



**AGENDA
TOWN OF JUPITER
HISTORIC RESOURCE BOARD REGULAR MEETING
COUNCIL CHAMBERS
MONDAY, MAY 19, 2025
6:00 PM**

NOTE: Those who wish to speak before the Board must submit a green comment card to the secretary. Each comment is limited to three minutes. Speakers are asked to approach the podium when called. Please state name and address for the record prior to addressing the Board.

Call To Order

ROLL CALL

Chairperson Debi Murray	Town Attorney, Thomas J. Baird
Vice Chairperson Brad Mayo	Asst. Director of Planning and Zoning, and Staff Liaison, Stephanie Thoburn
Board Member Christine Pinello	Senior Planner and Staff Liaison, Thatcher Hart
Board Member Josh Liller	Secretary, Vernisa Ayers
Board Member Lee Webber	
Board Member Sara Misselhorn (1st Alt)	
Board Member Vacant (2nd Alt)	

If you would like to speak before the Board, please submit a green comment card to the secretary.

MINUTES

1. Motion to approve the minutes from the February 24, 2025 Historic Resources Board Meeting.

CITIZEN COMMENTS

Non-agenda topic citizen comments will be noted by staff for follow-up, as appropriate. The Board will not discuss these items at this meeting. Each comment is limited to three (3) minutes.

REGULAR AGENDA

Order of Business:

The normal order of business for hearings of agenda items is as follows:

- Declaration of ex-parte communications
- Swearing-in of witnesses
- Applicant presentation
- Staff presentation
- Intervenor (if any) presentation
- Commission questions of Applicant, Intervenor and Staff
- Public to be heard – Three-minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

OLD BUSINESS

NEW BUSINESS

2. **Beyel** – Certificate to Dig application on a .51 +/- acre property for a future residential development on an archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project, and the Celestial Railroad (8PB233), located at the southwest corner of N A1A and Saturn Street. (PZ#24-6139)

STAFF UPDATES

3. Centennial Update.
4. Aicher House deck and ramp.

ADJOURNMENT

The next regularly scheduled Historic Resources Board Meeting is scheduled for **Monday, July 21, 2025.**

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Historic Resource Board with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.

**TOWN OF JUPITER HISTORIC RESOURCES BOARD
DRAFT MINUTES
February 24, 2025**

CALL TO ORDER:

Chair Murray called the meeting to order at 6:01 P.M.

ATTENDANCE:

Chair Debi Murray; Board Members; Christine Pinello, Josh Liller, Lee Webber, Sara Misselhorn 1st Alternate (voting member); Asst. Director of Planning and Zoning, Stephanie Thoburn; Senior Planner, Thatcher Hart and Secretary, Michael Schneider.

CITIZEN COMMENTS: None

ORDER OF BUSINESS

1. **Approval of Minutes and Agenda** - Board Member Misselhorn moved to approve the agenda without any changes; seconded by Board Member Liller. The motion passed unanimously (5-0 vote).

Swearing In:

Secretary Michael Schneider, conducted the swearing-in of all witnesses for the quasi-judicial items on the agenda.

REGULAR AGENDA

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

2. **Bayside** – Certificate to Dig application for a known archaeological site (8PB11388) from Sawfish Bay Park that extends south onto the 0.53+/- acre subject property located at 1001 N. Alternate A1A. **(PZ 25-6317)**

Ex Parte Disclosures: None

Applicant presentation: George Missimer, representative of Cotleur & Hearing presented the Certificate to Dig (CTD) application request.

Staff presentation: Thatcher Hart, Senior Planner, reviewed the staff report and recommendations in the Certificate to Dig (CTD).

Board Members asked questions of the Applicant and Staff:

Board Member Liller asked how deep the pilings are proposed for the building and how much fill would be brought onto the site. Mr. Missimer stated the depths of the footers depends on their width and that initial estimates of fill to be brought in is between 1 and 3 feet depending on elevations.

Board Member Misselhorn asked where the archaeological resources that were discovered are located. Holly Griffith, representing the Archaeological Historical Conservancy stated that the findings are in the lab at Archaeological Historical Conservancy and upon completion of the project they will be relocated to Loxahatchee River Historical Society for educational purposes.

Board Member Pinello inquired about the proposed Phase 3 Management Plan and asked how will you keep track of where the ground materials came. Mr. Missimer stated that the material is cataloged based on the order it is excavated. Board Member Pinello inquired if they will be screening the material extracted. Mr. Missimer confirmed.

Chair Debi Murray stated that the document submitted has a number of errors that need to be addressed as it is a legal document. Chair Murray asked what the parking area material will be and its depth. Mr. Missimer stated that the parking is primarily pavers and concrete, and that the standard sidewalk slab is 4-6 inches. He also mentioned that the vehicular use area has to be thicker than the sidewalk.

Chair Murray asked staff about the ownership of the property to the north. Asst. Director of Planning and Zoning, Stephanie Thoburn, stated that the parcel is owned by the Town. However, a shared driveway is proposed on the lot. Ms. Thoburn stated that the Town is not sharing parking on the Town's property to the north.

Ms. Thoburn also wanted to clarify that in the CTD, there is no condition relative to bringing in fill. Chair Murray asked Town staff if a condition to add fill would be necessary. Ms. Thoburn stated in order to address the landscape areas and the type of work necessary to install the parking lot it may be necessary to add a condition.

Board Member Pinello stated from an archaeological standpoint it would be great to have a cap. Ms. Thoburn stated that staff can write the conditions such that it is flexible enough without impacting drainage requirements.

Board Member Liller stated that the fill is a good idea due to the significance of the site.

Chair Murray asked if they would need a motion for the proposed condition. Ms. Thoburn stated yes, a motion would be needed to add it to the Certificate to Dig as a condition.

Board Member Misselhorn asked if the Certificate to Dig includes any land within the water. Mr. Missimer stated that they are not proposing a new dock at this point.

Ms. Thoburn wrote up draft language which states "Upon submittal of the development application, the applicant shall demonstrate that additional fill is provided throughout the site to the extent feasible to cap the existing midden".

Board Member Liller moved to approve the additional condition the Certificate to Dig application as recommended by staff; seconded by Board Member Misselhorn. The motion passed unanimously (5-0 vote).

Public Comment: None

Deliberation by the Board:

Mr. Liller appreciated the efforts being very focused on the archaeological work matching up with the construction work plan so the minimum amount of digging that is done. Chair Murray agreed.

Motion: Board Member Misselhorn moved to approve the conditions of the Certificate to Dig application with staff changes; seconded by Board Member Liller. The motion passed unanimously (5-0 vote).

Staff Updates – Ms. Thoburn stated that she and Mr. Liller will be speaking on “Jupiter’s Natural History” and the efforts taken to improve the environment. Ms. Thoburn also mentioned that the “Preserving Paradise” panel is coming up and are looking to provide an additional bus tour. Thatcher Hart noted that the Aicher House deck is moving forward and there is a pre-construction meeting coming up.

Board Comments: Mr. Liller thanked the Town for advertising his library talks.

Next Meeting: Monday, May 19, 2025.

ADJOURNMENT: Board Member Liller made a motion to adjourn the meeting; seconded by Board Member Misselhorn. The motion passed unanimously (5-0 vote). Meeting was adjourned at 6:41 pm.

Vernisa Ayers, Secretary

Debi Murray, Chair

**Town of Jupiter Staff Report for a
Certificate to Dig
PLANNING AND ZONING OFFICE**



DATE: May 12, 2025
TO: Historic Resources Board Members
FROM: Stephanie A. Thoburn, Asst. Director of Planning and Zoning *SAT*
SUBJECT: Beyel – Certificate to Dig application on a .51 +/- acre property for a future residential development on an archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project, and the Celestial Railroad (8PB233), located at the southwest corner of N A1A and Saturn Street.

Certificate to Dig #3-25
PZ 25-6733
T. Hart

Historic Resources Board 05/19/2025 (quasi-judicial)

REQUEST:

Consideration of a Certificate to Dig (CTD) application to construct a future residential duplex on a known archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project and the Celestial Railroad (8PB233). Based on the Phase I and II archaeological assessment, the CTD request will not impact the archaeological site since no prehistoric resources were discovered.

Per Section 27-2443(d)(3), the property is located within the Loxahatchee River Zone according to the Town's Map of Areas of Archaeological Site Potential. Based on the Town's consulting archaeologist, the subject property was determined to require a Certificate to Dig application given the location of the Scheurich midden (8PB9261) and the Celestial Railroad (8PB233).

BACKGROUND:

<i>Property owner & Applicant:</i>	<i>Venus and Mars, LLC</i>
<i>Agent:</i>	<i>2GHO</i>
<i>Acreage:</i>	<i>0.51 +/- acres</i>
<i>PCN:</i>	<i>30434031030040021 and 00434031070000030</i>
<i>Property location:</i>	<i>18019 Highway A1A and located along N. A1A</i>
<i>Existing Use of Property:</i>	<i>Vacant</i>
<i>Proposed Use of Property:</i>	<i>Residential</i>
<i>Current FLUM Designation:</i>	<i>Inlet Village Flex</i>
<i>Current Zoning District Designation:</i>	<i>Inlet Village District, Flex South Subdistrict (IVFS)</i>

On March 4, 2025 the Town Council approved the voluntary annexation, Future Land Use amendment, and Rezoning applications for the western parcel of the subject property. Prior to this approval, the western parcel of the subject property was located in unincorporated Palm Beach County and the eastern property was located in the Town of Jupiter. Staff was unable to process the subject CTD application until the entire property was located within the Town of Jupiter due to the

fact that the proposed development would have been located in the County's jurisdiction. As of the date of this report, a site plan application has not been submitted to the Town of Jupiter

For context, the Scheurich midden (8PB9261) and a portion of the old right-of-way for the Celestial Railroad (8PB233) was originally owned by William Scheurich whose property encompassed the current day Kempe West project (.76 acre), Addario parcel (.25 acre), the subject property (.51 acre), and potentially the Town-owned Inlet Village Marina Park (.74 acre). The Celestial Railroad right-of-way extended north through the middle of the subject property to its terminus at Suni Sands and south to current day Juno Beach and Lake Worth. Over the years the Scheurich property changed ownership. As part of due diligence requirements, there have been numerous archaeological investigations related to the Scheurich Midden as detailed within the Cultural Resource Assessment Survey (CRAS) (See Exhibit B of Certificate to Dig #3-25). Investigations have included archival, literature review and field work.

Of note, in 1997, archaeologist Annette Snapp conducted a Phase I Archaeological Investigation that included 25 shovel tests on the modern-day Kempe property. It was determined that several mounds of the Scheurich midden stood about four feet high above the present elevation of the site. Ms. Snapp also discovered fiber tempered pottery dating back to the Late Archaic Period (See Exhibit B of Certificate to Dig #3-25). Ms. Snapp later conducted a Phase II investigation consisting of nine units and discovered three areas with intact archaeological deposits. Artifacts that came out of the discovery included a possible limestone sinker, a perforated shark's tooth (jewelry), perforated clam shell (Jewelry or wight) and at least one Busycon Adze (shell scraper). In addition to the prehistory discovered on the site via the 1997 excavation, the extensive research of the site further demonstrated habitation sites and historic habitation to be located within the area.

In 2017, Dr. Baer and Gary Beiter conducted research on the Kempe property that suggested the material on site was fill transported to the property in the 1950's. This refutes the discovery of Ms. Snapp. However, Bob Carr with Archaeological and Historical Conservancy who has worked on a number of other sites in the area conducted a Phase I and Phase II CRAS Report to settle the discrepancy when the property owner submitted a development application to construct the Kempe West mixed-use development. As a result, Dr. Carr confirmed that the Kempe site included significant and well-preserved prehistoric deposits below the fill. After review and consideration by both the Town's Consulting archaeologist and the Town's Historic Resources Board (HRB), these findings were later confirmed and accepted by the Town of Jupiter as a part of the Kempe CTD #1-17 that was approved for the Kempe West project. The approval was based on the Phase I and II Cultural Resource Assessment prepared by Archaeological and Historical Conservancy (AHC), Inc (see Attachment A –Kempe West- Phase I and II CRAS, Figure 7 of Scheurich Midden).

It is important to understand the context of the surrounding properties to better understand the need for intensive monitoring requirements and the history of the Scheurich midden. While there were no findings of prehistoric artifacts on the subject property for the Beyel CTD as part of the latest Phase I and II archaeological assessment by Baer, the Florida Master Site File (FMSF) from the Division of Historic Resources still maintains the original 1997 site file information from the archaeological investigation by Annette Snapp. This FMSF information is recommended to be updated with any proposed subsurface disturbances and consistent with the approved CTD #1-17 for the Kempe project.

SUMMARY OF ASSESSMENT REPORTS AND ARCHAEOLOGICAL MANAGEMENT PLAN:

I. PHASE I AND II ARCHAEOLOGICAL ASSESSMENT REPORT

During July and August of 2021, Robert H. Baer, PhD conducted an archaeological assessment on the subject property. The assessment included a walking and metal detector survey. After the preliminary audit of the site, the property was divided into two areas, the elongated north-south grassy area extending from Cooper Road and U.S. Highway A1A south to the property line, and the western portion of the site that fronts Jupiter Creek. A total of 34 shovel tests were conducted on the eastern elongated portion of the site and ten shovel tests were performed in the fenced area that abuts the Jupiter Creek to the west (See Attachment B - Shovel Test Location Map). In addition, three trenches were excavated along the eastern property boundary that abuts A1A. These trenches were used to compare findings to the trenches that were previously excavated to the south by AHC which is currently the Kempe property. Several historic artifacts were discovered on the project site including one iron nail within Shovel test No. 12 as well as a few late 19th early 20th Century period bottles and ceramics discovered within trench one (See Page 37 of Exhibit B in Certificate to Dig #3-25). Aside from these historic findings, no substantial pre-historic artifacts were discovered on the subject property

Staff Analysis: The proposed building and pool will impact 3,661 sf or 16% of the subject property based on the architectural site plan overlay (See attachment C – Architectural Site Plan Overlay). The potential development would not directly impact the known archaeological site. Due to the area’s rich history and pre-history, intensive monitoring will be required during all ground-disturbing activities within the parcel in order to document additional archaeological deposits that may be uncovered (See Attachment D – Town’s Consulting Archaeologist Review).

II. ARCHEOLOGICAL MANAGEMENT PLAN

As recommended by the Town’s Consulting archaeologist, the applicant has submitted an archaeological Management Plan for the proposed development on the subject property (See Attachment E – Archaeological Management Plan). Various archaeological measures outlined within the plan include monitoring, metal detection, inadvertent discoveries, and other archaeological procedures. Measures in the plan also cover criteria to determine when stoppage-of-work should occur.

Staff Analysis: The Town’s consulting archaeologist, Advanced Archaeology, Inc. has reviewed the applicant’s archaeological management plan for the subject property and has determined that the plan adequately fulfills the agreed upon condition of approval that intensive archaeological monitoring be conducted for all ground-disturbing activities on the parcel. However, the map of the known archaeological site included in the management plan does not match the location of the known site that is registered with the State. The management plan shows that FMSF #PB9261 is located across the subject property which is based on the FMSF recorded with the State’s Historic Resources Division. However, the FMSF with the State did not get updated with the most recent information gathered from the Kempe Project and may need to be updated. Any intensive archaeological monitoring of the site during subsurface disturbances will provide insight to this difference, and the applicant’s and the Town’s archaeologists recommend clarifying the discrepancy of the location of the site with the State.

