FMSF #8BD87), a multi-component site with evidence of Glades archaeological deposits (c. 2500 B.C. – A.D. 1760) as well as Seminole Indian (c. 1840; Second Seminole War era) and early pioneer through early modern development (c. 19th Century to 1920s) contexts, this Agency finds that archaeological review and recommendations under County Ordinance 92-38 (Broward County Code; Article XVI. 'Archaeological Cultural Resource Sites') apply if the owner initiated permitting prior to September 23, 2014. More specifically, provisions under Section 5-526 ('Protection and preservation of archaeological sites discovered during the development process) apply. (Please be advised that if the owner initiated permitting on or after September 23, 2014, our previous correspondence dated December 17, 2014, applies.)

In this regard, we note the following:

- On 11/6/2014, the Florida Division of Historical Resources notified the Broward County Planning and Redevelopment Division of the discovery of archaeological materials associated with the Rivermont Site (FMSF No. 8BD87), located at 1016 Waverly Rd., Fort Lauderdale.
- Municipal correspondence (12/10/2014), along with an attached 'Archaeological Assessment at 1016 Waverly Road Demolition Management Plan' indicate that a Phase 1 archaeological survey of the property was initiated by the Archaeological and Historical Conservancy, Inc. in October, 2014. The municipal correspondence indicated that the 'Archaeological Assessment at 1016 Waverly Road Demolition Management Plan' test results are "pending" and "[A] Phase 1 report is pending and will be provided at the completion of the analysis and cataloging of the recovered cultural materials... ."

After review of provided materials, Broward County finds that the conditions of the City of Fort Lauderdale Historic Preservation Board's Certificate of Appropriateness (COA) approval on 12/1/2014 for the development of 1016 Waverly Road do not yet meet the requirements of Broward County Ordinance 92-38. To comply with the County requirements, the project needs to be brought into compliance before further development occurs with the subject property. The applicable County Code (Section 5-526) requirement is as follows:

In the event that any artifacts are uncovered during development activities, such development activities in the immediate vicinity of the discovery site shall be discontinued, and a reconnaissance level survey of the site shall be conducted by an archaeologist who meets the professional qualifications standards as established by the State of Florida, Division of Historical Resources. Said survey shall be submitted by the developer to the Broward County Office of Planning, the local government having jurisdiction, and the State Division of Historical Resources for review and evaluation.

Therefore, prior to commencing development, pursuant to County Ordinance 92-38, Sec. 5-526, the following is required:

1. The property owner shall provide notice of discovery of archaeological materials to the Broward County Planning and Redevelopment Division (Broward County Historic Preservation Officer) and discontinue development activities in the immediate vicinity, and;
2. Conclude the Phase I archaeological survey (or other appropriate reconnaissance level survey) identified in the 'Archaeological Assessment at 1016 Waverly Road Demolition Plan,' which was initiated in October, 2014, by the Archaeological and Historical Conservancy, Inc., and;
3. Submit the completed Phase I archaeological survey (or other appropriate reconnaissance level survey) report to the Broward County Historic

Preservation Officer, the Florida Division of Historical Resources, and to the City of Fort Lauderdale for review and evaluation.

We note that on the date of this letter (1/5/2015), "*A Phase I Archaeological Assessment of the 1016 Waverly Road Parcel Fort Lauderdale, Broward County, Florida*" report by the archaeological consultant has been submitted to this office. It is our understanding that a copy has also been provided by the applicant to the Florida Department of State - Division of Historical Resources. Staff findings and conclusions remain pending an evaluation of the results of the report.

Upon confirmation of the completed survey, the Broward County Planning and Redevelopment Division will coordinate an evaluation of the significance of the finds. In general, following a determination of significance, pursuant to County Ordinance 92-38, Sec. 5-526:

If the professional archaeologist determines that the site is not significant, and said determination is verified by the state archaeologist, then development activities may resume immediately. However, if the state archaeologist fails to respond within fourteen (14) calendar days of receipt of said survey, the determination shall be presumed to be valid. If the site is determined to be significant, within thirty (30) days of the receipt of the reconnaissance survey, the county shall take one of the following actions:

- (a) With the consent of the developer and the local government having jurisdiction, the county shall initiate preservation of the site by:
 - (1) Incorporating it into the site development plan; or
 - (2) Public acquisition of the site; or
 - (3) Offering transfer development rights to the developer; or
 - (4) Offering tax incentives to the developer pursuant to § 193.505, F.S.

- (b) If preservation of the site is not feasible, with the consent of the developer and the local government having jurisdiction, development activities in the immediate area of the discovery shall be delayed for a period of time not to exceed three (3) months from the date of receipt of the reconnaissance survey. During this three-month period, representatives of the state division of historical resources, the Broward County Archaeological Society, or the agents and employees of Broward County, and a professional archaeological consultant retained by the developer, if any, shall have the right of access to the immediate area to survey and conduct an archaeological salvage excavation of the area within which the discovery was made; provided, however, that development shall resume upon either the completion of such archaeological salvage excavation or the expiration of the three-month period, whichever first occurs. If necessary, and upon the consent of the developer, the three-month period may be extended for an additional three-month time period to allow for completion of the survey and archaeological salvage excavation.

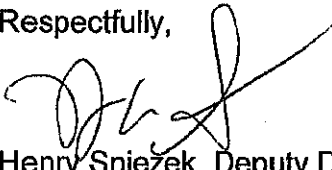
- (c) Allow development activities to proceed under the close supervision of a professional archaeologist.

A violation of this section constitutes a public nuisance as set for in section 5-527 of this article, and may result in the county's seeking an injunction pursuant to § 60.05, F.S.

Lastly, prior to any future development of the parcel and in the event that human remains are identified within the subject property, project planning requires consultation with the State Archaeologist to ensure compliance with Florida Statute 872.05 as it pertains to the disturbance of unmarked human burials and in order to determine requirements of the Native American Graves and Repatriation Act (NAGPRA) in advance of development and ground disturbance activities

Thank you for your attention to this matter. Please feel free to contact me if there any questions regarding these comments.

