

**Town of Jupiter
Historic Resources Board Minutes
Regular Meeting
September 8, 2022
6:00 PM**

Chair Murray called the meeting to order at 6:00 pm.

ATTENDANCE:

Chair Debi Murray; Board Members: Josh Liller, Christine Pinello, Lee Webber, Sara Misselhorn (2nd Alternate); Town Attorney, Thomas J. Baird; Stephanie Thoburn, Assistant Director of Planning and Zoning; Josie Nicolas, Secretary; Valerie Hampe, Secretary.

ORDER OF BUSINESS:

1. Approval of Agenda

Board Member Webber moved to approve the agenda; seconded by Board Member Liller. The motion carried unanimously by consensus.

Welcome New Board Member:

Chair Murray welcomed new board member Christine Pinello, who then addressed the Board.

Election of Officers:

Board member Webber nominated Chair Murray to continue as chair. No other nominations were made. Chair Murray was re-elected by acclamation.

Chair Murray nominated Board member Liller for vice chair and he declined the nomination. Board member Misselhorn nominated Board member Mayo. No other nominations were made. Vice Chair Mayo was elected by acclamation.

2. Citizen Comments

No Comments

3. Approval of Minutes April 18, 2022

Board member Misselhorn moved to approve the minutes; seconded by Board member Webber. The motion carried unanimously by consensus.

REGULAR AGENDA

4. Public Hearing –

a. Sperry Property-Certificate to Dig Continuation

Chair Murray noted that staff recommended the Sperry Property be continued to the October 17, 2022 meeting due to the Town's consultant archaeologist resigning on August 27, 2022.

Mr. Baird, the Town Attorney, said the Board should continue the application to a date certain. The applicant requested that the application be continued to the next Historic Resource Board meeting in October.

Board member Liller stated that he will not be at the October 17th meeting.

Board member Webber moved to continue the Sperry Property Certificate to Dig application to the October 17th Historic Resource Board meeting; seconded by Board member Misselhorn. The motion carried unanimously by consensus (5-0 vote).

b. Councilor's House – Tax Abatement

Christen Hutton, property owner, stated she was grateful to the Town for the grant and would answer any questions the Board may have.

Stephanie Thoburn, Assistant Director of Planning and Zoning, stated that the historic preservation tax abatement application is the second part of the application for the qualifying improvements that were approved as part of the Certificate of Appropriateness in 2021. Ms. Thoburn said this is the first time that a tax abatement has been requested for a historic structure in Jupiter. Tax abatement is a historic preservation incentive that was adopted in Town Code when the Town became a certified local government over 20 years ago.

Staff recommended approval since the property owner followed through with all the requirements for building permits, certificate of appropriateness, and final inspections. Ms. Thoburn mentioned that a covenant is required to be recorded in Palm Beach County records after Town Council approval.

Board member Misselhorn stated that she was in favor of the application with staff recommendations.

Board member Liller moved to approve the tax abatement for the Councilor's House property; seconded by Board member Misselhorn. The motion carried unanimously by consensus (5-0 vote).

c. Historic Resource Board Priorities

Ms. Thoburn spoke about the priorities and how they were ranked in 2020. Ms. Thoburn mentioned that the Board reviewed the list every year until they concluded that historic priorities don't necessarily change every year. Staff recommended only one change: to re-prioritize the historic building renovation of the train depot museum interior to first priority, before the Aicher House.

Ms. Thoburn reminded the Board that staff continues to work on these projects. She asked the Board if they would like to modify the priorities order and noted that the priorities have been grouped by historic buildings, local designation, historic markers, and interpretative signs.

Ms. Thoburn said some of the initial work can be seen on Cinquez, which was interrupted by Covid. She noted that she had received some input from the pastor at Mount Carmel Baptist Church and that he is setting up a subcommittee.

Board member Liller said that the next priority for a marker is Limestone Creek. He referred to how the marker in Cinquez Park was worded with regard to content.

Ms. Thoburn stated that Cinquez Park primarily addresses West Jupiter and is related more to businesses than residential. Staff is considering installing the marker on the old Limestone Creek right-of-way that used to connect to Indiantown Road. It will coincide with a potential path to connect the Limestone Creek natural area to the Town's future park where the greenway system will connect.

Chair Murray mentioned having parking for people that would like to see the markers.

Board member Misselhorn said changing the priorities of the train depot and the Aicher House makes sense.

Board Member Liller moved to accept the priorities as listed on Attachment 4; seconded by Board member Webber. Motion carried unanimously by consensus (5-0 vote).

d. Florida East Coast Train Depot

Ms. Thoburn, updated the Board on interior buildout plans for the train depot from REG Architects. Ms. Thoburn spoke with the architect, Rick Gonzalez, about the completed drawings and the contractor having questions about the structure creating condensation. Ms. Thoburn mentioned they had to get additional drawings to show detail installation of weep holes through the exterior walls.

Florida East Coast Train Depot- continuation

There will be a significant impact on the exterior of the historic building from putting weep holes in every stud if installed per the drawings.

Ms. Thoburn reviewed the images in the packet. Staff's goal is to have the building usable with air conditioning when needed and continue with the interior buildout. Staff is trying to get help from the Public Works department, to save money.

Ms. Thoburn said it would realistically be at least two years before a bathroom is constructed for a museum. A Community Investment Program to fund the bathroom was approved on first reading by the Town Council.

Board member Webber asked if the bathroom will go inside the building or elsewhere in the park. Ms. Thoburn stated that it will be a separate structure, similar to the existing bathroom on the north side of the park. The plans show a location for the bathroom and it will connect to the deck. The Building code states they will need a bathroom and the one located on the north side is too far away.

Board member Pinello asked if the bathroom will be open all day or only when the building is open.

Ms. Thoburn replied that the bathroom will only be open during the times the train depot is open.

5. **BOARD COMMENTS:**

No comment.

6. **NEXT MEETING:** October 17, 2022.

ADJOURNMENT: Chair Murray adjourned the meeting at 6:30 p.m.

Josie Nicolas, Secretary

Debi Murray, Chairperson

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