

RESOLUTION NO. 15-04

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF A SINGLE-FAMILY RESIDENCE IN CONNECTION WITH THE PROPERTY LOCATED AT 1016 WAVERLY ROAD AND AUTHORIZING THE PROPER CITY OFFICIALS TO ISSUE THE NECESSARY PERMITS.

WHEREAS, the Unified Land Development Regulations (hereinafter "ULDR") of the City of Fort Lauderdale, Florida provided that a Certification of Appropriateness for demolition must be issued by the Historic Preservation Board before any permit for such may be issued for property located in the Sailboat Bend Historic District; and

WHEREAS, on December 1, 2014, the Historic Preservation Board heard Case H14014 and voted to approve a Certificate of Appropriateness ("COA") for Demolition of a single-family residence located at 1016 Waverly Road; and

WHEREAS, pursuant to Section 47-26.A.2 of the ULDR, a City Commission Request for Review the approval of a COA for demolition was made; and

WHEREAS, on December 17, 2014 the City Commission found that the residence is in an area which due to the characteristics of the demolition and the surrounding area requires additional review in order to ensure that the development standards and criteria have been met and the area surrounding the development is protected from the impacts of the development; and

WHEREAS, on December 17, 2014 the City Commission voted to set a de novo hearing on January 6, 2015 to review the application for a COA – demolition; and

WHEREAS, on January 6, 2015, the City Commission held a de novo hearing and found that the application met the criteria in Section 47-24.11.C of the ULDR;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the applicant's request for a Certificate of Appropriateness for demolition of a single-family residence located at 1016 Waverly Road, Fort Lauderdale, Florida is hereby approved subject to the following conditions originally imposed by the Historic Preservation Board at its December 1, 2014, meeting: The demolition shall be performed in accordance with the Demolition Management Plan attached hereto as Exhibit "A" as modified as follows:

1. Place temporary fencing separating intact areas of the site (to the west and east of the house) from the proposed demolition area;
2. Provide written guidelines and meet with the contractor to advise him of the sensitivity of the parcel so they can help implement these measures;
3. Place environmental fabric and fill across and along the access road for demolition equipment to have access without impacting the cultural deposits below;
4. Use an assigned staging area on the south side of the house (currently covered by asphalt) to store equipment and supplies;
5. Demolish the building by pushing and pulling debris into the inside of the house footprint and cellar. Likewise, foundation walls should be pulled in toward the center of the house, and swimming pool walls in towards the center of the pool. These measures will help avoid disturbance of adjacent sediments during the demolition;
6. The voids left following demolition of the house basement and pool will be stabilized to minimize potential erosion of the soils;
7. Any filling of the demolished basement or swimming pool will use clean fill and not existing soils from the parcel; and
8. The monitoring archaeologist will monitor and document all ground disturbing activities associated with any approved demolition and will provide weekly reports to the Broward County Archeologist and the Fort Lauderdale Historic Preservation Board. If any significant findings are found on the site, there shall be an immediate work stoppage at the location of the discovery or find and the finding shall be reported to the Broward County Archeologist within forty-eight (48) hours of its discovery. Work may continue at such location only after approval by the Broward County Archeologist.

SECTION 2. That the proper City officials are hereby authorized to issue the necessary permits.

SECTION 3. That if any clause, section or other part of this Resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this resolution shall not be affected thereby, but shall remain in full force and effect.

SECTION 4. That all resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Resolution shall be in full force and effect immediately upon its passage.

ADOPTED this the 6th day of January, 2015.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JONDA K. JOSEPH

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Archaeological Assessment at 1016 Waverly Road Demolition Management Plan

CONSULTANT SUMMARY

This report is written in response to the proposed demolition of the vacant historic structure (8BD3420) located on top of prehistoric site, 8BD87. The project parcel is located at 1016 Waverly Road in Sailboat Bend on the north side of the New River encompassing lots 4 to 7 (lots 4 and 5 encompass the structure and swimming pool). Systematic and judgmental archaeological tests were conducted adjacent to the structure and other areas that might be affected by demolition. A total of 21 test holes were excavated across the house lots and results of another 21 are pending on the western lots. A Phase 1 report is pending and will be provided at the completion of the analysis and cataloging of the recovered cultural material.