Respectfully,



Henry Sniezek, Deputy Director

Broward County Environmental Protection and Growth Management Department

ec: Maribel Feliciano, Planning Administrator, Broward County Planning and
Redevelopment Division
Maite Azcoitia, Esq., Deputy County Attorney, Broward County
Matthew DeFelice, Broward County Archeological Consultant
Rick Ferrer, Historic Preservation Officer, Broward County Planning and
Redevelopment Division
Stephen Tilbrook, Attorney, Gray – Robinson Attorneys at Law
Robert Carr, Executive Director, Archaeological and Historical Conservancy, Inc.
Daniel Seinfeld, Archaeologist III, Florida Bureau of Archaeological Research



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:

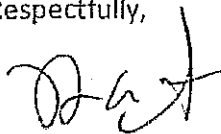
- a. Section 5-536.5(a), a *Certificate to Dig* (CTD) may be required in coordination with the proposed future development of the property.
- b. Prior to any development of the parcels, the project planning should include consultation with the Broward County Planning and Redevelopment Division in order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

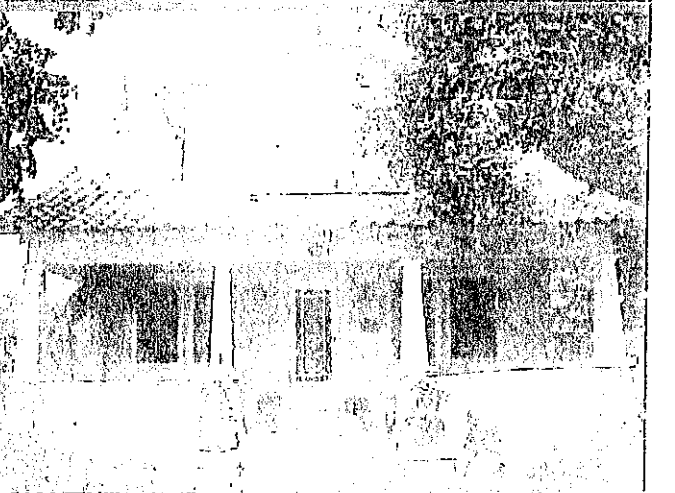
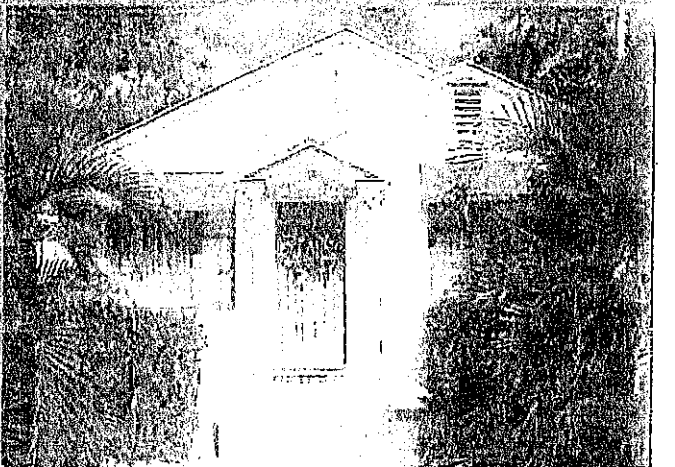
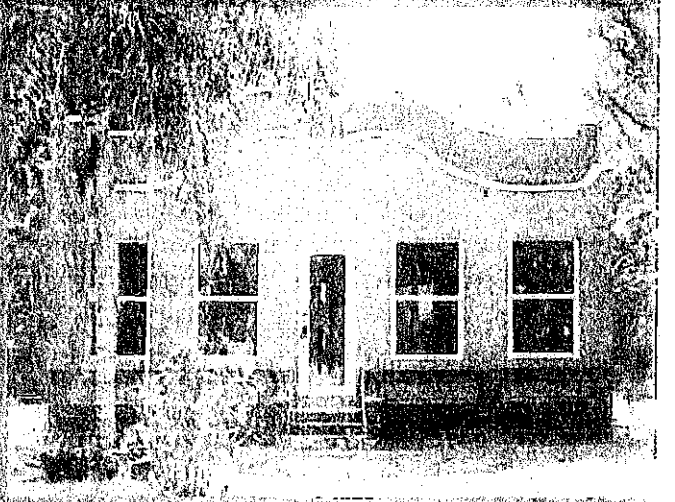
**Exhibit 7: City of Fort Lauderdale 2010 Architectural
Resources Survey for Sailboat Bend Historic District**

West Cultural Resources Group

Sailboat Bend Historic District

10000 E. 1st Avenue
Denver, Colorado 80231

10000 E. 1st Avenue
Denver, Colorado 80231



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.

Fort Lauderdale Historic Resources Survey

County of Broward, Florida

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.

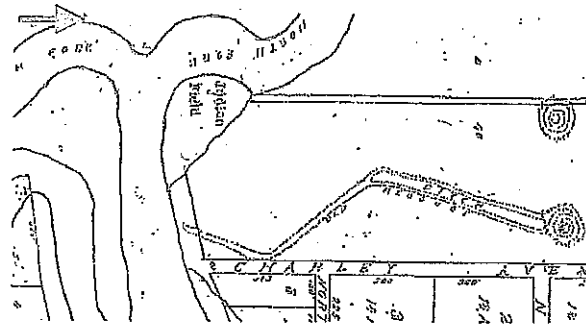
SURVEYOR: Patricia Garbe-Morillo and Delvis D Anes

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 foci 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 (Rivermont) 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:

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.



Sailboat Bend

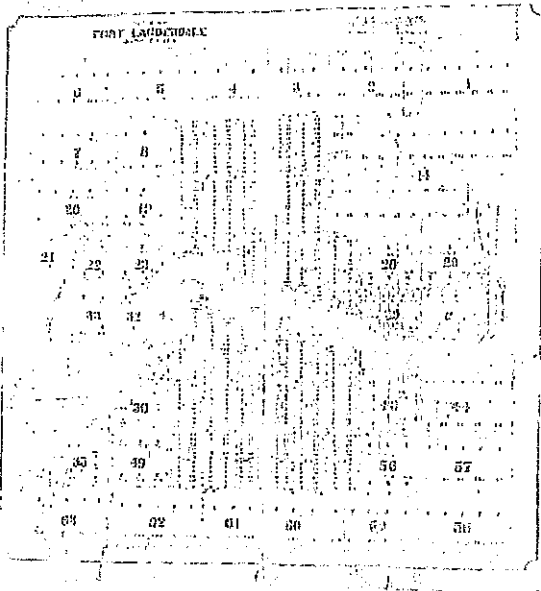
Rivermont

Department of Planning and Zoning

Individual Form Architectural District

Historic Site # SB-482

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. Haris 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.

Exhibit 8: Email from Susan Gillis, City of Fort Lauderdale
Centennial Historian

Susan Gillis
902 NE 37 ST
Oakland Park, FL 33432
gillissj@msn.com

City of Fort Lauderdale Mayor and Commission
Fort Lauderdale City Hall
100 North Andrews AV
Fort Lauderdale, FL

January 5, 2015

Dear Commissioners:

I was truly shocked to hear of the proposed demolition of Rivermont, one of the most important historic and archaeological sites in the city and anchor of the Sailboat Bend Historic District. When I first came to work at the Fort Lauderdale Historical Society back in 1986, there were still a handful of structures remaining in our county constructed before 1920. I have observed their numbers diminish over the years; there are very few left today, particularly in the city of Fort Lauderdale. In addition, the archaeological importance of this site must not be ignored; it is as much a part of Fort Lauderdale's past as any historic structure. In the year in which we recognize the centennial of our county, it is ironic that one of the city's first acts should be the destruction of one of its most important historic properties. Please do not allow this destruction of our history.