III. CERTIFICATE TO DIG AND TOWN ARCHAEOLOGIST RECOMMENDATION:

Based on the facts and findings contained herein, pursuant to the goals, objectives, and policies of the Town's Comprehensive Plan and Chapter 27, Article X, Division 25 of the Town Code pertaining to historic and archaeological preservation, the Certificate to Dig application meets the requirements of the code. Certificate to Dig #3-25 has been prepared for consideration by the Board.

Certificate to Dig #3-25 is subject to the conditions recommended based on the Phase I and II Cultural Resources Assessment, the applicant's Archaeological Management Plan and the Town's archaeological consultant's recommendation (see Attachment D). Refer to the exhibit attached Certificate to Dig for a list of the conditions.

STRATEGIC PRIORITY: Small Town Feel

EXHIBITS:

Exhibit 1 - Certificate to Dig #3-25

- Attachment A – Kempe West- Phase I and II CRAS, Figure 7 of Scheurich Midden
- Attachment B – Beyel Shovel Test Location Map
- Attachment C – Architectural Site Plan Overlay
- Attachment D – Town's Consulting Archaeologist Review
- Attachment E – Archaeological Management Plan

Contact Thatcher Hart at 561-741-2464 or email at Thatcherh@jupiter.fl.us for a copy of the Exhibits.

File Path:

V:\PlanningZoning\Staff\WP51\Historic_Resources\Certificates to Dig\Beyel Property\Staff Report\CTD #3-25 Staff Report.docx

1
2
3
4 **CERTIFICATE TO DIG NO. 3-25**
5
6 **TOWN OF JUPITER, FLORIDA**
7

8
9
10 **WHEREAS**, Venus and Mars, LLC is the owner (“Owner”) of approximately .51
11 acres of real property, the legal description of which is contained in Exhibit “A” which is
12 attached hereto and incorporated herein (“the subject property”); and,

13 **WHEREAS**, the subject property is known and referred to as the Beyel property;
14 and,

15 **WHEREAS**, 2GHO, Inc. acting as the agent for the Owner, has submitted an
16 application for a Certificate to Dig (“the Application”) to the Town of Jupiter’s Planning
17 and Zoning Department (“the Department”) pursuant to Section 27-2443(e)(3) of the
18 Town of Jupiter Code of Ordinances (the Code); and,

19 **WHEREAS**, the archaeological site, known as the Scheurich Midden (Florida
20 Master Site File [FMSF] #8PB9621) extends from the residential property to the south
21 onto the subject property; and,

22 **WHEREAS**, the known archaeological site, known as Celestial Railroad (FMSF
23 #8PB233), passes north and south through the property to its terminus at Suni Sands and south
24 to current day Juno Beach and Lake Worth; and,

25 **WHEREAS**, the Owner has proposed a residential development on the subject
26 property, subject to a determination of the Historic Resources Board (HRB); and,

27 **WHEREAS**, the subject property is located within the Loxahatchee River Zone;
28 and

29 **WHEREAS**, per section 27-2443(d)(3) of the Code, the Owner must consult with
30 the Department of Planning and Zoning (Department) regarding whether a Certificate to
31 Dig is required for the proposed residential development on the subject property; and,

32 **WHEREAS**, the Owner’s archaeological consultant, Robert H. Baer, Ph.D.,
33 prepared a Phase I Cultural Resources Assessment (“the Assessment”), dated
34 November 2021, a copy of which is attached hereto and incorporated herein as Exhibit
35 “B”; and,

36 **WHEREAS**, the Phase I Cultural Resource Assessment concluded that minimal
37 historic artifacts were present on the subject property and as a result, it was
38 recommended that there be archaeological monitoring during any excavation which
39 occurs on the subject property; and,

40 **WHEREAS**, the Town’s consulting archaeologist, Advanced Archaeology, Inc.,
41 has reviewed the Assessment and recommends that there be intensive monitoring of
42 any ground-disturbing activities on the subject property so that any archaeological
43 deposits on the subject property can be uncovered; and,

44 **WHEREAS**, at its May 19, 2025 meeting, the HRB considered the evidence
45 presented to it by the Department, Advanced Archaeology, Inc., the Owner and its
46 consultants, regarding the Application’s consistency with the archaeological resource
47 protection provisions of the Town’s Comprehensive Plan, and Chapter 27, Article XI,
48 Division 19 of the Code pertaining to historic and archaeological preservation; and,

49 **WHEREAS**, Advanced Archaeology, Inc. has determined that the subject
50 property contains artifacts and cultural resources of archaeological value and

51 recommends that the HRB issue a Certificate to Dig for the construction of the proposed
52 residential development subject to certain conditions; and,

53 **WHEREAS**, the HRB has conducted a quasi-judicial hearing to consider the
54 Application; and,

55 **WHEREAS**, Section 27-2443(c) of the Code provides that if a property is
56 deemed to have significant archaeological value, the HRB shall issue a Certificate to
57 Dig with any conditions it deems necessary to protect the archaeological resources on
58 the subject property and to permit the excavation of portions of the subject property that
59 are determined to be of archaeological significance; and,

60 **WHEREAS**, the HRB has considered the Application and has determined that a
61 Certificate to Dig should be issued, subject to the conditions incorporated into Section 3
62 herein; and,

63 **WHEREAS**, the Certificate to Dig shall apply to the Owner and its successors or
64 assigns.

65 **NOW, THEREFORE, THE HISTORIC RESOURCES BOARD OF THE TOWN**
66 **OF JUPITER HEREBY ISSUES THIS CERTIFICATE TO DIG SUBJECT TO THE**
67 **FOLLOWING TERMS AND CONDITIONS:**

68 **Section 1.** The whereas clauses are true and correct and incorporated herein as
69 the findings of fact and conclusions of law of the HRB.

70 **Section 2.** The HRB hereby approves the Application and issues a Certificate to
71 Dig for the subject property, subject to the conditions contained in Section 3, below. The
72 HRB has determined that the Owner’s compliance with these conditions is necessary
73 for the Application to be consistent with the archaeological resource protection

74 provisions of the Town's Comprehensive Plan and to meet the Land Development
75 Regulations contained in Chapter 27, Article X, Division 19 of the Code, pertaining to
76 historic and archeological preservation.

77 **Section 3.** The Certificate to Dig is subject to the Owner's compliance with the
78 following conditions:

- 79 1. The Owner shall provide notification to the Department and Town's
80 archaeological consultant (Advanced Archaeology, Inc.) at least five (5) business
81 days prior to the date it proposes to commence any ground disturbing activities
82 on the subject property.
- 83 2. The subject property shall be archaeologically monitored during all times where
84 subsurface disturbing activities associated with the development of the subject
85 property is occurring. The monitoring includes the installation of utilities,
86 landscaping, and during any other excavation. A qualified archaeologist retained
87 by the Owner shall document any significant deposits or features encountered
88 during the excavation, and shall update the Florida Master Site File with any
89 changes to the site boundary for the Scheurich midden (8PB9261) with the
90 Division of Historic Resources as approved by the Town's archaeological
91 consultant.
- 92 3. The Owner shall be responsible for the professional fees, costs and expenses
93 incurred by the Town associated with the archaeological monitoring, excavations,
94 reviews and reports that are required by this Certificate to Dig.

95 4. Any archaeological artifacts that are recovered from the subject property during
96 the excavation shall be documented, in writing by the Owner, with a copy of the
97 documented findings to be provided to the Department.

98 5. If human skeletal remains are found on the subject property, the Owner shall
99 immediately comply with Section 872.05 of Florida Statutes.

100 **Section 4.** This Certificate to Dig shall become effective upon its execution.

101 **Attachments:**

102 **Exhibit A** – Legal Description

103 **Exhibit B** – Phase I and II Cultural Resources Assessment

104

IN WITNESS WHEREOF, the _____ has hereunto
set its authorized hand this ____ day of _____, 2025.

ATTEST:

TOWN OF JUPITER, FLORIDA

Stephanie Proffer, Acting Town Clerk

By: _____
Debi Murray, Chairman, Jupiter
Historical Resources Board

[TOWN SEAL]

Signed, sealed and delivered
in the presence of:

Witness
Print Name: _____
#6149645 v1 26503-00001

105

PROPERTY ADDRESS:

18011 N. A-1-A
Jupiter, FL 33477

LEGAL DESCRIPTION:

A part of Lots 2,3,4 & 5 of Block 4, Plat of Jupiter, as recorded in Plat Book 1, Page 56, Palm Beach County, Florida, Public Records, together with a part of Juno Street as shown on said Plat, all of which is more particularly described as follows:

COMMENCE at the intersection of the North Line of the Northeast quarter of Section 6, Township 41 South, Range 43 East (which bears North 89°58'26" West and is the bearing basis for this legal description), with the westerly Right-of-way line of state road A-1-A (66' Right-Of-Way), as shown on the amended Plat of land owned by Jupiter Inlet Estate, Inc., A Florida Corporation, and recorded in Plat Book 16, Page 25, Public records of Palm Beach County, Florida; thence bear South 59°51'34" West, 7.51 feet to the intersection with the Westerly Right-of-Way line of the present Right-of-Way of State Road A-1-A (80° Right-of-Way); thence North 31°20'27" West along said Right-of-Way line, 113.90 feet to the point curvature of a curve concave to the West, having a radius of 915.40 feet; thence Northerly along said curve, through a central angle of 7°06'02", a distance of 113.44 feet to the **POINT OF BEGINNING**; thence continue along said curve, through a central angle of 14°29'57", a distance of 231.65 feet to the intersection with the West line of the East 30.00 feet of said Juno street; thence South 21°53'12" East, along said West line of the East 30 feet of Juno street, 250.69 feet; thence North 45°15'07" East, 101.20 feet to the **POINT OF BEGINNING**.

PROPERTY ADDRESS:

18019 N. A1A
Jupiter, FL 33458

LEGAL DESCRIPTION:**PARCEL I:**

Parcel of land in Government Lot 7, Section 31, Township 40 South, Range 43 East, described as follows:
Beginning on the Southerly right of way line of U.S. Federal Highway No. 1 at Station P.C. 1180 X 23.1 which is a 3" iron pipe extending 6" above the ground as shown on an amended plat of **JUPITER INLET ESTATES INC.** filed in Plat Book 16, Page 25 Public Records of Palm Beach County, Florida; thence Southeasterly along said right of way line 88 feet, more or less, to its intersection with the Westerly right of way line of the Old Jupiter & Lake Worth Railroad; thence Southeasterly along said right of way line, 310 feet to the **POINT OF BEGINNING**; thence Westerly, making an angle with the preceding course, measured from Northwest to West of 68° 08' a distance of 98 feet, more or less, to the waters of the Jupiter River or Florida East Coast Canal; thence Northerly along the waters of said Jupiter River 76 feet, more or less to a point in a line parallel to and 70 feet northerly (measured at right angles) from the line of parcel herein described; thence Easterly along said parallel line 106 feet, more or less, to a point in said Westerly right of way line at the Old Jupiter & Lake Worth Railroad; thence continue Easterly along same course to a point in the Easterly right of way line of the 40 foot right of way of Jupiter & Lake Worth Railroad; thence Southeasterly along said Easterly right of way line, 75.43 feet to a point in the easterly extension at the south line of the parcel herein described; thence Westerly along said Easterly extension to the **POINT OF BEGINNING**.

PARCEL II:

The South 70 feet of a tract of land in Government Lots 6 & 7, Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, described as follows:

Beginning on the Southerly right of way line of U.S. Highway No. 1 at Station P.C. 1180 X 23.1 which is a 3-inch iron pipe extending 6 inches above the ground as shown on an amended plat of Jupiter Inlet Estates, Inc. filed in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida; thence Southwesterly at right angles with said right of way of U.S. Highway No. 1 about 125 feet to the shore of Lake Worth Canal for Point A at the shore; thence back to the **POINT OF BEGINNING** to start anew, thence Southeasterly along said Southerly right of way line of U.S. Highway No. 1, 88 feet to a 3-inch iron pipe at its intersection with the Westerly right of way line of Old Jupiter and Lake Worth Railway, thence Southeasterly along said right of way line 310 feet to an iron pipe (an iron fence was built along this line of which posts are still there); thence West about 80 feet to the shore of Lake Worth Canal, thence meandering said shore Northwesterly and Westerly to the before-mentioned Point "A."

PARCEL III:

A parcel of land in Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:
Begin at the intersection of the Westerly right of way line of State Road A-1-A with the South line of said Section 31, which for purpose of this description is assumed to bear due East; thence North 31° 22' 20" West along said Westerly right of way line, a distance of 19.31 feet; thence South 79° 50' 00" West a distance of 145.37 feet; thence North 21°52'40" West a distance of 138.28 feet to the **POINT OF BEGINNING**; thence continue North 21°52'40" West a distance of 6.29 feet to the North line of the South 125.00 feet of said Section 31; thence due West, along said North line, a distance of 136.00 feet, more or less, to the waters of Jupiter River; thence Southeasterly, along said waters, to a line which bears South 87°56'33" West from the **POINT OF BEGINNING**; thence continue North 87°56'33" East a distance of 132.00 feet more or less, to the **POINT OF BEGINNING**.

PARCEL IV:

From a point at Station 1180 X 23.1 on the Southerly right of way line of U.S. Highway No. 1 (now State Road A-1-A), as shown on amended plat of **JUPITER INLET ESTATES, INC.**, recorded in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida said point being the point of curvature of curve, concave to the Southeast having a radius of 922.40 feet, whose center South 26°18'43" West; thence Southeasterly along the arc of said curve through a central angle of 05°35'15", a distance of 89.95 feet to the intersection of said right of way line with the Westerly right of way line of the Old Jupiter and Lake Worth Railway; thence South 21°58'50" East, along said right of way line a distance of 228.98 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence run North 83°04'14" East; a distance of 41.42 feet to the intersection of the Easterly right of way line of the Old Jupiter and Lake Worth Railway, as shown on the above said Plat; thence South 21°58'50" East, along said Easterly right of way line, a distance of 8.30 feet; thence leaving said right of way line, bear South 89°53'10" West, a distance of 67.51 feet; thence North 83°04'14" East, a distance of 23.46 feet to the **POINT OF BEGINNING**.

Less from all the afore described lands the following:

From a point at Station 1180 X 23.1 on the Southerly right of way line of U.S. Highway No.1, as shown on Amended Plat of **JUPITER INLET ESTATES, INC.** recorded in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida. Said point being the point of curvature of a curve, concave to the Southeast, having a radius of 922.40 feet; run Southeasterly, along the arc of said curve, through a central angle of 05°35'15", a distance of 89.95 feet to the intersection of said right of way line with the Westerly right of way of the Old Jupiter and Lake Worth Railway; thence South 21°58'50" East, along said right of way line, a distance of 228.98 feet; thence South 83°04'15" West a distance of 23.46 feet, thence South 89°53'10" West, a distance of 83.99 feet to the Shores of the Lake Worth Canal; thence meandering said shore, Southeasterly 14.00 feet, more or less, to a point on a line bearing South 83°04'14" West, from the **POINT OF BEGINNING**; thence North 83°04'18" East, a distance of 73.54 feet to the **POINT OF BEGINNING**.

Together with Ingress and Egress easements as created by the Agreed Judgment recorded in Official Records Book 4588, Page 967, subject to all the terms and conditions contained herein.