~~This assessment resulted in determining that the parcel encompasses a significant prehistoric site, 8BD87 (Rivermount). This site was locally known since the late 19th century and may have been visited by archaeologist, Mark Harrington, in 1908. The Rivermount site was first documented with the Florida Master Site File in 1974, and subsequently documented during various site inventories (Carr 1980, 1995; Adams 1989, 1993; DeFelice 2011; Handley and Grossman 2014).~~

The test excavations have yielded significant intact deposits of black earth midden and shell associated with prehistoric Tequesta habitation. Hundreds of artifacts have been recovered to date, including pottery sherds, bone pins and points, and shell tools.

This report provides a demolition plan that will be implemented to protect and preserve the integrity of archaeological resources at this site.

PROJECT SETTING

The project parcel is located in Section 9 in Township 50S, Range 42E north of and adjacent to the New River in the City of Fort Lauderdale in eastern Broward County (Figure 1). The parcel lies east of SW 11th Avenue and the swing bridge at the point it crosses the North Fork of the New River. The parcel, totaling approximately 2 acres, is curving in shape with the straight borders oriented closely to the north-south axis. The relevant USGS map is Fort Lauderdale South, Fla.

The project parcel is currently a cleared, mowed, landscaped residential property with other residences to the east and west. Vintage color and black and white aerial photographs of the project parcel from 1940 to 1995 depict it on the north bank of the New River slightly west of its division into the North and South Forks of the River. The 1940 aerial shows what appears to be dense oak hammock closest to the New River.

The parcel is characterized by a linear ridge extending parallel to the New River. The ridge rises about 1.5 to 2 meters above the river and is comprised of black sandy midden soil, shell refuse, and artifacts. Previous excavations have determined that the elevation of the ridge is "entirely a result of cultural activities" (Carr 1980). The underlying strata are various sands, usually a fine white aeolian type which in turn mantle a brown unconsolidated sandy hardpan soil. North of the ridge crest, the ground elevation drops an estimated one meter. It is likely the vegetative community there would have been mature slash pine/ saw palmetto flatwoods.

Historically, vegetation on the site was likely to have been climax oak hammock with a subtropical understory. Several large oaks and a ficus occur on the parcel though the grounds are now mowed Saint Augustine grass with very mature (50+ year old) exotic landscape plantings, a house, garage, and seawalled and filled southern boundary (river edge). In addition to the above developmental changes, the house has an excavated basement, something uncommon in low lying Southern Florida. The foundation of an earlier concrete structure was observed west of the house on the crest of the ridge. This feature is discernable on the 1924 Sanborn map.

The parcel was an ideal locale for human occupation in both the prehistoric and historic periods. The site was convenient for the exploitation of a variety of ecotones and environments and has sufficient topographic elevation even for the wet seasons and on a major riverine "highway" from the coast to interior that would attract human habitation.

The USDA Soils website indicates the soil type found on the project parcel to be Basinger fine sand, 0-2 percent slope. This is a fine well-drained soil frequently associated with oak hammocks.

METHODOLOGY

A Phase 1 assessment of the 1016 Waverly Road house lots was conducted in October and November of 2014. The survey was conducted in two stages. The first stage involved excavation of judgmental and systematic shovel tests around the structure and along one transect from the eastern entrance gate to the pool and south of the pool to the garage. A total of 15 shovel tests were excavated during this stage; 10 around the house and 5 along the transect (Figure 1).

The second stage of testing included systematic shovel testing across the parcel; along four north-south transects to the east and west of the house. An additional 27 shovel tests were plotted for this work stage.

All tests were 50cm² and were excavated to a depth of at least one meter, with all sediments sifted through a 1/4 inch mesh. The collection strategy depended on the context being excavated. In all cases, there was a 100% collection of faunal bone, ceramics, and bone and shell artifacts. Marine and oyster shell was only noted and sampled from redeposited contexts, but 100% collected from intact contexts.