Sincerely,

Susan Gillis

Susan Gillis
Fort Lauderdale historian and former Curator, Fort Lauderdale Historical Society

Exhibit 9: Email of Recommended Conditions for Demolition if HPB Decision is Not Overturned

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

From: Steve Glassman [mailto:randesteve@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: lfeldman@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

**Exhibit 10: Broward Trust Testimony from 12/17/14
Commission Meeting**

December 17, 2014 City Commission

Agenda Item M-2/Rivermont House

Good evening, Mayor, Vice Mayor, Commissioners, and Staff,

I'm Steve Glassman, a resident of Fort Lauderdale and I'm speaking as president on behalf of the Broward Trust for Historic Preservation. We urge you to set a De Novo hearing to review the demolition application for the 1918 Rivermont House at 1016 Waverly Road. The City Manager's memo states in part that you may set a hearing if it is found that the proposed project is in an area which due to characteristics of the project and the surrounding area requires additional review. Well, if ever there was a poster child for those criteria, then this is it. This house and this site have been described by your consultant as one of the most significant in the entire City; both the house and the site, an Indian midden dating back to 400 - 700 AD and described as the last prehistoric site of its size, caliber, and importance along the New River, have been declared eligible by various entities for inclusion in the National Register of Historic Places; the house is included in the Florida Master Site File; and the house is identified in the City's Architectural Resources Survey of Sailboat Bend Historic District as key contributing, distinguishing itself from those buildings in the historic district that are identified as merely "contributing."

A hearing is justified because there is no way that we can present all of the pertinent information on such an important property in just a few minutes tonight. Respect should be paid to the site before us. There is too much of a contradiction between what one reads in your consultant's report and the decision of the Historic Preservation Board. It is timely that earlier tonight you have honored Merrilyn Rathbun as the "guardian of our city's history." The Trust asks that you honor her in not only words, but in action. Heed what she says when she writes: "The historic Rivermont House is significant in the built history of the town; 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. The application should be denied."

The Trust is concerned by the applicant stating that the house has no historic significance and the site has limited archeological significance. Stating, as criteria for demolition, that the structure no longer contributes to the historic district; that the structure no longer has significance as a historic architectural landmark; and that the new project is a major benefit to the historic district are simply, in our opinion, not true representations of the facts. Again quoting Ms. Rathbun: "The historic house will be destroyed and its history lost to the

community. 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." Assertions that almost all of the house is not original are simply not true; and concerning any changes and additions to the original 1918 structure, it is important to remember that the Secretary of the Interior's Standards states that "most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

There are too many moving parts on this case not to have a hearing and especially not to issue a permit for demolition. I have submitted for the record a letter to the City from Broward County which states its concerns on the site, I have also been informed that the City requested that the County's archeological consultant review the management plan for the site submitted by the owner of the property to the Historic Preservation Board, and I have also been informed that the State archeologist has contacted the Seminole Tribe for its input on the site. Lastly, just today a letter was sent to the Mayor from the Florida Department of State Division of Historical Resources encouraging the preservation of the Rivermont House and reminding the City of its responsibility as a Florida Certified Local Government to historic preservation. Time must be given for all of this to occur before demolition can even be contemplated.

Thank you for your consideration this evening, and again, the Trust requests that you set a De Novo hearing.

Exhibit 11: Resumes and Expertise of Presenters

Fort Lauderdale City Commission

Rivermont De Novo Hearing

January 6, 2015

Resumes of Broward Trust for Historic Preservation Consultants:

- **David W. Baber (Historic Preservation Specialist)**
- **Susan Massey McClellan (Architect with Historic Preservation expertise)**
- **Marla Sherman Dumas (Planner, Public Administrator with Historic Preservation expertise)**
- **Michele L. Williams, Ph.D. (Anthropology and Archaeology)**

DAVID W. BABER

4748 Charing Cross Rd
Sarasota, FL 33312
deevo1@verizon.net

(941) 685-0782

PROFESSIONAL GOAL

A career focused on protecting society's irreplaceable historic resources.

CORE COMPETENCIES

- Extensive historic preservation knowledge
 - Advocating for historic preservation issues
 - Personnel Management
 - Managing multi-disciplinary programs
 - Completing multiple simultaneous tasks
 - Regulatory compliance management
 - Oversight of restoration projects
 - Managing grant-in-aid programs
 - Successful history of securing grant funds
 - Budget development and oversight
-

PROFESSIONAL EXPERIENCE

1/2008 – 12/2014 Broward County Historical Commission
Fort Lauderdale, FL

1/2008-1/2011 County Historic Preservation Officer, Historical Commission

Provided direction and leadership to history and historic preservation programs and organizations throughout Broward County and its 31 municipalities. Provided guidance to and implemented the policies of the 22 member Historical Commission. Was responsible for administration and management of the County's multifaceted history, historic preservation and archaeology programs. Examples of my administrative duties included the hiring, assessing and supervising of all professional and support staff, creating programs and projects, developing and managing the operating and project budgets, communicating the mission of the agency in the community, resolving conflicts and developing and implementing plans for improving and expanding the ways to realize the goals of the organization.

Key Accomplishments

- Reorganized the County's historic designation and tax exemption program processes to increase efficiency and consistency in applying the programs' requirements
- Improved the County's regulatory compliance review program to ensure that all development activity reviewed for impacts to archaeological and historical resources was handled consistently
- Provided assistance in writing and reviewing National Register nominations and local designation applications
- Provided technical assistance to property owners and municipalities in terms of applying criteria for designations and improvements to historic resources
- Developed a County-wide coalition of history and historic preservation organizations that met to support each other's activities and to address common issues
- Completed the rehabilitation and adaptive re-use of the historic West Side Grade School to maximize its functionality as the home of the Historical Commission while meeting established federal and local preservation standards
- Developed educational programs on preservation issues for the public and municipalities
- Implemented locally funded challenge grant-in-aid program, modeled loosely on the State of Florida preservation grants program, to preserve, rehabilitate and restore important local resources

1/2011-12/2014 Historic Preservation Coordinator, Libraries Division

As a result of severe budget cuts associated with the financial contraction experienced throughout Florida, all funding for the Historical Commission was eliminated for the FY 11 budget and the services and programs were reorganized under the County library system. The Historic Preservation Officer position was eliminated and the Historic Preservation Coordinator position was created with no administrative/management responsibilities. Examples of activities in this new position include preparing National Register and local designation applications, providing technical assistance to other communities and property owners, supervising the creation of local history exhibits, managing the digitization of special collections and assisting with other library related activities.

Key Accomplishments

- Researched and provided material for the CLG Recommendation Report/wrote initial draft ordinance
- Secured a State preservation grant and provided support for a County-wide historic sites survey
- Prepared and defended the National Register nomination for the Historic West Side Grade School
- Prepared the local designation application for the Marcel Breuer designed Broward Main Library
- Led a team of stakeholders to develop an historic resource disaster long term recovery strategy
- Completed 2400 scans with related metadata completing and uploading eight digitization projects

1/1995-1/2008 Sarasota County Government
Sarasota, FL

Historical Resources General Manager

Responsibilities included directing all aspects of the primary history and historic preservation government agency in Sarasota County. This multi-disciplinary program included initiatives to promote the protection of historic and prehistoric resources, managing a substantial historical archive and operating a diverse history education program. Also was responsible for all administrative and management aspects of the program, including budget development and implementation, management of professional and support staff of five, development of programs targeted at protecting cultural resources in the County and promoting an understanding of local history.