And together with a non-exclusive ingress and egress easement as created by Final Judgement recorded in Official Records Book 20741, Page 1287, subject to all the terms and conditions contained herein.

TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED BELOW AS OBTAINED IN QUIET TITLE SUIT, CASE NO. 2018CA009398:

A parcel of land lying in Government Lot 7, Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

From a point at Station 1180 + 23.1, on the Southerly right-of-way line of U.S. Highway No. 1; (now State Road A-1-A), as shown on the amended plat of JUPITER INLET ESTATES, INC., as recorded in Plat Book 16, Page 25, in and for the records of Palm Beach County, Florida; said point being the point of curvature of a curve concave to the Southeast, having a radius of 922.40 feet; run Southerly, along the arc of said curve through a central angle of 05°35'15" a distance of 89.95 feet to the intersection of said right-of-way line with the Westerly right-of-way line of the Old Jupiter and Lake Worth Railway; thence South 21°57'30" East, along said right-of-way line, a distance of 228.98 feet to a point on the North line of Parcel 4, as recorded in Official Records Book 27843, Page 1847, Public Records of Palm Beach County, Florida; thence North 83°04'15" East, along said North line a distance of 20.71 feet to a point on the West line of Official Records Book 8822, Page 614, Public Records of Palm Beach County, Florida and the **POINT OF BEGINNING** of the hereinafter described parcel; thence continue North 83°04'15" East a distance of 20.66 feet to a point on the East line of said Official Records Book 8822, Page 614; thence South 21°57'30" East, along the East lines of Parcels 1 and 4, of said Official Records Book 27843, Page 1847 a distance of 75.75 feet to a point on the North line of the South 125 feet of said Section 31; thence North 90°00'00" West, along said North line, a distance of 21.56 feet to a point on said West line; thence North 21°57'30" West, along said West line, a distance of 73.06 feet to the **POINT OF BEGINNING**.

A parcel of land acquired in quit claim deed from Jupiter River Inn, recorded in Official Records Book 31817, Page 1613, described as follows:

A part of Lots 2, 3, 4 & 5 of Block 4, **PLAT OF JUPITER**, as recorded in Plat Book 1, Page 56, Palm Beach County, Florida, Public Records, together with a part of Juno Street as shown on said plat, all of which is more particularly described as follows:

COMMENCE at the intersection of the North line of the Northeast Quarter of Section 6, Township 41 South, Range 43 East (which bears N89°58'26"W and is the bearing basis for this legal description), with the Westerly right-of-way line of State Road A-1-A (66' right-of-way), as shown on the Amended Plat of Land owned by Jupiter Inlet Estate, Inc., a Florida corporation, and recorded in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida; thence bear S79°51'34"W, 7.51 feet to the intersection with the Westerly right-of-way line of the present right-of-way of State Road A-1-A (80' right-of-way); thence N31°20'27"W along said right-of-way line, 113.90 feet to the point of curvature of a curve concave to the West, having a radius of 915.40 feet; thence Northerly along said curve, through a central angle of 7°06'02", a distance of 113.44 feet to the **POINT OF BEGINNING**; thence continue along said curve, through a central angle of 14° 29' 57", a distance of 231.65 feet to the intersection with the West line of the East 30.00 feet of said Juno Street; thence S21°53'12"E, along said West line of the East 30 feet of Juno Street, 250.69 feet; thence N45°15'07"E, 101.20 feet to the **POINT OF BEGINNING**.

A Report of Phase 1 & Phase II Archaeological Assessment
At
The Jupiter Creek
Danny and Tammy Beyel Residence
18019 U.S. Highway A-1-A, Jupiter, Florida

Report Originally Prepared By

Robert H. Baer, PhD
Professional Archaeologist

Edited by

Andrew Edward Owens, M.S., RPA

Report Prepared For

Mr. Joseph Mankowski, M.A., RPA
Consulting Archaeologist Town of
Jupiter, Florida

(Original Report - November 2021)

May 2025

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1. Executive Summary

Residential development is proposed at 18019 U.S. Highway A1A in the Town of Jupiter, Palm Beach County, Florida (Figures 1–3) (Township 40S, Range 43E, Section 31; henceforth the “PA”; Figures 1–6). Pursuant to three factors; 1) Town of Jupiter (TOJ) Application for Certificate to Dig (CTD) requirements (henceforth TOJ-CTD), 2) Chapter 1A-46, Florida Administrative Code, and 3) NRHP “Section 106”, Archaeologist, Robert H. Baer, PhD, conducted 2021 Phase I and II PA archaeological investigations.

Following Dr. Baer’s death, Andrew Owens (M.S., RPA; henceforth “FHF”) performed revisions to Phase I and II reports in preparation for TOJ-CTD review board (May 2025). Based on the previous Phase I and II data and personal conversations with Dr. Baer (and others), it is evident that 2021 desktop field investigations namely sought to (1–3, below):

- 1) determine the presence/absence of archaeological materials, and
- 2) examine if nearby sites were present within the PA, when considering **i.–iv.**
 - i.** Florida Department of State, Division of Historic Resources, Florida Master Site File (FMSF) site locations (Figure 4),
 - ii.** TOJ “Areas/Zones of Archaeological Interest” (TOJ-AOI; Figure 5),
 - iii.** nearby linear resources (PB233 ‘Celestial Railroad’ North Segment/NRHP Ineligible and PB11372 (SR A1A Roadway/NRHP Eligible) (Figure 4), and
 - iv.** the Schureich Midden (PB9261, NRHP Ineligible) (Figure 4).
- 3) (if present), document and evaluate cultural resource nature, extent, context, and historic significance (NRHP Section 106; 36 CFR, part 800).

Here, TOJ-CTD is the main (initial) archaeological trigger which requires development-related archaeological documentation and assessment. As such, this report specifically addresses the TOJ-CTD (Part “Three - A and – B, below).

Regarding the TOJ-CTD “Part Three - A” archaeological checklist, the PA:

- 1) contains known sites (PB233, PB9261, and PB11372; Figure 4),
- 2) is in the TOJ-AOI “Loxahatchee River Zone” (Figure 5),
- 3) is not located in a TOJ-AOI “High Potential Zone” (Figure 5),

- 4) does not appear to contain archaeologically significant materials/human remains (Baer 2021 shovel test results; Figures 7–9), and
- 5) ISN'T in application for Phase III Excavation.

Regarding the TOJ-CTD “Part Three - B” archaeological checklist:

- 1) The PA is NOT a property specifically identified in the FMSF (i.e. a standing historic building, feature , or structure).
- 2) A brief PA-relevant historic background (3.0–3.3) are provided below (also *see* extended historical contexts; 3.4–3.6).
- 3) Phase I and II archaeological survey are pending TOJ review, which includes this ‘updated’ report.
- 4) An archaeological PA assessment is provided below (currently the site does not appear to contain historically significant surface/subsurface materials/information).
- 5) An archaeological management plan (AMP) is provided (Appendix A) and was produced in consultation and collaboration with TOJ archaeologists and representatives.

Dr. Baer conducted pedestrian and metal detector survey, and extensive shovel testing (Figure 10 and Appendix B) July and August 2021 to examine the potential for surficial and/or subsurface cultural deposits, and if present, document the nature (i.e. type, period, function) and extent (i.e. boundary, depth, location) of cultural materials within the PA. A blacksmith-forged round spikes and possible ship’s nail (Figures 7–9) as encountered in a ‘loose soil’ context (an unknown depth). Trench one (location under investigation) produced two druggist bottles and refined whiteware ceramic fragments (Figure 9; also *see* 5.0, below).

Historic materials were located at unknown depths throughout the site which did not indicate discrete concentrations or features. All artifacts generally date to the late-18th to early 20th century and appear to represent secondary refuse associated with long-term land use and incidental discard. Furthermore, they are consistent with previous FMSF CRAS archaeological report findings which show generalized and uninformative refuse scatter in and around the PA.

Overall, Phase I and II survey and testing did not locate significant historical materials nor identify previously recorded sites within the PA. Minimal historical materials were noted that represent mostly ambiguous information. Regardless of these findings, cultural resource monitoring of PA ground disturbing activities was recommended (Baer 2021) and is recommended here (Owens 2025). Furthermore, there is an existing AMP (Appendix A) that defines and guides the proposed PA construction activities, should inadvertent discoveries be made. Lastly,

- Note that the PB9261 (Schureich Midden) site boundary may be erroneously located in the FMSF database (TOJ personal communications). This and other PA archaeological factors represent ongoing TOJ and FHF consultation and development.
- Note that Dr. Robert Baer is an enigmatic Florida personality, publishing many books and reports regarding various Florida history (and other) topics. Given this is his last living contribution to FMSF archaeology, attempts are taken (where possible) to preserve aspects of his initial Phase I and II historic background while updating report frontmatter and document formatting to meet necessary requirements.
- Owens (2025) Phase I and II PA report portions are mainly 1.0, 2.0, 3.0–3.3, and 6.0, 7.0, 8.0, and 9.0). These “front matter” are considered in-line with and addressing the TOJ-CTD and other PA NRHP considerations and requirements.
- Grammar/syntax/spelling/citation and other standard and TOJ-requested reporting revisions were also performed.

2. Project Area (PA) Overview

Danny and Tammy Bayel, owners of the PA, are seeking to develop the site to include a modern residence (Appendix C). Due to TOJ-CTD requirements, the following report provides a brief PA-relevant historic background.

Currently, several concrete pads, a *chickee* hut, seawater retention wall, and various fencing and access drives cover the PA (Figure 10). The PA is uniquely shaped; a six-sided ‘irregular hexagon’ and is about 0.5 acres (0.23-acres with fenced area along Jupiter Creek and 0.27 acres within an elongated grassy area that parallels U.S. Highway A-1-A) (Figures 1–4).

The PA extends approximately 133 feet in an east-west direction and 71 feet in a north-south direction, and directly west-adjacent to A1A. The newly constructed N US Highway 1 is 0.5-miles northwest, Jupiter Inlet is 0.7-miles east, and the eastern public boat launch at Burt Reynolds Park is directly west.

The PA is waterfront. As such, it is surrounded by major (and busy) maritime traffic and recreation. Numerous travel corridors intersect near the PA, and vehicle traffic is typically heavy, especially during daylight hours. The PA surroundings may be considered highly developed. Local architecture is in a state of good standing and repair, resulting from strong economies and civic diligence.

Three previous cultural resource assessments have been performed on this tract of land as well as in the wider area. These investigations have led to several Florida Master Site File inclusions within several miles of the present investigation area. Arguably most important is the Scheurich Midden (8PB9621). Also pertinent are the Celestial Railroad (8PB233) and S.R. A1A (8PB11428). Additional regional sites are also noted following PA-specific resource histories.

3. Cultural Setting and Chronology

The PA is in South Florida. Archaeologists have divided South Florida (sometimes more or less loosely) into cultural regions and sub-regions. Much of these contexts are defined by material culture; ceramics, stone, metal, wood, bone, and other trace and documentary evidence (Griffin 1989; Milanich 1994).

As with all (or most) cultural regions, the PA is a transitional cultural landscape, which over time illustrates social, technological, demographic, and environmental/ecological change and adaptation. Much of this history is beyond the scope of this report. Most important are PA-pertinent and specific (i.e. “key”) cultural resources. Therefore, the three FMSF PA-associated sites (8PB233, 8PB11428, and 8PB9621) are discussed.

Then Dr. Rober Baer provides in-depth historical context discussions, arguably beyond the scope of this report, but nonetheless useful for report considerations. He begins with ‘Jupiter area local (and oral) history’ and personal research. He then provides larger PA contexts dating back to the Pleistocene.

3.1 *The Celestial Railroad (8PB233) c. 1887– 1896*

Harrington (1986) provides an excellent FMSF historic background, as does the Town of Jupiter (TOJ-JWHC 2012). Overall, this small, unique, and in many ways “classic Florida” railway exemplifies the early railway history. This period saw many small routes, very-purpose built rail lines, often short, many clandestine and short-lived; perhaps near-sighted creations and/or products of necessity.

The Celestial (narrow-gauge) Railway was not spared Henry Flagler’s transportation dreams (TOJ-JWHC 2012). At first a boon for the small railway, by 1890 Flagler sought to purchase the line. When Flagler found the exorbitant price an issue, he diverted efforts to a new line which bypasses the CL and ultimately ended the line a mere nine years after her construction. Today, these rails are but a memory, evidenced by an occasional spike, refuse pit, or fragment. However, it must be mentioned that a highspeed rail and freight currently roll the Florida railways, and the age of the rail-and-car is hopefully far from over.

On a final note, the name of 8PB233 may be ironical, allegorical, and providential with deep historical roots. Nathaniel Hawthorne’s (1843) satirical warning, “The Celestial Highway”, criticizes the ‘hollow religion’ of the 1840’s. He paints society a decadent, carefree, self-serving, unthinking and sinful group, devoid of justice, *truth*, and *light*; desperately needing *salvation* (WSU 2025). Hawthorne’s *Heaven* is a hard but *Righteous* Road. What’s more, Hawthorne’s work is often tied to “Pilgrim’s Progress” (Bunyan 1678), a Protestant devotional writer and influential early-modern work. It appears that 8PB233 owned up to its namesake; a short lived and vanished memory, once integral to Florida settlement; now destroyed and NRHP *Ineligible*.

3.2 *Historic S.R. A1A (8PB11428)*

S.R. A1A (A1A) is a classic Florida highway route (PBP 2025; Wekenmann 2012; Hiller 2005). A1A was and is a major south-Florida transportation corridor. First developed in the 1927, A1A has since undergone variable modifications and maintenance. When considering *linear resources* (see HLRG 2025), namely *transportation corridors*, resource history and the varying conditions that effect the site’s historical character are used to examine resource NRHP Eligibility.

Historically, A1A is known for bringing tourism and industry; settling the south-Florida

coast around the same time as Route 66 settled the west. It is considered a “romantic byway” (PBP 2025). Overall, and broadly speaking, A1A represents the “post-War” boom that swept the country, as the era of the “baby boomers” commenced.

A1A has been continually modified. Today, some sections appear to retain their initial historical *integrity* and are NRHP Eligible. Other sections are modified beyond historical recognition and are NRHP Ineligible.

A1A is PA-adjacent and provides property access from the north. Note that FMSF A1A CRAS documents describe A1A segments in Palm Beach County. These do not include the PA 8PB11428 segment, which FMSF geospatial data indicate is NRHP Unknown/ Unevaluated. Therefore, the PA 8PB11428 linear resource segment remains Unevaluated, though given PA-area development, this segment is unlikely to retain historical integrity and significance.

3.3 The Scheurich Midden (8PB9621)

Hughes’ (1997) Phase I survey on Ocean Blvd A1A identifies the Scheurich Midden as a site (36 CFR, Part 800). Snapp (1976) and Wheeler et. Al (1997) provide specific site information (also *see* Lewis et al. 1997; HS-PBC 2025; NPS 2025). Based on evidence, Phase II investigations were conducted.

Phase II included 50-by50-centimeter, and 25-by-25-centimeter test units/columns placed adjacent to and within center(s) of the “main midden remnants”. Florida Atlantic University (FAU) archaeology laboratory analyzed collected samples, which include oyster shell, pottery, and chipped stone. Shovel test pottery finds show thickness indices matched nearby Jupiter Inlet Midden I (8PB34) and ‘Suni Sands’ sites. Pottery site comparison, namely ‘sand-tempered plainware’ produced a subsequent date estimate ranging 500 BC to 500AD. However, an oyster shell radiocarbon sample provides a 3370–3780 BP ± 60 date; during the Middle Archaic/Late Archaic transition and much earlier than the pottery analysis estimate.