RESULTS

This assessment indicates that intact midden characterized as dense with faunal bone, marine shell, oyster shell, and prehistoric ceramics occurs across the parcel. Well over 100 sherds of prehistoric pottery were recovered, including Saint Johns Check Stamped, Dade Incised, Opa Locka Incised, and Sand Tempered Plain. Other prehistoric artifacts include a shell bead, an ornately carved bone pin fragment, plain bone pins and points, modified antler fragments, and modified shark teeth. Lenses of dense oyster shell were also found in many of the tests.

A human molar was found in shovel test 12. Notice of the discovery was provided to the State on November 6, 2014, in accordance with State Statute 872.05. No other human remains were identified from that shovel test. Materials from the other shovel tests have not been fully analyzed or catalogued, and a final report will be provided upon completion of the analysis.

The depth and extent of the intact horizons varied depending on the location. As expected, the areas closest to the house and the pool were moderately disturbed, but did contain deeper intact horizons. In general, near the house, the top 40 to 60cm appear to be redeposited midden. Below the redeposited midden is an intact midden horizon occurring from 40cm to a depth of greater than 1.15m. Locations away from the house were less disturbed with intact midden occurring just below the sod and top soil and extending to a depth of 82cm. The area closest to the river, on and beyond the southern toe of the ridge, was the least intact, composed mostly of fill and redeposited soils. Intact prehistoric cultural deposits were found across the rest of the parcel.

It is the consultant's opinion that the Rivermount Site, 8BD87, is a significant archaeological resource that uniquely preserves an elevated prehistoric midden along the New River. Archaeological deposits in the footprint of the existing historic structure (8BD3420) and the swimming pool were destroyed as a result of their construction; however, testing demonstrates that cultural deposits adjacent to those structures are largely intact and that it is possible that proposed demolition and development could adversely impact these materials. The applicant proposes a demolition management plan that is intended to mitigate these impacts by conducting archaeological monitoring and documentation, including Phase 2 testing as needed in areas subject to ground disturbing activity.

ARCHAEOLOGICAL MANAGEMENT PLAN

It is possible that proposed demolition could adversely impact significant archaeological deposits and this report provides a demolition plan to minimize and mitigate any potential impacts. The applicant proposes that those subsurface impacts that may be caused by the

demolition of the existing structures, including the swimming pool, be subjected to archaeological monitoring. The monitoring will be conducted by a professional archaeologist with the objective of documenting the intact and significant cultural deposits. If human remains are encountered work will stop at that location and the discovery will be subject to the provisions of Florida Statute 872.05, the Unmarked Human Graves Act.

The applicant will complete the following measures to minimize impacts to intact archaeological deposits during the demolition process.

1. Place temporary fencing separating intact areas of the site (to the west and east of the house) from the proposed demolition area;
2. Provide written guidelines and meet with the contractor to advise him of the sensitivity of the parcel so they can help implement these measures;
3. Place environmental fabric and fill across and along the access road for demolition equipment to have access without impacting the cultural deposits below;
4. Use an assigned staging area on the south side of the house (currently covered by asphalt) to store equipment and supplies;
5. Demolish the building by pushing and pulling debris into the inside of the house footprint and cellar. Likewise, foundation walls should be pulled in toward the center of the house, and swimming pool walls in towards the center of the pool. These measures will help avoid disturbance of adjacent sediments during the demolition;
6. The voids left following demolition of the house basement and pool will be stabilized to minimize potential erosion of the soils;
7. Any filling of the demolished basement or swimming pool will use clean fill and not existing soils from the parcel;
8. The monitoring archaeologist will monitor and document all ground disturbing activities associated with any approved demolition and will provide a report on the monitoring to the Fort Lauderdale Historic Preservation Board.

If new construction or other ground-disturbing activities are proposed consequent to demolition then additional requirements for documenting archaeological deposits will be necessary.

Sincerely,



Robert S. Carr
Executive Director
November 20, 2014

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