Key Accomplishments

- Developed countywide local register of historic places, and successfully sought CLG status
- Created regulatory and financial incentives including an overlay development district to provide specific rights and flexibility to all properties designated by the County
- Provided staff support to the County Historical Commission and the Historic Preservation Board
- Successfully applied for and managed 10 State Small Matching and Special Categories historic preservation grants with a total value of nearly \$1,100,000 for a variety of preservation activities
- Provided leadership and oversight to ensure compliance with the Secretary of the Interior's Standards in the rehabilitation of County owned historic resources including the County Courthouse, the Venice Train Depot, Nokomis Beach Plaza, Phillippi Estate Park, the Hermitage, and the Dr. Wilson House.
- Formalized a process for consistently reviewing all development activity in the unincorporated County with the successful result of avoiding, minimizing or mitigating impacts to cultural resources
- After the 2004 and 2005 hurricane seasons, successfully relocated the irreplaceable historical collections from a 65 year old building on the bay-front to a hardened inland location
- Successfully negotiated a collaborative agreement between the History Center and the Convention and Visitors Bureau to operate the old facility as a visitor center with four historical exhibit galleries
- Developed covenants and easements to protect historic and archaeological resources
- Participated as a member of the Statewide Technical Advisory Committee in the multi-phased project to develop "Disaster Planning for Florida's Historic Resources" and "Disaster Mitigation for Historic Structures: Protection Strategies"

1985-1995 Town of Windsor
Windsor, CT

Community Development Coordinator

Responsible for managing all aspects of the historic preservation and comprehensive community development programs in Windsor, Connecticut's oldest town. Developed and managed operating and project budgets based on state and federal community development and historic preservation funding sources. Managed program to provide grants and low income loans to improve low income housing and commercial buildings. Directed all historic preservation activities such as surveys and National Register nominations and provided staff support to the Historic Preservation Board.

Key Accomplishments

- Successfully sought and administered grant funding totaling nearly \$5 million from state and federal sources for all community development and historic preservation related activities
- Prepared HABS documentation on the historic railroad passenger and freight depots as a condition of federal funding to prepare the buildings for rehabilitation as a multi-modal transportation center
- Acted as staff liaison to the Historic Preservation Board
- Reviewed all applications for improvements to historic buildings
- Oversaw the restoration of historic buildings in town such as the aforementioned railway facility, a one room school to be used as a museum and a federal period house to be used as a home for unwed teenage mothers and their children
- Developed a local heritage tourism program in partnership with the Chamber of Commerce.

1983-1985 Bridgeport Neighborhood Housing and Commercial Services, Inc.
Bridgeport, CT

Upper East Side Director

Administered all phases of a comprehensive preservation based revitalization program in a severely depressed, historic, inner city neighborhood in Connecticut's largest city. Formulated administrative and project budgets, identified and developed housing and infrastructure projects, solicited funding to carry those projects, and organized neighborhood self help groups.

1979-1983 Willimantic Community Redevelopment Agency
Willimantic, CT

Rehabilitation Director

Developed and administered a historic preservation oriented residential and commercial rehabilitation program involving grants and low interest loans as a part of the community development activities for the City of Willimantic. Prepared construction plans and specifications for projects, performed credit underwriting, arranged financial packages, recruited contractors and supervised construction. Program was the recipient of a national HUD award for the success of the preservation and revitalization of the commercial downtown district. Supervised the preparation of historic sites surveys and National Register nominations in the City.

1978-1979 Central Virginia Planning District Commission
Lynchburg, VA

Historic Planner

Conducted historic sites inventory in Amherst County. Made A-95 review comments on projects with historic preservation related considerations.

1978 Capitol Region Council of Governments
Hartford, CT

Architectural Historian

Assembled historic resources survey on a contractual basis, in conjunction with the Connecticut Historical Commission, in five Hartford area towns.

EDUCATION

Bachelor of Science, Historic Preservation, 1978, Roger Williams College, Bristol, RI
Associates of Engineering Technology, Architecture/Construction, 1974, Roger Williams College, Bristol, RI

AFFILIATIONS

- National Trust for Historic Preservation, Forum member
- Florida Trust for Historic Preservation, member and former trustee
- 2007 Florida Trust for Historic Preservation annual conference local chair
- Member of the Sarasota Architectural Foundation Technical Advisory Committee
- Former Citizen Advisory Board member for the Department of State, Central Florida Regional Preservation Office
- Former board member of the Sarasota Alliance for Historic Preservation
- Former board member and vice chair of the Crowley Museum and Nature Center

REFERENCES

Attached as separate document

Susan Massey McClellan

5495 Northeast 25th Avenue Unit 402
Fort Lauderdale, Florida 33308
954.776.6871

REGISTERED ARCHITECT State of Florida 1995
LEED AP

EDUCATION

University of Florida Master of Architecture 1988- 91
University of Florida Bachelor of Design 1975-79, 1987

CIVIC SERVICE

City of Ft. Lauderdale Historic Preservation Board Member 2008 – 2012
CoFL Historic Preservation Board Chairperson 2009 – 2012
CoFL Centennial Committee Member May 2009 – May 2010
CoFL Rewrite Work Group of Historic Preservation Ordinance Jan 2010 – Present

EMPLOYMENT

Susan M. McClellan, P.A. (self-employed) Sept. 2001 – present
DMI Don Meyler Inspections Aug 2011 - Jan 2012
Subcontractor hired to perform residential Wind Mitigation Insurance
Inspections with particular emphasis on inspections specifically for
Citizens Insurance Corporation as well as retail residential wind
mitigation inspections for insurance industry form 1802
ARCHITECT of RECORD for several projects inclusive of commercial,
residential, new 'ground-up' to renovations and additions.
KYNER RESIDENCE Guest House Nov 2012 – Present
GLOBAL WEALTH MANAGEMENT Offices Sept 2012 – Present
1925 RICHARDSON CARRIAGE HOUSE Apr 2011 - Present
FORT LAUDERDALE WOMAN'S CLUB Oct 2004 - Present
KIENZLE RESIDENCE Ft. Laud., FL Nov. 2003 - June 2005
SCHMATZ RESIDENCE Ft. Laud., FL Sept. 2005 - Present
HUNTINGTON RESIDENCE Parkland, FL Dec 2000 - 2005
CSSI Office Space Coconut Creek, FL Oct 2003- Oct 2004
FRANKLIN CONTRACTORS INC. Ft Laud., FL JAN – MAY 2000

Retzsch Lanao Caycedo Arch's Boca Raton, FL June '95 - Sept '01
Project Architect for several projects during tenure. Duties include
coordination of CD's with professional consultants, meetings with
Client / Owner, meetings with City Officials regarding permitting and
Construction Administration. Notable projects:
FIRST UNION PLAZA Boca Raton, FL
KELLSTROM INDUSTRIES Sunrise, FL
Project Manager / Other duties for several other projects including:
DIVI PHOENIX BEACH RESORT Oranjestad, Aruba

Tuthill & Vick Arch., INC. Ft. Laud., FL OCT '92 - JUNE '95
Architecture Intern Position working in various capacities
on projects in office from librarian to draftsman to project
management and research.