Perhaps most importantly, the site condition is notably deteriorated, being picked over and disturbed for a century (at least) (References; also *see* below). Today, there is little to no evidence of the prehistoric mound which was once aided in maritime navigation. The Celestial Railroad likely brought an influx of beachgoers and industry, and the site was probably collected by many.

Nearby A1A construction, perhaps, sealed the middens fate, bringing a boom of development, commerce, and tourism. Today, little remains of 8PB9621.

3.4 Scheurich Midden Site History: A Compendium – Dr. Robert Baer

1997 - Annette Snepp Investigation

An early investigation of the PA was conducted by an archeologist, Ms. Annette Snepp who conducted a Phase 1 Archaeological Investigation in 1997. This investigation performed 25 shovel tests and the investigator reported that she interviewed residents who lived in the immediate area and knew the chronology of area property ownership. A neighbor, a Ms. Anna Current, stated that a Mr. Scheurich acquired the property in the mid-1950s and Scheurich was already in residence when she acquired her property to the south.

At that time of the Scheurich property purchase, truckloads of shell fill had been delivered to the property that was largely overgrown at the time of the purchase of the property. It was reported that the several mounds that have come to be known as the Scheurich Mounds stood about four feet high above the present topography, and Scheurich stated that the mounds were utilized for fill, 'mined away' and used for various property improvement projects that included leveling the topography within the property, and the improvement of the circular dirt road that begins in the middle of the property and terminates at the south perimeter of the property (Figure 3). Ms. Snepp as part of her investigation discovered fiber-tempered pottery that dates to the Late Archaic Period (Wheeler et al. 1997:27) (Cited in AHC Carr, 2020).

Concerning the Phase I Investigation, Ms. Snepp conducted a Phase II Archaeological Investigation that was intended to 'determine the integrity of the site.' (Wheeler et al. 1997, in AHC 2020). According to the AHC interpretation of the Snepp, Phase II Report, 'each of the three mounds were tested as well as other parts of the site. Field work included nine units excavated, and the investigator identified three areas with intact archaeological deposits. Artifacts excavated included a possible limestone sinker (net weight) and a perforated shark's tooth (jewelry) perforated clam shell (jewelry or weight) and at least one Busycon adze (shell scraper).

Through her investigations at the Scheurich site, Wheeler in her opinion concluded that the three midden mounds were intact features 'and not redeposited from dredging activities as suggested by some informants. Wheeler goes on to say that in 'area C' of the mound further

investigation should be undertaken and 'that this area is still included amongst those that are considered culturally sensitive'. Further, the investigators concluded that the site is potentially eligible for listing in the National Register of Historic Places since the site could yield important history (knowledge) about prehistory.'

In an added note to the Snepp information, Robert Carr writes that AHC monitored the removal of 19 tress on the parcel near AIA and recovered artifact material that included shell celts (tools) and fiber tempered pottery that included Orange Incised examples (Car 2002).

2017 - Robert Baer - Gary Beiter Investigation

In mid-April 2017 Professional Archaeologist, Dr. Robert Baer, RPA, and Mr. Gary Beiter, RPA, conducted a literature review of four printed archaeological sources, 1997, 2002, 2004, 2017 that address the archaeological integrity of a site (Scheurich Midden - FMSF 8PB9621) and the wider private property located at 18011 N. S.R. A-1-A, Jupiter, Florida. After a review of the literature, a new interpretation based on 'local knowledge' and 'archaeological research' suggests that the Scheurich Midden material date (as natural shell material) to the prehistoric period; however, the material was transported to the property in the 1950s by Mr. William Scheurich to be utilized as a backfill to improve his property, as suggested above. That knowledge, along with historical impact to the property by the 'Celestial Railway and North S.R. A-1-A, as well as 'public works' impact and modern building have also altered the site. However, due to knowledge of the wider local area and the documented cultural sites (prehistoric and historic) that are in the area it is essential that any construction (i.e. ground disturbing activity) in the area be archaeologically monitored by a Professional Archaeologist.

By way of context, this writer has known Mr. Addario and Ms. Current for some twenty years since he (Baer) was the State Approved Underwater Archaeologist on the Jupiter Wreck Inc. shipwreck site at Jupiter Inlet (9BP234). This shipwreck site was later determined by the archaeologist to be the Spanish dispatch vessel, *San Miguel de Archangel* that sank just south off present Jupiter Inlet in 1659. Pertinent to this report is the fact that Baer along with his associate, Mr. Gary Beiter MA, were retained by the owner of Real Corp Development, LLC to conduct a Phase 1 and II Archaeological Investigation on the Jupiter River Inn (Addario) property in 2004. Mr. Beiter was the former Miami-Dade County Archaeologist and at the time of the Real Corp

funded investigation was a private archaeological consultant.

Some back-ground is in order, Real Corp and Captain Addario had some reservations about the provenance of the Snapp - Wheeler shell midden area situated in the south-west quadrant of the property that is listed on the Florida Master Site File (Florida archaeological sites as (8PB9621). This midden is referred to in archaeological literature as the Scheurich Midden after the owner of the property before the Addario ownership.

Thus, this section of this current report is intended to address the Scheurich Midden (8PB9621) site through a land use history to provide an up to date synthesis of the history of this extended site and property and provide some suggestions for future cultural resource management on the site. Although the former Addario property has been sub-divided through sale, the property does retain cultural continuity with respect to the origin of the Scheurich Midden and the projected route of the Celestial Railway across the property.

1997 Skye Wheeler Cultural Resource Assessment

In 1997 a Cultural Resource Archaeological firm named Historic Preservation Services Inc. was retained to prepare a Phase I and Phase II archaeological assessment of the property at 18011 SR. A-1-A (Jupiter River Inn Inc. property) pursuant to a pending sale of the property. The investigators were Mr. Scott Lewis, Ms. Skye Wheeler and Ms. Annette Snapp. As far as it can be reconstructed, the party intending to purchase property were a group known as the 'Rest & Recovery Center', a local group of health care professionals. It is unknown at this time exactly who paid for the archaeological assessment of the property. What is important is that the investigation was performed and a copy of this report has been reviewed. It is also important to understand that based on this report that the Scheurich Midden achieved status by the State of Florida as a listed archaeological site (8PB9261).

The 1997 (Lewis-Wheeler-Snapp) Archaeological report, Phase II recommendations were as follows:

1. Testing and sampling of the three (remnant) oyster shell midden features in Area 'A' is recommended to determine the significance and integrity of this archaeological resource.
2. Additional testing and/or sampling of the area adjacent to SR A1 A of the RRCP (Scheurich Midden site) is recommended to determine the significance and integrity of those buried oyster

shell midden deposits that appear to be relatively undisturbed (Areas 'B' and 'C') as identified in this report.

3. Also recommended is a survey tie-in to link these archaeological sites with other well-known archaeological sites in the area.

The above recommendations were enumerated on page 1 of the Lewis-Wheeler-Snepp report. Further, the report states that "Phase II archaeological investigation accomplished all of these recommended plans of action and resulted in the following final report." The conclusions reached in Lewis-Wheeler-Snepp report were as follows:

"Overall, the content of the midden deposits is primarily oyster shell along with fish and mammal bone remains. Some of these remains appeared also to have been burned or charred. Additionally, a shell tool, shell net weight, possible shell cup, shark's teeth, and sand tempered plain pottery sherds were recovered. This is consistent with the notion of the Jupiter Inlet Complex where a series of nearby sites may be related culturally. Therefore, the archaeological features present at the RRCP (Scheurich Midden Site) are consistent with its use as a food processing center for larger nearby habitational areas represented by such sites as the Jupiter Inlet I site or the Suni Sands site, which is approximately a quarter mile to the north, and east of the RRCP (Scheurich Midden Site) (Snepp 1997)."

In the Phase II Investigations (Lewis-Wheeler-Snepp) the report states that, "One third 113rd of the northern portion of the shell midden that stood above ground on the property near the Jupiter River (creek) was mined away and some of the subterranean midden deposits in the northern section (adjacent to where the house is currently located) were disturbed through the construction of a septic drainage field. The remaining areas also have been mined away and taken to grade; level with the surrounding property."

The Lewis-Wheeler-Snepp report also states that pottery was found; "Further analysis of the pottery (sherds) recovered during Phase I test excavations revealed the presence of semi-fiber -

tempered pottery in the collection from area 'A'. The presence of this pottery type suggests that the subsurface component of Area 'A' may represent a late Archaic/Orange IV or V Period occupation, a period which is about 500 to 750 years earlier than the Phase I estimate of 500 B.C."

***Review Note.** The wider area is strewn with small pieces of shell that was mined from area shell midden's and has been utilized as fill in modern times, examples being the rail-bed for the Celestial Railroad and the construction of S.R. Al A, and by Mr. Scheurich to improve his property. Along with the scattered shell material there are also cultural materials that includes pottery sherds, faunal material (animal bones) and occasionally suspected shell tools that could be worked shell material. When a naturally occurring object, i.e. oyster shell is used as a scraper or drinking cup this is called in archaeological terms 'adaptive re-use. If the artifact is naturally occurring and worked by ancient peoples where the worked adaptation is obvious this would also be classified as adaptive re-use.

The fact that pottery sherds were identified by period does not necessarily mean that the Scheurich Midden is a site that has existed *in situ* (in place) since prehistoric times. The assemblage of cultural material in a re-deposited midden would have been deposited in no order.

It is necessary to take into consideration the personal (local) knowledge provided by Ms. Current that fire pits were excavated by Mr. Scheurich that were utilized to burn trash; these may, or re likely to be the 'hearths' excavated during the 1997 investigation of the site. If the mound material is in fact re-located midden material the analysis of the pottery sherds would still be relevant by type and period. The identification of the Scheurich Midden as a food processing center could be true if the site is in fact a site that has been *in situ* since prehistoric times.

A Radiocarbon Dating sample (1997) was submitted to Beta Analytic Inc. in Coral Gables, Florida pursuant to the Baer - Beiter investigation. The report of the samples taken from the Scheurich Midden dated to:

1. Measured Radiocarbon Age: 3370+/- 60 BP (Before Present)
2. Conventional Radiocarbon Age: 3780 +/- 60 BP (Before Present) Calibration of Radiocarbon Age to calendar years:
3. Conventional Radiocarbon Age: 3790+/- 60 BP Beta Analytic Calibrated Result: Calibrated BC 1760 (Cal BP 3710 Sigma Calibrated result (60% probability) calibrated BC 1865 to 1690 -BP 3815 to 3640.

***Review Note.** This investigator (R. Baer) confirmed this information (4/22/17) and contacted Mr. Ron Hatfield at Beta Analytic. Mr. Hatfield advised that the age of the material would remain correct as above, whether or not the sample material was taken from an undisturbed site or a disturbed site.

2002 - September-December Edition: The Florida Anthropologist

The journal 'The Florida Anthropologist' in an article titled, 'The Archaeology of Coastal Palm Beach County' by Ryan Wheeler, Jerald Kennedy and James P. Pepe devotes two paragraphs to the Scheurich Midden (8PB9261). There is no relation between Ryan Wheeler and Skye Wheeler.

The article states, "When the site was discovered in 1997 during a Phase I survey, work focused on three pedestals of oyster shell midden, preserved under hammock trees, as well as areas described as shell fields. Features, some of which may be pits and hearths, were discovered at the site, and some of the loosely consolidated deposits of oyster shell may be mound fill." The other artifact material, sherds, shell cup, and adze-celt are also referenced."

***Review Note.** This article adds little or nothing to the Scheurich Midden history other than perpetuating the fact that it is a documented cultural site (8PB9261). The fact that the site is close to other sites in the area - "Close proximity to other sites in the complex" does document the physical-geographic association of the sites within the wider Jupiter Prehistoric Cultural Area that would include the near-by Associated Suni-Sands Site.

Again, the reference to the 'pits and hearths' may well be those dug by Mr. Scheurich to burn trash. The reference to mound fill may be taken to mean mound material that was collected and dispersed many years ago, and now having lost its 'cultural integrity may now constitute a substance of no particular archaeological value.

2004 - Report of a Phase I and II Archaeological Investigation at the Jupiter River Inn Site. Robert Baer, PhD, and Gary Beiter, M.A. RPA.

In the conclusions of this report the authors state that "Several of the interpretations of material culture on the property by Wheeler and Lewis (1997) should be re-evaluated, as should the inclusion of the Scheurich Midden (8BP9621) in the Florida Master Site File. Further, identification of shell as tools is questionable since a quahog clam was assigned tool status based on the natural serrations on its edge. The black sooty feature in the white sand may be a natural feature as described in the soil for the St. Lucie Soil Series.

Chemical tests were performed on the Midden site by Mr. Beiter who has utilized this test at other similar sites in Florida. The findings of this test were as follows; "The lack of phosphorus in the shell piles and shell layers indicates that the soft tissue of the shell or other organisms and bone were not present from prehistoric times on the Jupiter Creek Property. The suggestion is that the shell was re-deposited on the property from some other source." This test has been disputed; however, it was provided as an accepted archaeological test that may or may not support the conclusions of this report.

***Review Note.** The Beiter-Baer 2004 rejects the Scheurich Midden site as an *in-situ* site that dates from the prehistoric period or the contact period. Mr. Beiter further believed that the site may be dredge fill from the documented dredging of Jupiter Creek earlier in the Twentieth Century. No pottery sherds were discovered pursuant to the (Baer-Beiter) investigation and the shell tool identifications are suspect. A piece of turtle shell was found. The phosphorus test, like the Lewis- Wheeler, Carbon 14 test are accepted at face value.

2017 - A Due Diligence Cultural Resource Assessment of the Inlet Village Parcel, Palm Beach County, Florida, Robert S. Carr M.S., Odlanyer Hernandez de Lara, B.A., John G. Beriault, B.A.

This report was prepared by the 'Archaeological and Historical Conservancy' (ACC) an experienced Broward County, Florida, Cultural Resource firm. There is no date of the pedestrian survey at Jupiter, the date of the written report is March 2017.

The survey on the site consisted of a pedestrian survey (walking) and eight (8) shovel tests. The report states that seven specimens of cultural material was collected from two (2) of the shovel tests; six (6) shovel tests yielded no cultural material. The report does not elaborate on what constituted the seven specimens of cultural material, i.e. pottery sherds, animal-bone (faunal) material, shell material, etc. that was excavated pursuant to the shovel-tests.

***Review Note.** This report states that the property was 'field walked' and eight shovel tests were performed, and pursuant to these tests - undescribed - artifact material was collected from two of the shovel test sites.

The report does not describe exactly what type of additional site (property) documentation is required. The Consultant Summary does state that, "Additional documentation of archaeological and historical sites by relevant agencies (see Summary of Agency Requirements section)". These agencies may be the State of Florida; Palm Beach County; the Town of Jupiter. Further, the report states that,

"Although the parcel is greatly altered and shell fill has been placed across the parcel, intact archaeological horizons occur below the fill."