CSI HEADQUARTERS Ft. Laud., FL
FOLZ RESIDENCE Ft. Laud., FL

Anderson Baumoehl Arch. Boca Raton, FL DEC '91, 02-06 '92
Architecture Intern Position working in various capacities
on projects in office from librarian to draftsman to project
management and research.

CONGRESS MIDDLE SCHOOL Boynton Beach, FL
GABRIEL RESIDENCE Ft. Laud., FL
NCNB ADA Compliance SURVEYS 30+ Facilities in S. FL.

References + Portfolio upon Request

S U S A N M A S S E Y M C C L E L L A N

5495 Northeast 25th Avenue Unit 402
Fort Lauderdale, Florida 33308
954.776.6871

REGISTERED ARCHITECT State of Florida 1995 Member A.I.A. Fort Lauderdale Chapter
LICENSED INTERIOR DESIGNER State of Florida
AUTOCAD (release 2000) proficient

A C A D E M I C S

UNIVERSITY OF FLORIDA	Gainesville, Florida	MASTER OF ARCHITECTURE	1988- 91
UNIVERSITY OF FLORIDA	Gainesville, Florida	BACHELOR OF DESIGN	1975-79, 1987
FORT LAUDERDALE COLLEGE	Fort Lauderdale, Florida		FALL 1986
BROWARD COMMUNITY COLLEGE	Davie, Florida		SUMMER 1976

A C A D E M I C T R A V E L

UNIVERSITY OF FLORIDA Graduate Study in the United Kingdom JUNE-AUGUST 1989
COLLEGE OF ARCHITECTURE two-part SEMINAR/TRAVEL Program.
Participation in series of seminars given at/by the [A.A.]
ARCHITECTURAL ASSOCIATION Percy Street, London, England.
SEMINARS focused on historical and theoretical issues and their
impact on architecture and architectural education of today. Speakers:
ROBIN EVANS, PETER COOK, DON BATES and MARK COUSINS & etc.
TRAVEL involved research through site visits, meetings with scholars
at several locations and selected readings on several distinct cities:
EDINBURGH, GLASGOW, LONDON, BATH, OXFORD and CAMBRIDGE.
Travel analysis produced analytical documentation through drawing,
in-depth discussion of readings and formally written documents.
OTHER TRAVEL includes FRANCE, MEXICO and the UNITED STATES.

A C A D E M I C H O N O R S

THE A.I.A. CERTIFICATE OF MERIT Awarded APRIL 1991
A certificate awarded by the A.I.A. NATIONAL OFFICE to an outstanding graduating
professional degree student as the RUNNER-UP to the HENRY ADAMS MEDAL.
ENTRANT S.O.M. Foundation Travelling Fellowship Program Competition APRIL 1991
One of two students selected representing University of Florida.
LOUIS C. HOLLOWAY MEMORIAL SCHOLARSHIP [\$1500] DECEMBER 1989
STOVALL / HOLLOWAY MEMORIAL FUND SCHOLARSHIP [\$1250] JUNE 1989
TAU SIGMA DELTA National Honorary for Architecture + Allied Arts Member 1979

E M P L O Y M E N T

RETZSCH LANA O CAYCEDO ARCHITECTS Boca Raton, Florida **JUNE 1995- SEPT 2001**
FIRST UNION PLAZA Boca Raton, FL

New Mixed Use Project: 2-story Bank, 7-story Tower, 6-story Parking Garage
Project Collaboration with Philip Johnson Architect of New York. Developer
Selected Philip Johnson as Design Architect, RLC as Architect of Record.
Unique design required development of new curtainwall system for South FL
Responsibilities: Project Manager. Coordination of all facets... Schematic Design
To Final Walk-through Punch-lists including: Construction Documents, Bid Docs,
ASI's, RFI's, CO's, Field Reports, Weekly Meetings with Owner & GC,
Applications for Payments.

KELLSTROM INDUSTRIES CORPORATE OFFICE / WAREHOUSE Sunrise, FL
New 203,000 SF State-of the Art Corporate Headquarters

Responsibilities: Project Architect, Project Manager, design Concept through
Construction Documents and Construction Administration, Meetings with City
Officials for P & Z and Permitting, Handled Job-site visits and Field Reports,
Shop Drawing Review through Project completion / Final Punch lists.
Repeat Client as a result... Worked on 2 more Projects for same client in
same Industrial Office park.

EMERALD WOODS SHOPPING CENTER Hollywood, Florida +\$250,000
Renovation-face lift of existing shopping center.

Responsibilities: Construction Documents, job-site inspections and field reports.

ARUBA DIVI PHOENIX BEACH RESORT Palm Beach, Oranjestad, Aruba
Renovation +\$3.5Million New Additions to an existing time-share resort site.

Responsibilities: Project Manager, Design coordination in-house and with
consultants, Construction Documents/Coordination, A.S.I. & R.F.I. Coordination.

ALLEGIANCE HEALTHCARE CORP. Meridian Business Campus
New 107,000 SF Corporate Headquarters

Responsibilities: Project Manager, Schematic Design concepts, Construction
Documents and Coordination with Consultants.

BLUE CROSS and BLUE SHIELD Miami, Florida

Responsible for Schematic Design of Interior Main and Upper lobby spaces.
Selected / Specified finishes for same. Rendered Interior Perspective sketches
for review and approval by owner. Helped with coordination of finishes at jobsite.

COUTTS RESIDENCE The Woodlands, Tamarac, Florida **JUNE 1992-Present**
2500 SQ. FT. Garage Addition + Extensive renovation to existing residence.
Design, Construction Documents, Furniture, Fabric, Artwork, Accessories.

FRANKLIN CONTRACTORS INC. Fort Lauderdale, Florida **JAN - MAY 2000**
4700 SQ. FT. Corporate Office + Warehouse Facility Tenant Improvement.
Design, Construction Documents, Furniture, Fabric, Artwork, Accessories.

RIVIERA CONDOMINIUM Galt Ocean Mile, Fort Lauderdale, Florida **MAY 1996**
Collaboration with WENDY COSTA INTERIORS to renovate existing main lobby
some commons spaces. Collaborated on design, responsible for Interior
Construction Documents and their coordination.

KUBLIN RESIDENCE The Woodlands, Tamarac, Florida **FEBRUARY 1996**
Developed Schematic Design drawings of Second Story Master Bedroom/Bath
Addition to existing residence.

TUTHILL & VICK ARCHITECTURE, INC. Fort Lauderdale, FL **OCTOBER 1992 - JUNE 1995**

CSI HEADQUARTERS Sun Bank Center Fort Lauderdale

Approx. 15,000 SQ. FT. tenant improvement to existing shell. Worked from Schematic Design through Construction Documents. Spent time in field at jobsite fine-tuning and inspecting work as it progressed.

FOLZ RESIDENCE Corinthian Building, on Intracoastal Waterway Fort Lauderdale

Approximate 2000 SQ. FT. integration of two 2-bedroom/bath units serviced by single elevator tower, to one single family customized dwelling. Involved with phases of this project: Design Sketches, CD's, purchasing to jobsite coordination.

McCARTHY-GOLDSTEIN RESIDENCE Shady Ridge Estates Fort Lauderdale

4500 SQ. FT. Single Family Residence. Responsible for Development and Coordination of Construction Documents.

ANDERSON BAUMOEHL ARCHITECTURE Boca Raton, FL **DEC 1991, FEB-JUNE 1992**

CONGRESS MIDDLE SCHOOL Boynton Beach, Florida

Worked on production of base set as well as Phase II set of Construction Docs. Renovation project encompassing re-planning of 4 buildings spaces functionally and adhering to handicap codes. Addition of new covered walkways.

GABRIEL RESIDENCE Fort Lauderdale, Florida

Renovation + Addition project to existing residence. Responsible for site visits to record existing dimensional conditions. Collaborated in production of Construction Documents.

NCNB HANDICAP SURVEYS 30+ Facilities in South Florida

Responsible for on-site inspection / recording of existing NCNB locations for adherence to January 1992 Handicap Accessibility Code for bank's evaluation.

PLATINUM CRUISE AND TOURS, INC. Pompano Beach, FL **MAY-AUGUST 1992**

Corporate Headquarters / Executive Offices Interior. Planned 3500 SQ.FT. space, Interior sectional height variations, task and specialty lighting specifications and detailing, cabinetry detailing, furnishings / artwork and purchasing.

UNIVERSITY OF FLORIDA Gainesville, FL **AUGUST - DECEMBER 1990**

GRADUATE TEACHING ASSISTANT Taught Design I, first in a series of studio design courses. Course incorporates, History, Drawing + Modeling.

UNIVERSITY OF FLORIDA Gainesville, FL **JUNE - AUGUST 1990**

MINORITY STUDENT TUTOR Taught Design / Drafting / Rendering .

BRENT D. CORNWELL, INC. Fort Lauderdale, FL **AUGUST 1979 - DECEMBER 1987**

8.5 Years Commercial Interior Design Firm including:

5% Residential, 10% Retail, 20% Restaurant/Night Club, 65% Hospitality

Firm grew from 5 employees in 1979 to 23 by 1987.

SENIOR PROJECT DESIGNER 1985-87 Design emphasis, Conceptualization

Coordination/Scheduling, Travel, Jobsite Inspection/Coordination Notable Jobs:

Flagship **BALLY** Health Club, Barbican, London, England

HOLIDAY SPA Riverside, California. Lighting won Int'l Lighting Design Award

HOLIDAY SPA Hollywood, California. Re-use of Historic Hollywood Landmark.

DIRECTOR OF DESIGN PRODUCTION mid 1983-1985 In-house coordination

of health clubs National Identity per client request, Design, Scheduling, Travel.

DESIGNER mid 1981 - mid 1983 Design, Direct own design team, Client Contact

Drafting, Coordination with Consultants, Travel.

DESIGN ASSISTANT August 1979 - mid 1981 Drafting, Production/Presentation,

Materials Librarian, Purchasing Assistant, Research.

R E F E R E N C E S + P O R T F O L I O u p o n R E Q U E S T

Susan M. McClellan, P.A. **A R C H I T E C T**
 Post Office Box 030123
 Fort Lauderdale, FL 33303
 AA0003603
 P: 954.776.6871
 F: 954.771.8386
 E: pinktent@bellsouth.net

COMMERCIAL EXTERIOR and INTERIOR IMPROVEMENTS

Oct 2001 – Dec 2002 BALLY TOTAL FITNESS "Courtrooms" +/- 22,900 sf
750 West Sunrise Boulevard
Fort Lauderdale, Florida
 Total Interior "Face Lift" as well as reorganization of work-out areas. Sales Offices and South Florida Office Corporate Office. Renovation of the entry entrance to comply with ADA standards.

OCT '03-OCT '04 CSSI Corporate Solutions and Software Int'l + 5,200 sf
Lyons Tech III Corporate Park Coconut Creek
 Interior tenant build-out of corporate offices including Mezzanine and conditioned warehouse storage area.

DEC '03-May '05 GILDA'S CLUB +/- 450 sf
119 Rose Drive
Fort Lauderdale, Florida
 Interior tenant build-out of basement space will in National Register Historicity significant 19th-Century Residence turned office space building for use as a meeting room for tortifiers and teams.

COMMERCIAL NEW BUILDINGS

JUL '03–MAR '05 B and B Realty Investments, Inc. +35,000 sf
Condominium Office Building
Nob Hill Road + Commercial Blvd.
Sunrise, FL
 Design of a 14-Unit Condominium Office building complex catering to the professional office market in Sunrise, FL.

RESIDENTIAL PROJECTS

OCT '01–MAR '03 Peter and Cheryl Huntington Residence +5,400 sf
New Home in Pine Tree Estates
Parkland, FL
 New 2-story home with attached garage. Master Suite, two bedrooms plus live-in or mother in law suite. Home acts as a backdrop for the client's artistic collection of furniture and artifacts from their travels.

RESIDENTIAL PROJECTS (cont'd)

- DEC '03 - JULY '06** **Bob and Lybbi Kienzle Residence** **+3,730 sf**
Addition to Home in Victoria Park
1630 NE 7th Court
Fort Lauderdale, FL
Addition bringing a master suite, family room, updated kitchen plus exterior amenities to accommodate the Owner's love and care-in-training of dogs for Canine Companions and their future companions. The Owner's desire to maintain the small scale charm of the home and neighborhood was enhanced by the addition to the front porch wrapping around to the side. The rear patio - pool space adds to the lush feel of the property nestled in the growth of palms giving the desired "Key West" charm to the finished product.
- MAY '03 - Present** **John and Lois Schmatz Residence** **+4,506 sf**
Addition to Home in Coral Ridge
1619 NE 26 Avenue
Fort Lauderdale, FL
The creation of a garage lot, to a previous addition was the impetus to the transformation of this home. The Owner's desire to entertain while also maintaining space for family coming home to visit started the conversation. The previous addition had already created the necessary master bedroom suite and patio with pool to the rear. Capturing the outdoor tropical feel to the front yard with a fountain and side dining dining patio also helped further the final product. This home won a Fort Lauderdale CAB award this spring. Some interior elements are now being taken care of which will finalize the complete product.
- MAY '05 - Present** **Paul and Jean Hartmann Residence** **+3,178 sf**
Addition to Home in Croissant Park
728 SW 18th Court
Fort Lauderdale, FL
Addition of approximately 3,000 square feet to this home with detached garage building on a corner lot. The neighborhood is faced with a collection of Spanish Revival Homes modest in stature on lovely sized lots. The Owners program incorporated Eastern philosophical principals for spatial guidance along with a collection of "gathered" parts, eclectic in nature, to be kept and into a modern "farmhouse" of sorts. The resulting building will require growth of the landscape to cultivate the external virtues of desired affect, convey a definite public versus private feel, and interesting vignettes along the way.