Pursuant to this finding Mr. Addario related that figure 6 in the 'Due Diligence Report' shows two (red coded) Positive Shovel Tests contiguous with the north circular portion of the property, as well as six other 'test sites' in portions of the property that were tested during the Lewis-Wheeler (1997) and Baer-Beiter (2004) reports. Regarding this area, Mr. Addario (the property owner) states that in 2015 and 2016 the Town of Jupiter conducted public works excavations west of S.R. A1A along the right-of-way and private property in the area of the two red coded shovel tests. Mr. Addario relates that this area was disturbed to the point that he complained to the 'Town' and that they graciously responded by leveling the disturbed overburden and re-sodding the area that had been disturbed.

Property Use Oral History – The Mixing of the Midden

The property where the Scheurich Site (8PB9621) is located was purchased by Mr. William Scheurich the 1950s. Ms. Anna Current, the present neighbor to the south purchased her property in 1970. - Current relates that at the time that she purchased her property that the shell mound was present and is, and was, about 50 feet from her north property line. Ms. Current further advises that Mr. William Scheurich utilized the shells for a number of beautification projects on his property that included 'fill' to level his property, 'fill' for his circular driveway, and as 'fill' to fill

in erosion on the property sea wall along Jupiter Creek. Ms. Current advises that neighbors were welcome to utilize the shells as needed.

Ms. Current further advises that Mr. Scheurich told her that he had obtained the shell material locally and transported the material to his property to use as fill. The specific area where Scheurich obtained the shells is unknown. As will be described later in this report, the mining of prehistoric shell mounds in the Jupiter area is well documented. Ms. Current states that at no time to her knowledge did any objects that may have been prehistoric artifacts were discovered. Small pottery shards, remains of shell tools and small pieces of animal bone might not have been recognized and classified as cultural material; also, Ms. Current relates that Mr. Scheurich dug several fire pits near the mounds where he burned trash in response to irregularities. Depending on the direction of the wind the shell mounds provided a wind buffer. This was in the days before there was reliable 'Town' trash removal in Jupiter; the fire-pits were utilized on as-needed basis.

Ms. Current also relates that Mr. Scheurich told her that when he bought the property after World War II the property was completely overgrown and there were no buildings on the property. The present two-bedroom Current home and garage to the south were both constructed during the Scheurich period of ownership as were the boat docks on Jupiter Creek. It is also known that the right-of-way for the Celestial Railway is known to have crossed the three-owner tract from north to south between the present location of Old North S.R. A-1-A and Jupiter Creek. Several rail- road track spikes have been found on the property. It should also be pointed out that the fill for improving the right-of-way for the rail-bed-track line as well as the U.S. Highway 1 were obtained from local sites in the era before any prehistoric or historic preservation legislation had been enacted (Anna Current to this writer).

3.5 Jupiter Area Local History – Dr. Robert Baer

The Early Historic Period

The local history of what is now the Jupiter Florida coastal zone began with two local shipwreck incidents that occurred in the mid and late seventeenth century. In 1659 the Spanish dispatch vessel *San Miguel de Archangel*, transporting considerable treasure, was wrecked in an area near the present Jupiter Inlet. On April 23rd, 1696, the British vessel *Reformation* made notable by the publication of 'Jonathan Dickinson's Journal' in 1699 was lost north of the inlet on what is now Jupiter Island. Both the survivors of the *San Miguel* and the *Reformation* were sheltered by the local natives the Jega Indian's until rescued by Spanish patrol vessels (Baer

1989, Dickinson 1696).

The native population who inhabited the area of present Jupiter were known as the Jega by the Spanish and were well described by Jonathan Dickinson in his 1696 Journal. Dickinson related that the Jega transported the *Reformation* castaways to an area south of present Jupiter Inlet that marks the old-historic inlet. The present Jupiter Inlet was opened by dredging in 1922. The original historic inlet was situated about a quarter mile to the south and the areas of shell mound stretched for about a quarter mile along this shore-line littoral about a quarter mile east of the present site - survey area. It is safe to say that the Suni-Sands trailer park site and the DuBois house area were the primary Jega habitation sites in the area.

The earliest map of the Jupiter area is the 1769 DeBrahm map that shows the Loxahatchee River, then known as the Grenville River, and the South Fork of the Grenville River as well as the present Jupiter Creek area that is the focus of this investigation and the focus of this present investigation. The survey area is around the present Jupiter Inlet and flows in a circular direction from the inlet south to the Intracoastal Waterway as that waterway flows to the south. Historically, this was an upland area of interconnected tidal ponds surrounding what De Brahm refers to as 'Meadow'. These meadows would today be categorized as upland dune areas with low vegetation, interspersed by wetland areas populated by mangrove species.

The importance of early examples of historic cartography stresses the importance of any contemporary archaeological survey of the impact of both natural and manufactured processes on the alteration of the prehistoric and historic landscape. It is also important to note that at the time of the DeBrahm survey and map in 1769 that the Pre-Columbian Era peoples of the area had largely disappeared from the peninsula. The DeBrahm map shows annotations indicating habitation sites or historic habitation areas. Gerald Milanich writes: 'By the early 1760s the Indigenous population were reduced to almost nothing. Handfuls of individuals were taken to Cuba when the Spanish withdrew from Florida in 1763' (Milanich 1995).

The Seminole War Period

In 1838 during the Second Seminole war an earth and wood fort was constructed on an upriver bend of the present Loxahatchee River. From this fort military expeditions were launched on flatboats and canoes into the area to the west around present Lake Okeechobee that had become strongholds for the Seminoles (Buker 1997). In 1838, Major William Lauderdale and a force of troops moved south along the Atlantic Coastal Ridge to the New River in what is

now Broward County.

Lauderdale constructed a fort on the mainland in what is now the downtown area of his namesake city- Fort Lauderdale (Covington 1993). Major Lauderdale's route along the Atlantic Coastal Ridge along the now called Military Trail documents the difficulty in navigating the wetlands between the Florida barrier islands and the mainland before the widening and dredging of then present Intracoastal Waterway.

During the Second Seminole War (1848- 1857) the U.S. Department of the Army constructed the Jupiter Lighthouse on the mainland west of the barrier island, the present named Jupiter Island. The U.S. Army Engineer Officer in charge of the construction of the lighthouse, Captain George Meade, would later during the Civil War in 1863 be the commander of the Union Forces at the Battle of Gettysburg.

The mound where the Jupiter Light-House is situated consists of shell material collected during the first stage of lighthouse construction. The mound has only been test excavated and the stratigraphy of the wider mound is unknown.

As at the wider investigation site the question arises of whether a mound of shell material either large or small can be identified as a primary site created by native people or shell material gathered in the modern era to improve a site for construction or another purpose such as road or rail-bed fill, or for property improvement. This subject will be considered later in this report.

During the period of the lighthouse construction and during the Civil War a small population consisting of farmers and fisherman was established in the Jupiter area. Coconut farming became the crop of choice on Hutchinson Island, along with an oil - producing crop called *coontie*. Prior to the Civil war shallow draft coastal vessels would re-supply the lighthouse until the light was extinguished by residents loyal to the Confederacy who hid the lighthouse lens in a nearby wetland area.

Era of Modern Improvement

By the last two decades of the nineteenth century there were expanding settlements in the wider Jupiter areas as well as West Palm Beach, Fort Lauderdale and Miami. Shallow draft steamboats could navigate the wider areas of the Indian River north of Jupiter to Titusville near Cape Canaveral. However, the area of wetlands and undulating natural waterway south of Jupiter to Lake Worth in present Palm Beach County were un-navigable to large commercial craft.

To alleviate the problem of transport south of Jupiter and Lake Worth Railway, popularly known as the Celestial Railway was begun in 1888 and completed a year later in 1889. This narrow-gauge railway, then called a 'portage' line - eight miles in length began at the steam-boat terminus at the head of Lake Worth and the Town of Juno and then proceeded north to the south bank of the Loxahatchee River at Jupiter. There were two loading platforms at stops between Juno and Jupiter, named Venus and Mars - thus the derivation of the name - Celestial Railroad.

Pertinent to this archaeological report is the fact that the Celestial Railway followed a route east of the present dredged Intracoastal Waterway, and the natural course of historic Jupiter Creek. Period planning maps document that the historic railway bed crossed the study area at 10811 North Highway, US Highway A1A terminating at a point on the south bank of the Jupiter Inlet where a freight dock had been constructed (Figure 4). Railroad spikes have been discovered by field-walking investigations and metal detecting surveys that have been performed on the property by consulting archaeologists, as well as by residents.

Unlike the construction of the Jupiter Lighthouse the construction history of the Celestial Railroad is vague. The rail-bed appears to rest on a deposit of earth and shell material to increase stability in what was a largely sandy topography. As with other area construction the shell material from nearby 'period' mounds was routinely mined from stable deposits and used for 'fill' of several types that included large municipal projects as well as smaller land improvement projects. It is reasonable to assume that the fill for the Celestial Railroad was derived from larger intact shell-mounds in the area.

Intracoastal Era

The construction of the present Florida Intracoastal Waterway system that began in the last decade of the nineteenth century was continued in the twentieth century. Before the twentieth century the waterway system was completed opening the entire waterway to navigation portions of the present waterway system consisting of natural channels that were improved by dredging to navigable depth. These areas are evidenced by the improvements in the present Indian River north of Jupiter and in Lake Worth and Biscayne Bay to the south.

The United States Geological Survey (USGS) Chart of 1883, labeled Jupiter Narrows and Jupiter River depicts this narrow undulating waterway that was later (1896 - 1900) opened as a navigable canal. The 1883 map shows the present configuration of Jupiter Creek that is now a natural subsidiary channel to the dredged Intracoastal Waterway. The dredge operations that

isolated Jupiter Creek produced tons of dredge spoil that was used to raise and improve both sides of the Jupiter - Juno segment of the waterway. The parkland west of the present investigation site and Jupiter Creek consists largely of spoil material - muck and oyster shell - dredged at the end of the nineteenth century. This possibly constitutes another source of surficial shell material that litters the recent survey areas as well as the wider Jupiter Creek topography.

3.6 Broad Cultural Themes and Deep Time – Dr. Robert Baer

Paleoindian Period (11500 B. C. to 6,500 B. C.)

Most of the evidence of Paleoindian occupation of Florida has been found in areas north of Tampa Bay. This occupation was at the time when water levels were much lower than at present and interior Florida's climate was drier. During this period, the vegetation was xerophytic, and the fauna included many now extinct species. Artifacts of the early Paleoindian Period (11500- 7500 B.C.) include lanceolate points of the Folsom and Clovis tradition. Biface tools, cherts microliths and bone points were indicative of the Late Paleoindian period (Milanich 1994).

- Note that Paleoindian sites are rare, and are not likely or expected to be met in the PA. However, they are noted, and Pleistocene contexts will be documented should they be encountered during PA soil disturbance activities (i.e., “unanticipated discoveries”).

Archaic Period (6500 B.C. to 1200 B.C.)

As the Pleistocene ended, sea levels rose with the melting of world-wide glaciers (*see* “Isostatic Rebound”; Kennett 1982). The Holocene (i.e., modern environmental conditions) began about 7500 years B.P. At this time, many Pleistocene-adapted species disappeared, and the natural environment of Florida changed drastically and abruptly, providing new ecological niches and ecotones, dramatically shifting human subsistence and mobility. A gradual change in cultures during this time resulted in the Early, Middle, and Late Archaic Cultures. Major diagnostic technological materials that relate to Holocene cultural adaptations include stemmed dart points, ceramics, and social settlement and subsistence systems and traditions. For instance, fiber tempered were in use in the Late Archaic Period beginning about 2000BC.

Transitional (Terminal) 1200 to 5000 BC

After 1200 BC the population of Florida substituting sand for fiber as a tempering agent in the ceramics they were making; this evolution in ceramic making would continue until the European impact period in the sixteenth century.

500 BC to AD 500

By 500 BC ceramic styles had changed from those that began about 2000 BC and contact was being made with native populations outside of Florida. Sand tempered Plain was the predominant ceramic in this area around Lake Okeechobee, and then north up the Kissimmee River drainage, south into the Florida Keys, and west to the Gulf Coast. Just to the north of the present Jupiter coastal zone area was the Malabar I material culture as defined by the presence of St Johns Plain ceramics (Pepe 1999).

AD 500 to AD 1100

Ceramics in the project region (Martin and Palm Beach Counties) during this period were predominately sand tempered Plain and Belle Glade Plain was also present around the Lake Okeechobee Basin. To the south, from approximately the present boundaries of Palm Beach County and Broward County, and into the Florida Keys and west to the Gulf Coast, sand Tempered Plain and Glades marker types were present and predominant (Pepe 1999).

AD 1100 to AD 1250

The marker types of ceramics to the south, except for Plantation Pinched, were not present in these areas. Belle Glade Plain was not present in the project region but predominated in the Lake Okeechobee Basin. In essence, the ceramics of the project region were like the areas south of the Palm Beach and Broward County boundaries (Pepe 1999). To the north the Malabar II Period, as defined by the occurrences of St. Johns Plain, St. Johns Check-Stamped, and trade wares from the northwest coast of Florida (Milanich 1994).

AD 1250 to AD 1513

During this period, the ceramics of the project areas region were like those to the north of the Malabar II Period. The Indigenous population was substantially reduced during the ensuing two and a half centuries, and by the middle of the eighteenth century had become largely extinct.

Protohistoric (Seminole, Miccosukee, AIS, and other known and unknown Cultural Traditions)

After AD 1750 the native people who came to be called 'Seminole' began to move into the peninsula of North Florida. The presence of the Seminole in the study area and wider region has been documented by Covington (1993). Indeed, Florida was a mix of migration during the proto- and early historic, with escaped slave populations, pirates, marooned shipwreck survivors, adventurers, and outlaws.

Important to note, earlier indigenous groups like the Miccosukee, though previously decimated by European Colonialism, remained in small enclaves and isolated areas were purportedly in the region and this period. Note also that the Protohistoric is not well defined in most regions though is characterized by rapid influx and mixing.

Distinctive Seminole ceramics, of European and American manufacture, and glass beds are diagnostic artifacts found on Seminole sites. The inland St. Johns River region is an archaeologically well-documented Seminole habitation area. Non-Seminole did not penetrate this area during the Seminole occupation until the times of the Second and Third Seminole Wars in the mid-nineteenth century around 1837 (Florida Department of State 2000).

4. 2021 Property Investigation - Dr. Rober Baer

During field walking and metal detector phase of the investigation a nail-shaped iron object was in the open grassy and mixed soil area near the wood fence that demarcates the survey area from the area of fenced property and shovel test No. 12. (Figures 7-8). The second area where artifact material (Figure 9) was in Trench 1 at the east perimeter of the property. This material consisted of 5 (five) pieces of kitchenware and two glass patent medicine bottles; one of the patent medicine bottles was broken and dated to the late-19th or early-20th centuries. The patent medicine bottles did not have any manufacturer's marks.

Regarding the round hand-wroth iron spike, it is known that the local native people, the Jega, who occupied the Jupiter coastal zone and interacted with European shipwreck survivors routinely looted shipwrecks for foodstuffs and objects like iron that could be adapted to their own use. Native people at the time of Spanish contact in the area were eager to acquire any European material that they could, most especially iron material that they could adapt into implements that they could use to replace shell, wood and stone material that limited their tool making ability. Thus, a bent ships spike or fastener would have been a valuable commodity and would have been collected by native people. Furthermore, the Anthropological Society of Florida volume 'Archaeology of Palm Beach County' does not record any iron artifacts located in 'association' with Pre-Columbian artifacts in the wider area. There are several reasons for this lack of documenting European artifacts from local shipwrecks; either this material does not exist, or the archaeologists performing the excavations of the sites are unaware of the Jupiter- Juno Coastal Zone shipwreck history.