HISTORIC PRESERVATION PROJECTS

- APR '04-Present** **Fort Lauderdale Woman's Club** +/- 3500 sf
15 South Andrews Avenue
Fort Lauderdale, Florida
Renovation and Restoration of Fort Lauderdale
Historic Landmark Building for use as a Women's
Clubhouse and meeting space.
- MAY '07-Present** **Survey of the T-Buildings on the Campus of FAU** 4- buildings
in Boca Raton for Florida Atlantic University and
the Boca Raton Army Air Field Preservation Society.
Phased Survey of the Buildings for use by FAU and
the SRAAF in applying for grants towards their restoration
and rehabilitation using the Secretary of State's National
Standards. The survey is looking at the condition of the buildings
and their separate parts, specifically windows and doors, of the
entire "strip" conditions and a future schematic plan for use
of the buildings and their shared environment within the campus.

MARLA SHERMAN DUMAS

HIGHLIGHT OF QUALIFICATIONS

Professional Experience:

Over twenty-five years of experience as a public administrator or consultant to various governmental agencies and municipalities concentrating on:

- Community Planning
- Economic Development
- Redevelopment Strategies
- Commercial Revitalization
- Historic Preservation
- Public/Private Partnerships
- Funding Strategies
- Public Involvement
- Permitting
- Other Related Activities

Solid understanding of County, State of Florida and Federal regulations, policies and procedures relating to these types of disciplines.

Historic Preservation Experience:

- Conducted historic structure surveys in support of creation of historic districts which included physical surveys, oral histories and collection of archival documentation
- Drafted design guidelines and zoning regulations for historic districts and conservation areas
- Administered redevelopment activities for Community Redevelopments Agencies (CRAs) that included areas with historic district overlays

Public/Private Partnerships:

- Developed conceptual plans within historic preservation districts that resulted in public/private partnerships responsible for development of hotels, mixed-use projects, garages, public facilities and public open space
- Determined roles and responsibilities of the various participants
- Established criteria for the Request for Qualifications (RFQs) and selection process that resulted in determining the best qualified developer and/or participants for the partnership
- Negotiated development agreements, contracts, amendments and addenda involving complex public/private partnerships and related issues

Community Planning/Economic Development:

- Collaborated on residential zoning classifications that regulated in fill activities for single family historic properties
- Prepared elements of the Comprehensive Plan for Carteret County, North Carolina relating to land use, health and recreation
- Developed a Comprehensive Master Plan for a newly incorporated municipality that received approval by the Florida Department of Community Affairs
- Initiated preparation of Land Development Regulations in support of the approved Comprehensive Plan

- Established a conceptual Streetscape Master Plan to serve as a regulating plan for the entire community as well as a tool to encourage economic investment
- Promoted a Town Center concept to encourage commercial revitalization and mixed-use development opportunities
- Created recognition for existing residential areas under an urban villages concept
- Negotiated with developers, attorneys and architects recognizing density and intensity as critical issues
- Implemented a study to establish impact fees for parks, public facilities and police services

Redevelopment Strategies:

- Authored redevelopment plans and amendments in accordance with State and County code requirements for Community Redevelopment Districts that included historic designations
- Determined funding strategies including Tax Increment Financing (TIF) projections based on tax rolls and forecasts of development activities
- Prepared grant applications and requests for funds in response to notices of funding availability to assist in funding redevelopment efforts
- Created Special Assessment Districts (SAD) programs to facilitate funding for public improvements including beautification and infrastructure projects

Public Involvement:

- Facilitated public meetings and charrettes that included stakeholders, government officials, public employees, community-based organizations, citizen committees, developers, professional organizations and the public-at-large
- Conducted consensus building efforts resulting in planning study recommendations relating to development issues, growth management and revitalization efforts
- Responded to all public inquiries for information regarding plans or projects
- Developed newsletter to keep residents and participants informed about the status of various projects

HISTORICAL COMMISSION

Served on Ordinance Review Committee when created in 2008 tasked with reviewing county ordinances, administration code and policies in order to identify areas needing revision, clarification or enforcement

Served on Cultural Resources Committee since it was established in 2008 in order to better address historic preservation issues throughout Broward County. This committee produced the 2012 report that recommended the establishment of a Certified Local Government designation for Broward County

Developed the concept for the BCHC Heritage Celebration and served as Chairperson for the inaugural event in May 2011 at which keynote speaker for Florida Secretary of State

Continued to assist with Heritage Event by reading all newly published books relating to Broward County history and recommending nominations to receive the Dr. Cooper C. Kirk Award and also recommending nominees for the Judge L. Nance Award, the Stuart B. McIver Award and the Historical Commissioners Award in 2012, 2013 and 2014

Authored Publications

Parkside: An early neighborhood in Hollywood worthy of historic designation, Broward Legacy, Volume 29, Number 1, 2009

Book review: *Pioneer Parish: Saint Anthony Broward's First Catholic Church* by Fr. Jerry Singleton., Broward Legacy, Volume 32, Number 1, 2012.

Preparing book review for next issue of Legacy: The Making of Nova Southeastern University: A Tradition of Innovation, 1964-2014 by Julian M. Pleasants, Ph.D.

EMPLOYMENT HISTORY

July 2001-Present	MSSD Consulting, Inc.
October 1999-June 2001	Community Planning and Development Director City of Sunny Isles Beach Florida
June 1993-September 1999	Miami Beach Redevelopment Agency
Prior to June 1993	Miami Dade County Miami, Florida

EDUCATION AND TRAINING

Bachelor of Arts **Ohio State University, College of Arts and Sciences**

Graduate Studies **Florida International University, Public Administration**

Various training sessions sponsored by the Urban Land Institute, National Trust for Historic Preservation and the Florida Trust for Historic Preservation

On-going real estate courses and seminars

AFFILIATIONS AND REGISTRATIONS

**Broward County Historical Commission
American Planning Association
Urban Land Institute
Florida Trust for Historic Preservation
Florida Real Estate Sales License**

Michele L. Williams, Ph.D.
CURRICULUM VITAE

Home

1436 SW 10th St.
Ft. Lauderdale, FL 33312
Phone: 954-254-9657
Email: mwilliams1234@hotmail.com

Education

2012	Executive Certificate in Nonprofit Management from Florida Atlantic University
2000	Ph.D. , Department of Anthropology, Washington University Ph.D. Dissertation: Evidence for Medicinal Plants in the Paleoethnobotanical Record
1993	M.A. , Department of Anthropology, Washington University M.A. Thesis: Analysis of Carbonized Plant Remains from the Parkin Site
1989	B.A. , Department of Botany, University of Michigan, Ann Arbor

Recent Professional Experience

2007 to Present

Regional Director for Florida Public Archaeology Network, Ft. Lauderdale & Ft. Myers, FL

Responsible for overall leadership and management of two regional offices engaging the public on issues facing archeological resources in Florida and beyond. Provide outreach and assistance while directing staff, graduate students, and volunteers towards appropriate organizational goals. Emphasis placed on establishing critical internal and external relationships with key partners. Additional duties include preparation of an annual \$350K budget and associated work plan conforming to network-wide standards. In charge of day-to-day budget compliance assuring maximum utilization of resources. Serving as member of Senior Management team, developing organizational strategies and policies at request of Board of Directors.

2005-2007

Horticulturist for Civic Garden Center of Greater Cincinnati, OH

Supervised, maintained, and oversaw development of the Cornelius J. Hauck Botanic Garden. Practiced high standards of horticultural excellence in garden design, maintenance, education, and volunteer involvement. Developed and taught series of innovative college-level botany courses for non-professionals. Lead a variety of programs and projects while ensuring that organizational priorities were met and resources were effectively managed.

2004-2005

Visiting Assistant Professor of Botany at Miami University, Oxford, OH

Team-taught two sections of *Introduction to Biological Concepts*. Independently taught *Introductory Botany for Non-Majors* and supervised graduate assistants. Developed and taught well-received upper-level *Economic Botany* course. Participated in faculty meetings including efforts by the Department to hire a botanical genetics professor.

2000-2004

Technical Services Manager & Laboratory Director for Gray & Pape, Inc., Cincinnati, OH

Responsible for the overall administration of Editing, Production, Mapping, Graphics, and Laboratory Divisions of Cultural Resources Management firm with staff of eleven in Cincinnati and Richmond offices. Provided scheduling oversight, assisted in budgeting and proposal writing, and coordinated company-wide efforts in producing reports for federal, state, and private clients. Responsible for evaluation of staff and company-wide products. Developed database applications and completed paleoethnobotanical analyses for company. Directly managed operations of the archeology laboratory, such as the processing, cataloging, analysis, reporting, and curation of artifacts.

1999

Project Assistant for Flora of Missouri Project, Missouri Botanical Garden, St. Louis, Missouri

Accountable for consistent identification of herbarium specimens for nationally recognized research project. Completed in-depth research on variety of specimens and amended database as necessary, under the direction of Dr. George Yatskievych.

Grants and Awards

2012	Judge L. Clayton Nance Award from Broward County Historical Commission
2011	Florida Humanities Mini-Grant with Dr. Arlene Fradkin
2011	Golden Trowel Award from Archaeological Society of Southern Florida
2010	Certificate of Appreciation from Palm Beach County Board of County Commissioners
2010	Certificate of Appreciation from Broward County Historical Commission
2004	Miami University College of Arts and Science Travel Grant
1998	Washington University Dean's Dissertation Fellowship Award
1997	National Science Foundation Dissertation Improvement Grant
1997	Sigma Xi Grant-in-Aid of Research
1994-95, 97	Field Ecology Grant from Missouri Botanical Garden Litzinger Road Ecology Center
1994	Distinguished Master's Thesis Award from the Midwestern Association of Graduate Schools-Honorable Mention

Recent Professional Papers and Posters

2011	Household Healing: A New Approach to Understanding Prehistoric Healthcare. Paper presented at Florida Consortium for Women's Studies Annual Conference.
2010	Preliminary Results from Excavations at Ft. Jefferson in the Dry Tortugas National Park. Paper presented with Sarah Miller at 2010 Southeast Archaeological Conference, Lexington, KY.
2010	Guarding the Guardian: Preservation and Public Archaeology at Dry Tortugas National Park. Paper presented with Melissa Memory and Crystal Geiger at 2010 Florida Anthropological Meeting, Ft. Myers, FL.
2010	Medicinal Plant Usage Among the Windover Population. Paper presented with Dr. Rachel Wentz at 2010 Society for American Archaeology, St. Louis, MO.
2009	Keepers of Time: Relationships between Historic Sites, Archaeology and Parks in Palm Beach County. Paper presented at 31 st Annual Florida Trust for Historic Preservation Conference, Palm Beach, FL.
2009	Pathos and Plants: A Preliminary Correlation of Medicinal Plants and Pathologies among the Windover Population. Paper presented with Dr. Rachel Wentz at 2009 Florida Anthropological Meeting, Pensacola, FL.
2005	How Do We Identify Archaeomedicines? Paper presented at 2005 Annual Meeting of the Society for American Archaeology, Salt Lake City, UT.
2004	Shelbyville: The Archaeobotany of Hogsits and Privies. Paper presented with James Pritchard at the Southeastern Archaeology Conference, St. Louis, MO.
2000	Paleoethnobotany Chapter. In <i>Forest Farmsteads: A Millennium of Human Occupation at Winding Stair in the Ouachita Mountains</i> , edited by Ann M. Early. Arkansas Archeological Survey, Fayetteville, Arkansas.
2000	Beyond Food and Fuel: The Roles of Plants and Animals in Mississippian Medicine, Ideology, and Ritual in the American Bottom. Paper presented with Lucretia Kelly at 65 th Annual Meeting of the Society for American Archaeology, Philadelphia, PA.
1999	Medicinal Plants in the Archaeobotanical Record for Eastern North America. Poster presented at XVI International Botanical Congress, St. Louis, MO.
1999	Medicinal Plants from the Moundville and American Bottom Regions. Paper presented at 64th Annual Meeting of the Society for American Archaeology, Chicago, IL.

Memberships and Appointments

2013 to 2014	Appointed to the Broward County Historical Commission, Broward Co., Florida
2009 to Present	National Association for Interpretation
2007 to Present	Florida Anthropological Society
2007 to Present	Florida Archaeological Council - Membership Secretary in 2012

Professional Trainings

2012	Cemetery Resource Preservation Training with Florida Public Archaeology Network
2010	Commission Assistance and Mentoring Program with from the National Alliance of Preservation Commissions
2010	Heritage Awareness Dive Seminar with Florida Bureau of Archaeological Research
2009	Facilitator Training for Project Archaeology
2009	Certified Interpretive Guide from National Association for Interpretation
2009	Master Gardener Training with Broward County, Florida Extension Office
2008	Heritage Awareness Resource Training with Florida Bureau of Archaeological Research
2007	Training on Archaeological Resource Protection for Law Enforcement Personnel with Florida Bureau of Archaeological Research
2001	Section 106 of the National Historic Preservation Act Training with SRI staff

ADDENDUM: PHOTOS