One of the research questions that was generated by local history was the route of the Celestial Railway of the late nineteenth century. The railway ran from the edge of Lake Worth in the south, north to the Jupiter Inlet - Estuary area. It has been reported and verified by Captain Addario that rail spikes from the railway have been discovered on the property from time to time; however, no spikes were recorded or excavated pursuant to the metal detector survey or the test excavations. None of the test excavations resulted in the retrieval of any additional railway spikes or other indication that the route of the railroad crossed the property. While no evidence of the RR was discovered on this north segment of the property it is likely that the route of the RR may have been along (parallel-closer) to present AI A. The absence of documented Railway material in the survey area is supported by the thorough shovel testing of the site and the inspection of these sites on several occasions by the Town of Jupiter consulting archaeologist.

- It should be pointed out (personal communication) that the town archaeologist “did find evidence of the RR on the park-parcel to the north”.
- Note also that there is a State of Florida Historic Marker located at the convergence of Cooper Road and AIA, just east of the Beyel property that documents the route of the Celestial Railway in the area.

5. Discussion – Dr. Robert Baer

Local knowledge is important in archaeological research. The site of the present Scheurich Midden is located at the Jupiter River Inn site at 18011 N. S.R. A-1-A in Jupiter, Florida. Mr. William Scheurich purchased the property in the mid-1950s. Ms. Anna Current who has resided on the property since 1970 reports that when she acquired her property that the midden was situated at the present location on the property, and that it was used as material for the leveling the property, to 'fill' the circular driveway, to 'fill' and beautify flowerbeds, and to 'shore-up and 'fill' the eroding seawall on nearby Jupiter Creek. The spoil material that has since come to be identified as the Scheurich Midden, a Florida Master File Archaeological Site, is likely a 'derived site'; that is, a portion of an in-situ prehistoric cultural site that was re-located to its present location(s), likely by Mr. Scheurich. This generally represents a secondary 'prehistoric context' which is now a comingled example of modern site use. Mr. Scheurich related to Ms. Current that he acquired the spoil nearby and transported it to the property. A previously documented archaeological site, the Suni Sands site is likely the source of the Scheurich Midden material and is

located approximately a hundred yards east of the 18001- Jupiter River Inn property- the former Scheurich property.

1. The mining of prehistoric shell-mound resources in the modern era is well documented. There is also the possibility that the shell material was utilized to improve the rail-bed for the celestial railroad that crossed this site in the last century, as well as improvement of the roadbed for North-South coastal road S.R. A-1-A. It is logical that the source for this fill was the wider area where large shell mounds were located, for example a large parcel to the north-east named the Sunni Sands Trailer Park. Pursuant to these projects (Railroad and Highway- A-1-A, shell would have been mined and been deposited ('dumped') at periodic locations along the proposed routes of the railroad and roadway.

2. The Carbon 14 tests, performed previously by Carr, Conservancy and Beiter-Baer verify that the shell material and other associated artifact material are prehistoric (Circa 1492) in origin; this does not verify that the Scheurich Midden is an *in-situ* archaeological site.

3. All the above cited archaeological investigations document various aspects of the site. Archaeological sites are often re-evaluated and re-interpreted; this is the nature of archaeological science and is an integral part of the discipline.

4. It is this investigator's opinion that the site is composed of prehistoric material but is not endemic, nor natural to its present location.

5. The presence of prehistoric cultural material on this property and the fact that the property is included in a wider archaeological zone, this investigator strongly recommends that at the time of future construction that all ground disturbing activity be archaeologically monitored by a qualified professional-archaeologist.

6. Archaeological monitoring ensures that any buried cultural material will be recognized and that appropriate steps can be taken to protect and preserve this material.

Before conducting archaeological fieldwork on the Beyel property parcel the principal archaeological investigator performed an archival and literature review and relevant documents

were collected pertaining to the wider area and extended site. This included previous archaeological reports and documents describing and recording other sites in the area as well as from the Florida Master Site File as well as related cartography to include contemporary U.S.G.S. Sites as well as historic maps of the area . This information has been presented above and serves as valuable base-line information for the property investigation that follows.

6. Conclusions

Residential development is proposed at 18019 U.S. Highway A1A in the Town of Jupiter, Palm Beach County, Florida (Figures 1–3). This Phase I and II report address TOJ (and other) archaeological resource considerations and requirements. As such it provides an existing sites narrative, results of site testing and assessment, and other PA-specific/relevant topics.

Three sites are known near the PA which are NRHP Ineligible or ‘likely-Ineligible’ (i.e. “non-contributing segments”). Heavy PA disturbance is noted, and the area is a built environment. Existing PA and PA-adjacent sites (8PB233, 8PB9621, and 8PB11428) are heavily disturbed or destroyed. Regardless of site conditions and Eligibility, thorough archaeological procedures are in place and under development and consultation/guidance and following existing (successful) examples. Therefore, it is recommended that PA work proceed under existing cultural resource management guidance which includes monitoring of ground disturbing activities (and other project development archaeological specifics; Appendix A).

Sincerely,

Andrew Edward Owens, M.S., RPA

Project Archaeologist
Fiddlehead Farms LLC (FHF)

May 9, 2025

The extended site that marked the original Scheurich Site and later the Addario Property has now been divided into three parcels with different owners. Pursuant to future construction on these sites the only archaeological requirements may be that of monitoring when future excavation pursuant to construction on these parcels is carried out. On this north parcel of property (Beyel 18019) there was no artifact material discovered that would preclude residential construction on

the site.

While the former Scheurich site has been open to various interpretations, the site of the shell mounds, in a former wooded area, is certainly evocative of a pre-historic site and will likely be preserved in situ as the site is a State of Florida Master Site File Property. There is no movement to have the site removed from the Florida Master Site File. As a FMS File the site will have to be conserved and protected. No doubt in the Prehistoric Period the site was accessed by native people who inhabited the area to the north and north-east in the area of the present Suni-Sands site, and historic structures to the east like the DuBois House that was constructed on a native shell mound.

While no important Pre-Columbian artifact material was discovered in any of the survey areas; it cannot be denied that the Jupiter Creek area was well populated during both the prehistoric - native and later historic periods.

Robert H. Baer

Professional Archaeologist

January 29, 2021

Figures

Figure 1. Project area 1:24,000 scale USGS topography map.



Figure 2. Project area, aerial map (1:8,500).



Figure 3. Project area (1:8,000) USGS topography-hybrid map.

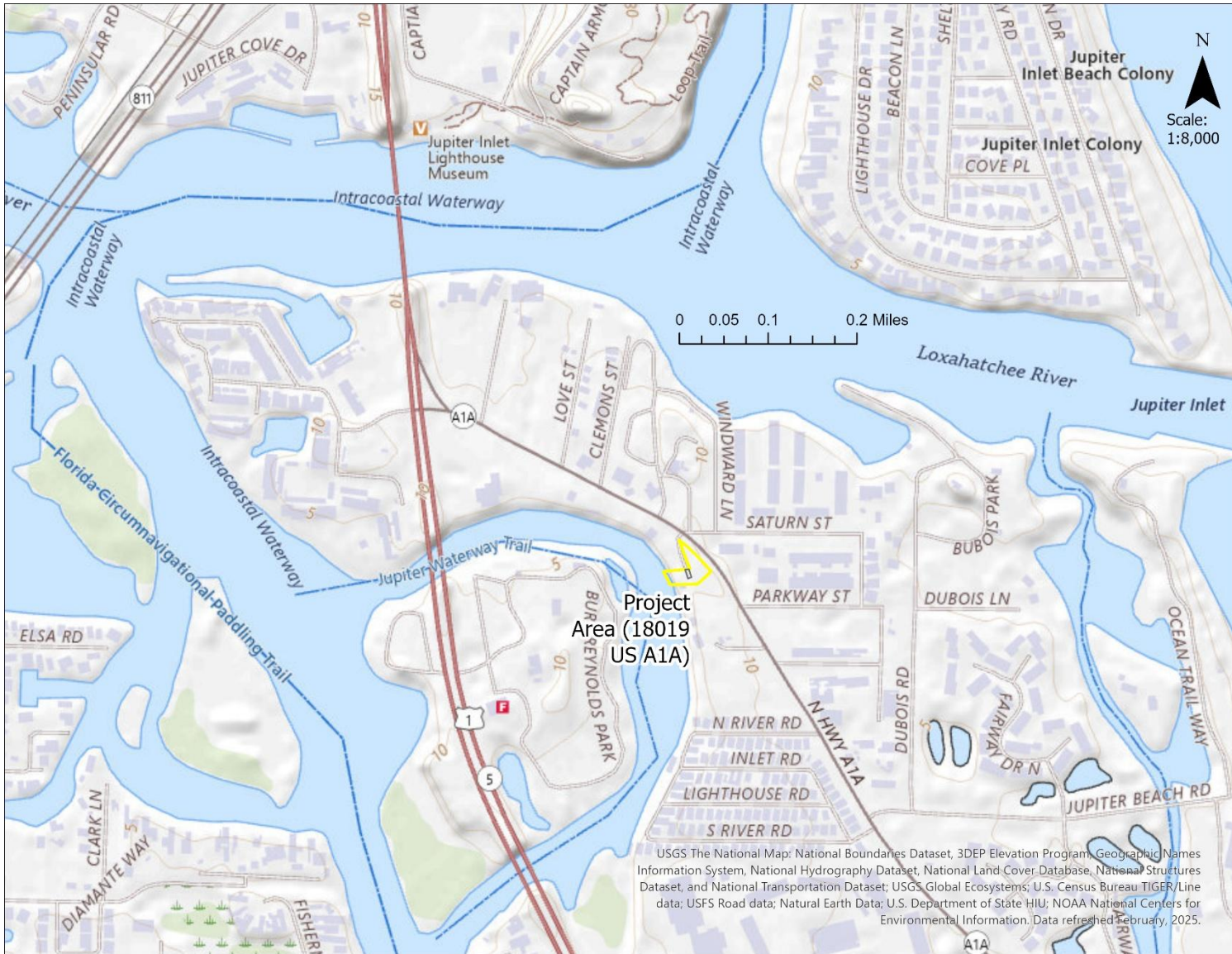


Figure 4. Project area (1:650) scale aerial map with FMSF site boundaries.

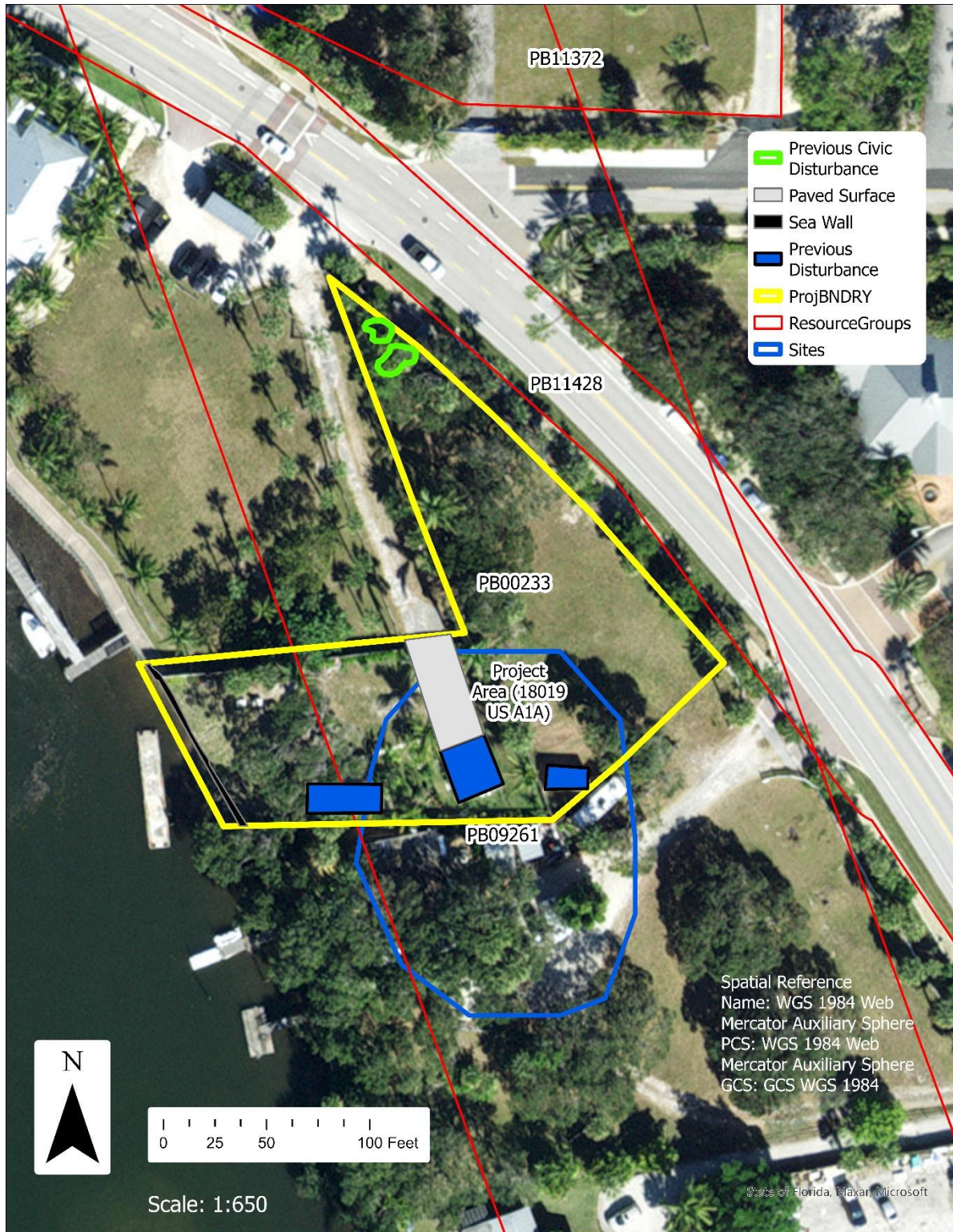


Figure 5. Project area and Town of Jupiter Areas of “Zone of Archaeological Interest”.

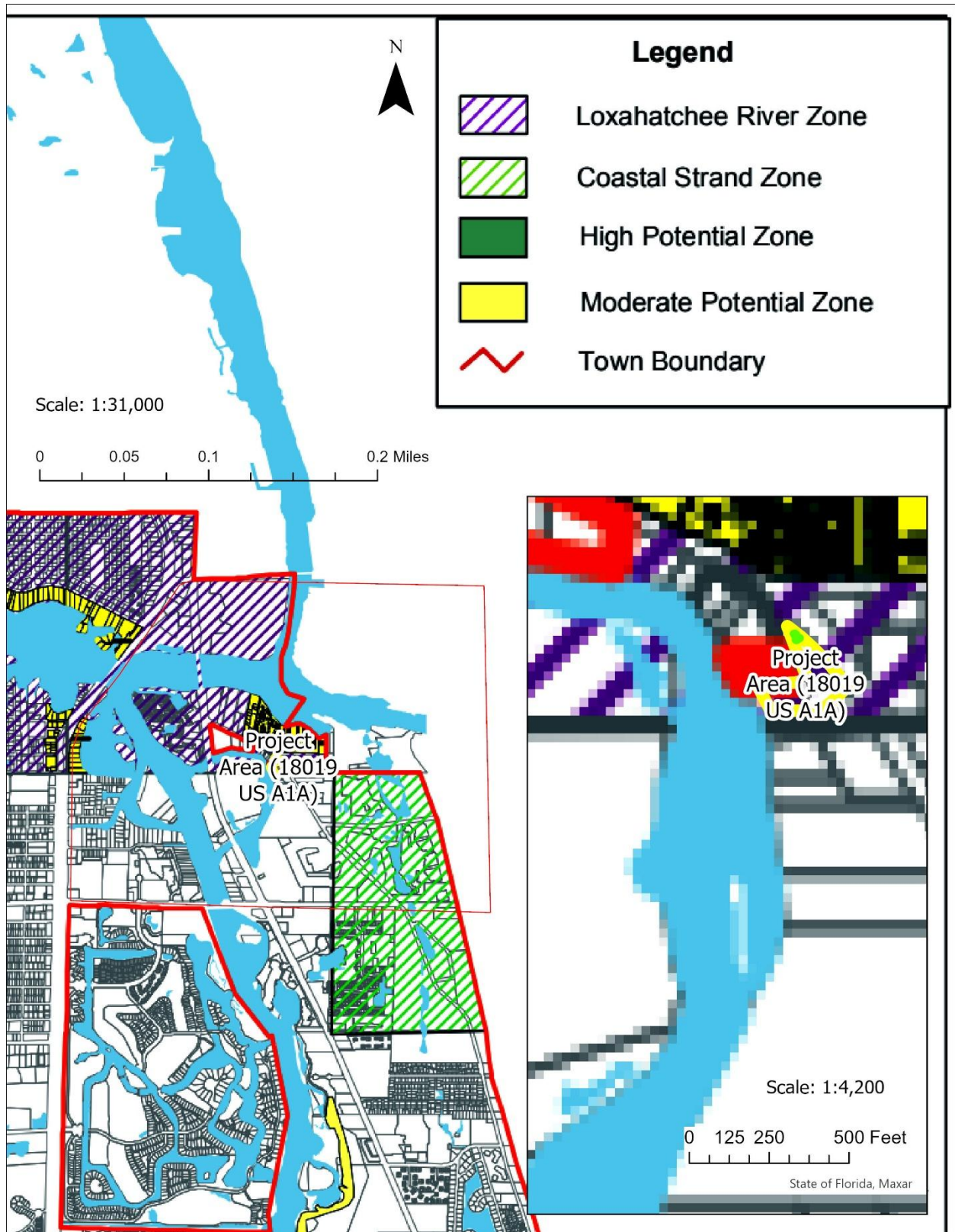


Figure 6. Historic Platt map with project area at bottom right, red.

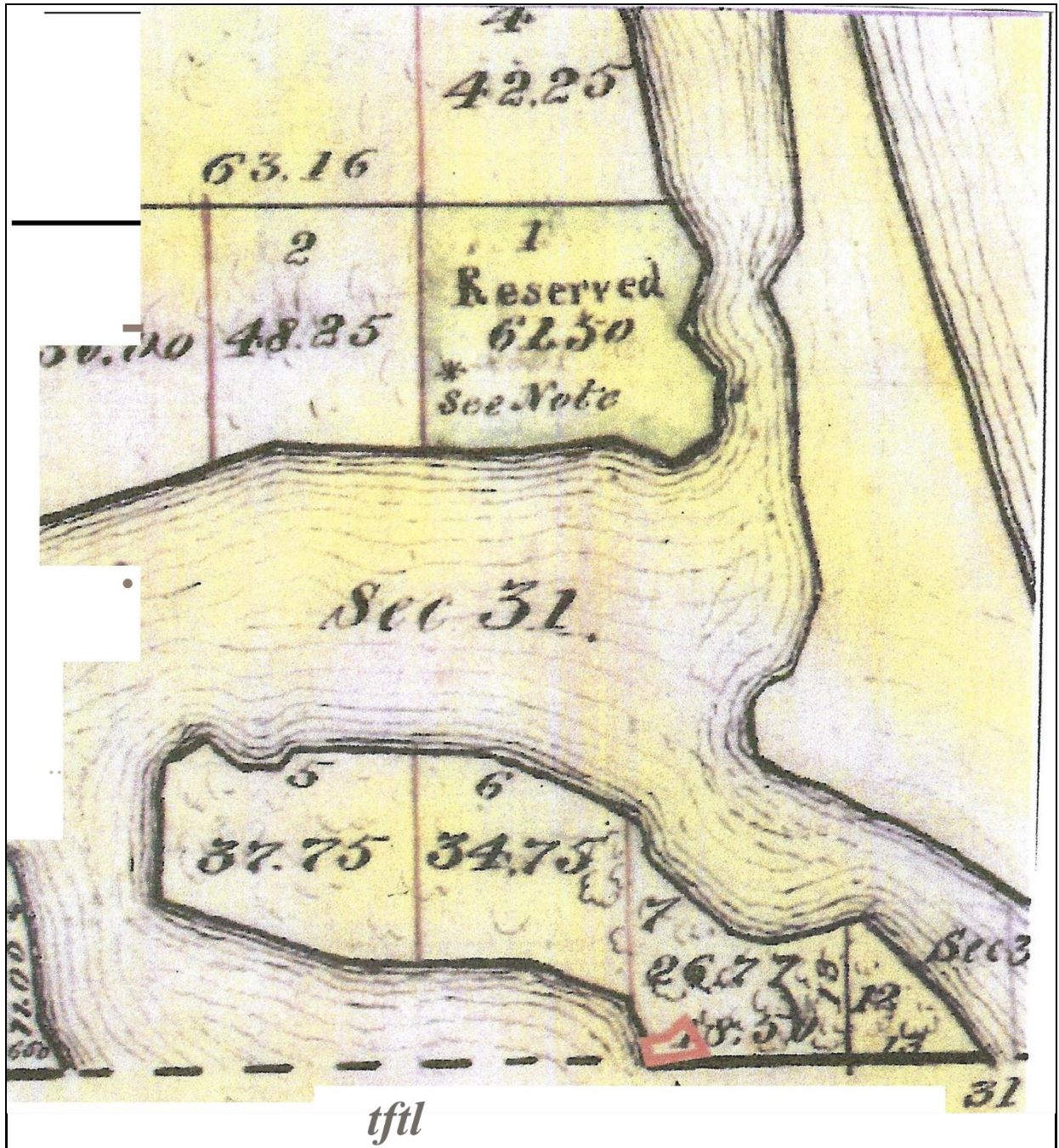


Figure 7. Ship's nail, blacksmith-forged (hand-wrought) located in the open grassy area (south-adjacent A1A, also *see* Figure 10, below) in a 'loose' soil context.



Figure 8. Blacksmith-forged (hand-wrought) round spike with scale (inches).



Figure 9. Historic druggist bottles and blue floral transfer print refined whiteware located in Trench 1 near the eastern grassy perimeter.



Figure 10. Project area overview of *chickee* hut and cement pads and walkways, facing southeast.

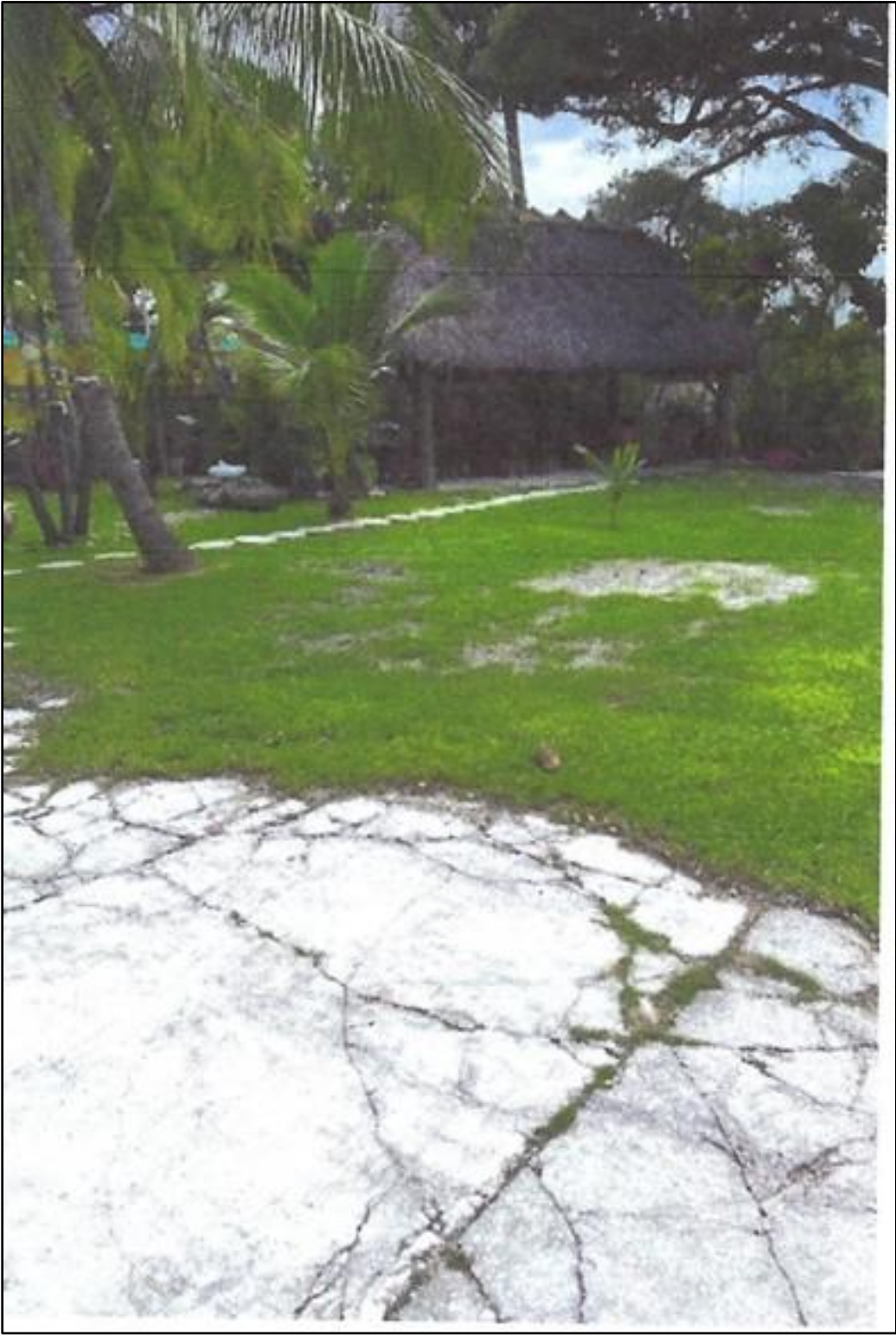


Figure 11. Project area overview with Baer (2021) shovel tests, facing east with A1A at left.



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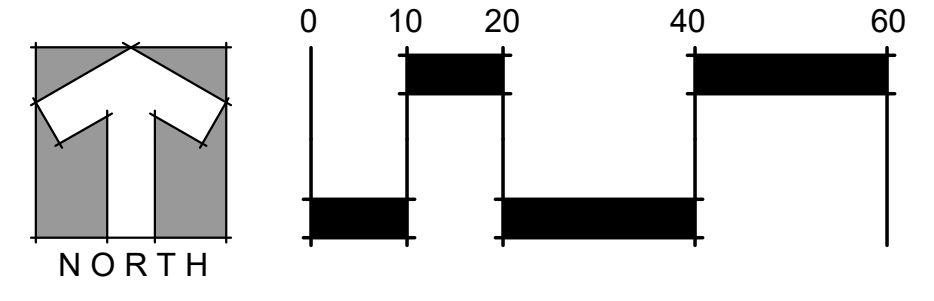
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(8PB9261) Jupiter, Palm Beach County, Florida.



General Notes:
 - Plan prepared from field work and notes provided by: Robert H. Baer, PhD, Professional Archaeologist.

General Legend

- X 1 West Parcel - 34 Dig Sites
- X 1 East Parcel - 10 Dig Sites
- Excavation Unit Trench
- Public Works Trenches



Beyel Residential
 Jupiter, Florida

Designed: MTH
 Drawn: MTH
 Approved: MTH
 Date: 6/10/24
 Job no. 8/7/24
 Revisions: 4/11/25

Cad no. CAD0

Seal

LC C000530

Sheet Title:
 Shovel Test Location Map

Scale: 1" = 20'

Sheet No.

ST-1
 00-0000

Attachment C - Architectural Site Plan Overlay



BULTMAN ARCHITECTURE, inc.

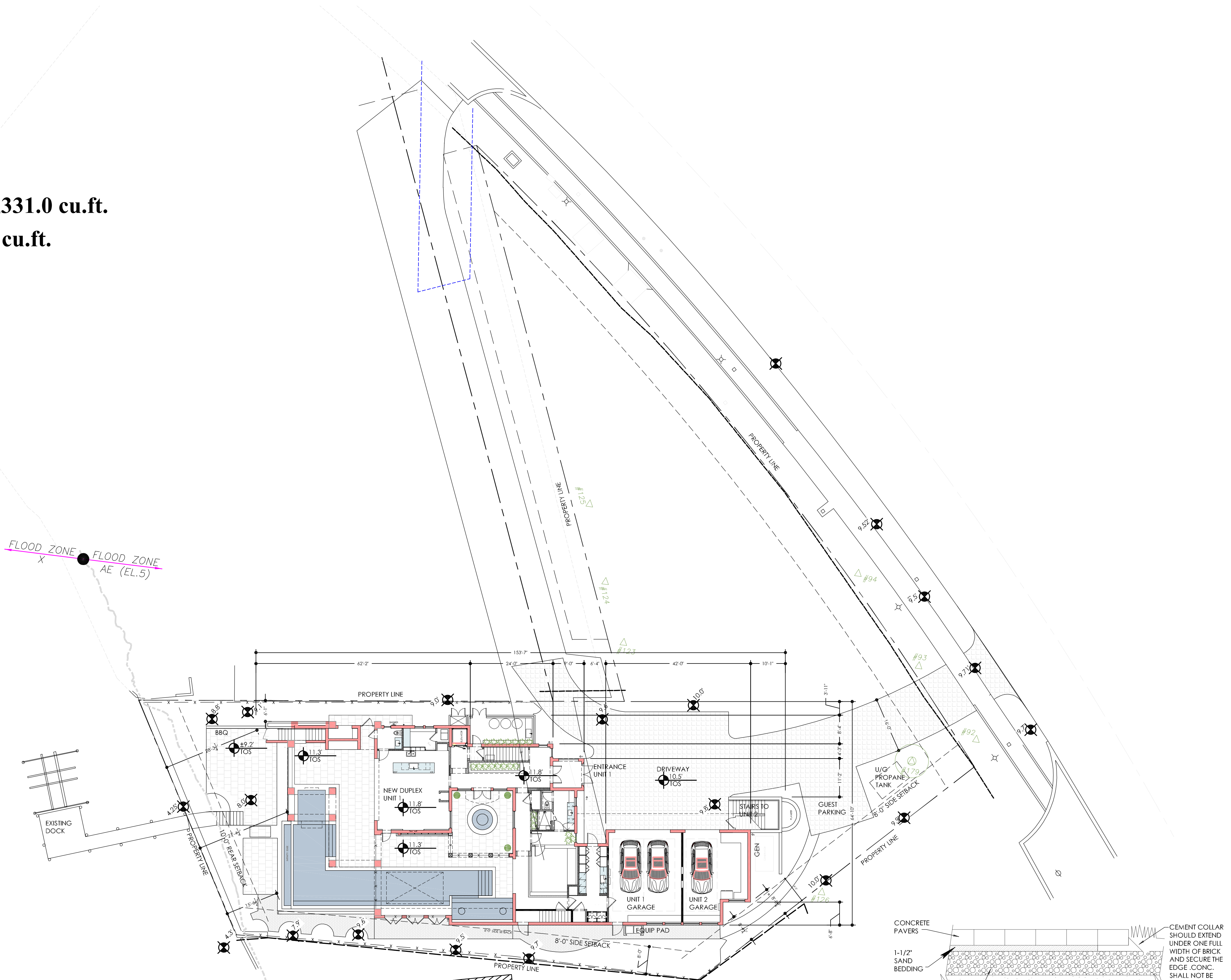
Michelle Bultman, RA
LEED, AP, HOMES | NCARB
p 772.834.5806

936 Beachland Boulevard
Vero Beach, FL 32963
michelle@bultman.co | www.bultman.co
license AR0015892

ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR THE USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF BULTMAN ARCHITECTURE, INC. AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK.

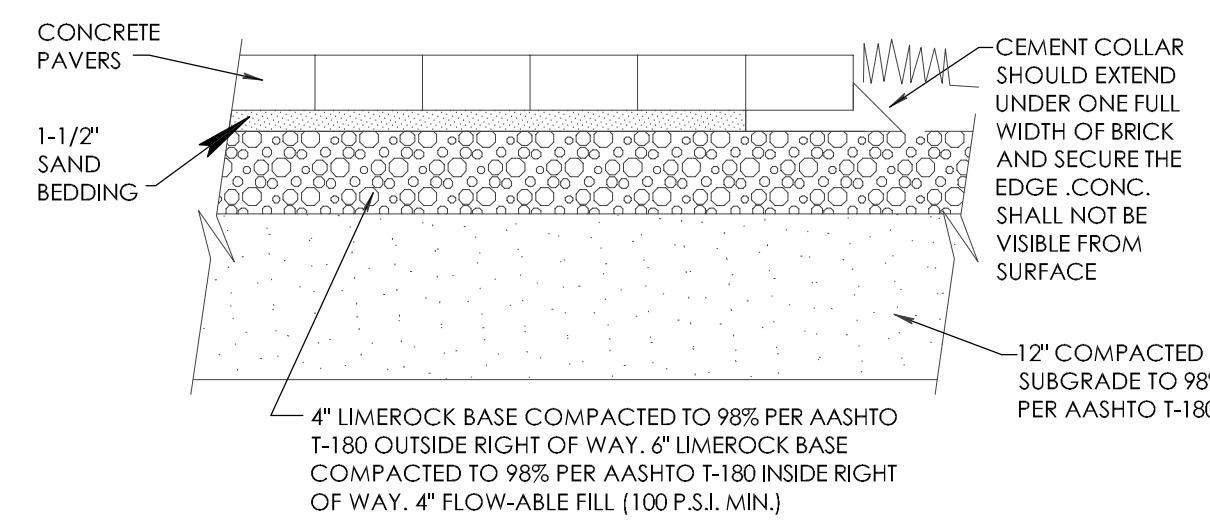
Proposed Site Data:

Total Site Area: **22,805.4 s.f.**
Foundation Excavation Volume: **2,331.0 cu.ft.**
Pool Excavation Volume: **1,330.2 cu.ft.**
Paved Area: **4,517.6 s.f.**



1 site plan
SCALE: 1/16" = 1'-0"

2 paver detail
SCALE: 1" = 20'-0"



BEYEL RESIDENCE
18011 N. A1A
JUPITER, FL 33458

PROGRESS SET
13 APRIL 2025

REVISIONS

Architectural

SHEET
A1.00



Advanced Archaeology, Inc.
1126 S. Federal Hwy. #263
Ft. Lauderdale, FL 33316
Phone: 954-270-6624
Email: contact@advancedarchaeology.com

August 16, 2024

Stephanie A. Thoburn
Assistant Director of Planning and Zoning
Town of Jupiter
210 Military Trail
Jupiter, Florida 33458

Re: Report Review – *A Report of a Phase I & Phase II Archaeological Assessment at The Jupiter Creek, Danny and Tammy Beyel Residence, 18019 U.S. Highway A-1-A, Jupiter, Florida*

Dear Mrs. Thoburn,

This letter is provided as a review of the above referenced archaeological report (dated November 2021) that Dr. Robert H. Baer submitted in accordance with the Town of Jupiter's Historical and Archaeological Protection Division of the Town Code (27-2443.11[e][1]) for the 18019 Highway A1A parcel (Beyel Property).

In July and August 2021, a Phase 1 and Phase 2 archaeological assessment was conducted by Dr. Baer of the 18019 Highway A1A parcel, which resulted in the excavation of a total of forty-four shovel tests and three short trenches that were placed across the property. Also, metal detection was conducted across the property. Archaeological testing determined that the property contains an extension of site 8PB9261 (Scheurich Site), which was primarily characterized by prehistoric shell refuse deposits; however, sparse quantities of historic material was found as well. Dr. Baer recommended that archaeological monitoring be conducted during the proposed work.

Based on the information provided, I concur with Dr. Baer's determinations. I recommend the approval for a Certificate to Dig with the condition that intensive archaeological monitoring be conducted during future ground-disturbing activities within the parcel in order to document additional archaeological deposits that may be uncovered. An archaeological monitoring management plan will need to be submitted for review before field monitoring occurs.

Please contact me with any questions or comments.

Sincerely,

A handwritten signature in cursive script, reading 'Joseph F. Mankowski'. The signature is written in dark ink on a light-colored background.

Joseph F. Mankowski, M.A., RPA – Advanced Archaeology, Inc.
Archaeological Consultant for the Town of Jupiter

Archaeological Management Plan:

Developed for the Monitoring of Jupiter Creek Site Construction Activities for the Danny and Tammy Beyel Residence, 18019 U.S. Highway A1A, Palm Beach County, Jupiter, Florida.

Prepared By

Andrew Edward Owens, M.S., RPA
Professional and Academic Archaeologist
Fiddlehead Farms LLC

Prepared For

Joseph Mankowski, M.A., RPA
Consulting Archaeologist
Town of Jupiter, Florida

September 2024

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Introduction

Project area (PA) regional contexts, and previous shovel test inventory results (Baer 2021) have indicated a need for an Archaeological Management Plan (AMP). Namely, the PA is within the Town of Jupiter defined “Loxahatchee River Zone”, and roughly 50-meters south of a “Moderate Potential Zone” (TJF 2009). This AMP seeks to minimize potential site disturbance within these management zones and, like other successful AMPs (NPS 2016; NSW-HB 2009; TJF 2022), provide pre-project guidance should inadvertent discoveries be made.

PA regional sites provide information that guide this AMP. Therefore, greater project area archaeological contexts are examined to derive a series of recommended AMP measures. AMP contexts and measures are provided below.

Background

Prehistoric sites in proximity to the PA are associated with various periods and/or cultural traditions defined by Wheeler (2003, pp. 19). These cultural periods illustrate the many types of materials that might be encountered during PA ground disturbance.

In addition to these broader historical contexts, the PA is situated in a region with specific archaeological resources (Baer 2021). Therefore, a research framework is provided to help address these myriad considerations.

Research Framework

Some specific prehistoric resource examples inform on this AMP and provide overarching research framework (Figure 1). Most notably, the prehistoric Scheurich midden site (8PB9261) is

adjacent to the PA (Wheeler et al. 2002, pp. 139; Russo and Heide 2002, pp. 8). Unfortunately, much of the Scheurich midden is now destroyed, having succumbed to years of human impact that includes historic railroad grading and historic (and modern) bridge, road, and housing development. The Scheurich Midden is Not Eligible for NRHP Nomination.

Other PA-relevant prehistoric resources include the Jupiter Inlet 1 site (8PB34A; Green 2016), the Joseph Reed Shell Ring (Russon and Heide 2002), and the Boca Raton Inlet Midden 3 site (8PB6; Endonino et al. 2009). Additional sites and regional history, reported by Baer (2021) are also considered.

Historic resources that inform on the AMP research framework include linear routes near or on the PA (Baer 2021, pp. 8; Figure 1). Most notable is the SR A1A Roadway (8PN11428), which is Eligible for NRHP Nomination. It is not known if the PA contains 8PB11428 remnants, nor if the area is a NRHP-contributing segment.

A second historic linear resource, the Celestial Railroad (8PB233), covers the PA and adjacent areas (Figure 1; Baer 2021). However, 8PB233 is Not Eligible for NRHP Nomination. Also of note in the broader PA area is the Jupiter Historic Shipwreck (8PB234), which is located to the east near the Jupiter Inlet (Baer 2010).

PA-relevant sites and histories provide “archaeologically significant” contexts and set the bar for AMP management considerations. That is, these sites exemplify what may be considered ‘historically significant’ in that some contain stratified deposits that convey archaeologically pertinent spatial and diachronic patterns, as well as geomorphological and environmental reconstructions, and other information that are key NRHP eligibility considerations. Other sites are Not Eligible for NRHP Nomination and exemplify sites with low integrity and/or uninformative information or significance.

Prehistoric features potentially encountered during monitoring include earthen berms, trenches, shell-middens, post-holes, and hearths. Potential artifacts include chipped stone tools and debris, shell tools, and pottery fragments. These items have been previously encountered during various ground disturbance activities including dredging, tree removal, and construction excavation (Baer 2021; Carr and Lane 2009; Baer and Beiter 2004).

Historic materials potentially encountered during monitoring include rubbish pits, privies, foundations, ditches, postholes, and myriad other historic site formation traces. The PA area is in a heavily built environment, having seen over a century of occupation, use, and development (Baer 2021).

Project environmental contexts also provide useful AMP information, especially regarding site deposition, and the likelihood of subsurface cultural deposits. Some nearby sites illustrate stratified cultural deposits (Green 2016; Endonino et al. 2009; Russon and Heide 2002). Such contexts form a primary observational goal of this AMP. Therefore, the depositional setting at 18019 U.S. Highway A1A will be documented during monitoring.

Previous PA site work also informs on potential monitoring finds. During Baer’s (2021) preliminary shovel testing and metal detecting at 18019 U.S. Highway A1A an iron ship’s nail Baer 2021, Figures 7–8) and late-19th to early-20th century ceramic plate fragments and aqua druggist bottles (Baer 2021,

Figure 9) were located. However, depositional contexts at 18019 U.S. Highway A1A appeared disturbed, and items generally fit secondary refuse and debris.

Recommended AMP Measures

AMP measures represent a continuum of actions that follow alongside archaeological construction monitoring. Each AMP measure is designed to consider AMP research frameworks (above), as interpreted by the project archaeologist. Amp measures are defined and described below.

- Note that in the event of a *human remains discovery* ALL work will stop, and Town of Jupiter archaeologists will be immediately notified.
- ALL work will remain stopped until appropriate human remains determinations are made, and a proceed-to-work authorization granted.

Monitoring

Archaeological monitoring is the observance and documentation of construction ground disturbance. Close archaeological inspection of equipment allows for quick response should excavation reveal subsurface cultural materials. Therefore, “intensive archaeological monitoring” will be conducted which includes examination of ALL ground disturbing activities.

- All sediment removal and disturbance, including tree uprooting and the demolition of existing built surfaces, will be visually monitored.
- Activities and surfaces will be photographed throughout construction.
- Monitoring results will be prepared in a final report within 30 days of work completion.

Inadvertent Discoveries

Should new cultural materials be encountered, mechanical excavation will cease until the project archaeologist may examine the materials.

- Examination will focus on the nature and extent of the deposit, as well as NRHP considerations, and involve standard archaeological documentation procedures (NPS 2024).
- Note that standard site documentation/reporting (NPS 2024) is considered sufficient for monitoring purposes, if inadvertent finds are not eligible for NRHP inclusion.

Should new discovery materials convey archaeologically significant information that indicates the site to be eligible for NRHP inclusion, work will cease, and the area will be cordoned off.

- Once cordoned, the discovery will be fully documented, including adverse effects and site impacts.
- Once documented, consultation will be sought with Town of Jupiter archaeologists to determine if further *mitigation* of the discovery, or other actions, are warranted.
- Note that *mitigation*, and additional considerations not expressly outlined in this AMP, are not covered by (and are beyond the scope of) the current AMP.

Metal Detection

Back dirt and spoil piles will be metal detected (and visually inspected) for archaeological materials. Also, any areas of potential will be metal detected, and all efforts will be made to best employ metal detection in the effort to locate and document historical metal items.

- Should materials be encountered, they will be documented, and surfaces inspected to locate their original provenance.
- Should these discoveries appear archaeologically significant, Town of Jupiter archaeologists will be notified, and consultation will ensue regarding site treatment and/or mitigation of the find(s).
- Should the area of initial provenance be determined for items encountered metal detecting spoil sediment, actions defined in “Inadvertent Discoveries” (above) will be executed.

Other Archaeological Procedures

Other standard archaeological procedures include dirt screening, site distribution mapping, photo documentation, and site/artifact descriptions. Some specific procedural considerations include:

- 1/4" screens will be used to screen sediment from non-feature deposits, and 1/8" screens will be used to screen feature fill (if encountered).
- GPS locations will be recorded to sub-meter, and spatial data reported using Esri’s ArchPro® software.
- Prehistoric items will be measured using the metric system, with 1-meter squares the smallest surficial mapping provenance unit.
- Historic items will be measured using the standard system of measures, with 5-foot squares the smallest surficial mapping unit.
- Site depositional setting will be sampled throughout the site regardless of archaeological discovery.

Stoppage-of-Work

Stoppage of work will occur any time a discovery is made. Based on the nature, extent, and NRHP considerations regarding the find, archaeologically monitored work may be allowed to continue in areas adjacent to the discovery that will either a) aid in examining archaeological extents, or b) occur in areas less likely to contain subsurface cultural deposits.

- Work stoppage will be determined at the discretion of the on-site archaeologist.
- ALL work-stoppage occurrences (and justifications) will be presented in the final report.

Summary

This AMP provides guidelines should an inadvertent discovery be made during monitoring of site construction at 18019 U.S. Highway A1A. The AMP is based on regional archaeological contexts. These contexts are derived from nearby sites that illustrate characteristics of significant archaeological properties.

The AMP follows standard NRHP Section 106 (36 CFR Part 800) site evaluation practices and considerations, as well as Town of Jupiter requirements which include this AMP and metal detection of site sediments.

Should historically significant monitoring discoveries be made, the Town of Jupiter archaeologist will be immediately notified. Such notification instances include the discovery of human remains, or of historically significant cultural deposits. Consultation will be sought to determine if additional historical preservation measures are required prior to project continuation/completion.

Regardless of monitoring results, a final monitoring report will be prepared for the Town of Jupiter. The report will contain ALL findings and will include a full NRHP evaluation of any monitoring discoveries as well as pursuant cultural resource management recommendations.

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Figure 1. Existing sites in or adjacent to the Project Area (PA).

