

**Town of Jupiter
Historic Resources Board Minutes
Regular Meeting
May 24, 2021
6:00 P.M.**

Chair Murray called the meeting to order at 6:05 pm.

Attendance:

Chair Debi Murray; Board Members, Sara Misselhorn, Lee Webber**, David Thompson (2nd Alternate - Voting); Stephanie Thoburn, Assistant Director of Planning and Zoning; David Kemp, Principal Planner; Peter Begovich, Planner; Henry Cardoso, Secretary

ORDER OF BUSINESS:

1. Approval of Agenda:

Chair Murray, asked if there were any changes to the proposed Agenda.

David Kemp, Principal Planner, informed the Board of the changes to the Agenda specifically, postponements to items 1115 Cherokee Street, Historic Designation Application, and 408 Center Street, Historic Designation Application due to missing advertising requirements. Mr. Kemp, stated that both items would be rescheduled for the June 21, 2021 Historic Resources Meeting.

Chair Murray asked for a motion to approve the Agenda.

Board Mem. Misselhorn moved to approve; seconded by Board Mem. David Thompson. The motion carried unanimously by consensus.

2. Welcome new Board members:

Chair Debi Murray, acknowledged and welcomed the new members to the Historic Resources Board. Alternate Josh Liller, who was not in attendance for this meeting, Alternate Member David Thompson, and Secretary Henry Cardoso.

3. Resignation of Vice-Chairperson:

Mr. Kemp, informed the Board of Vice-Chair Brett Leone's resignation that was given at the May 18, 2021 Town Council meeting. Mr. Kemp indicated that the Board is now required to elect a new Vice-Chairperson.

4. Election of new Vice-Chairperson:

Chair Murray opened the floor for nominations for the 2021, Vice-Chairperson. Chair Murray nominated, Board Mem. Sara Misselhorn and subsequently called for any other nominations, no other nominations were made. Hearing no other nominations, the Board accepted the nomination for the new Vice Chair Misselhorn.

5. Citizen Comments:

One public comment.

MB Hague, introduced herself and welcomed the new Board Members. Ms. Hague commented on the importance of more information and comments from the Historic Resources Board's since the Board's recommendation carries weight when a historic project is reviewed by the Planning and Zoning Commission.

6. Approval of Minutes – January 25, 2021:

Chair Murray asked the Board for any comments or corrections to the Minutes. Chair Murray made two recommendations, first is in section five in the second paragraph the word "buildings" was left out of the sentence. The second change is under item six in the second paragraph, Jupiter Christian "assembly", the word "Assembly" should be capitalized.

Chair Murray asked the Board if there are other comments or corrections.

Vice Chair Misselhorn moved to approve the Minutes as corrected by Chair Murray; seconded by Board Mem. Thompson. The motion carried unanimously by consensus.

7. 1115 Cherokee Street (the Brooker House) Historic Applications:

Postponed to June 21, 2021 meeting.

8. 408 Center Street (the Kitching House) Historic Applications:

Postponed to June 21, 2021 meeting.

9. Staff updates:

a. Sawfish Bay Park Museum: FEC Train Depot

Peter Begovich, Planner, informed the Board of updates to the FEC Train Depot, as part of the 2021 Capital Improvement Plan (CIP) for Sawfish Bay Park. The Town hired an architect to provide construction documents for the interior buildout of the historic Train Depot to operate as a Museum. Staff went over the interior building plans and noted the need to minimize the visual impact of the heating, ventilation, and air conditioning (HVAC) system on the interior and exterior of the Train Depot.

Vice Chair Misselhorn, stated that after review of the plans being presented, the plans look as what was discussed in regards to the Train Depot and is pleased on the appearance.

Chair Murray questioned the location of the air conditioning system per the plans.

Mr. Begovich provided detailed explanation of the Mechanical Engineer's proposed plans. Mr. Begovich indicated that the Train Depot has an open ceiling and that the proposed HVAC equipment on the plans would be visible from inside the Train Depot. In addition, the fresh air duct is shown in the plan's north elevation, which is the primary façade of the building. Mr. Begovich indicated that staff comments are to relocate the air conditioner away from the north window and to find alternative locations such as the storage room or on top of the mezzanine. He suggested that the storage room would probably be the least visually impactful. Town Engineering staff and Town mechanical experts were consulted. As for the condensing unit, the unit is shown along the backside of the property, which is the waterfront side beyond the porch. Staff suggests the condenser be located closer to Alternate A1A where it can be screened with landscaping.

****Note: Board Member Lee Webber arrived at 6:17PM during this presentation.**

Chair Murray agreed with staff's comments regarding the visual impacts of the HVAC system. Chair Murray asked the Board if there are any comments.

Vice Chair Misselhorn further reviewed the plans showing the location of the HVAC and verified with staff the location and color of the ducts. Mr. Begovich mentioned that the colors of the ducts are to be bronze or a dark color, but it hasn't been specified yet.

Chair Murray asked how tall are the ceilings? Mr. Begovich reviewed page A-2.00 showing the elevations for specific height detail. Ms. Thoburn stated that the height is approximately 16 feet to the pitch. In addition, Mr. Begovich pointed out the interior walls shown in the renderings will be mostly covered by drywall to insulate the building. The intent is to leave a portion of the interior exposed to see the interior walls of the original structure. Discussion occurred that this could possibly be on the North wall where it's not as exposed to the sunlight to reduce heat impacts.

Chair Murray asked if the structure was made up of original Dade County Pine? If so, it can be part of an exhibit if left exposed.

Vice Chair Misselhorn agreed, the more exposed interior and authenticity displayed the better.

Ms. Thoburn pointed out that the only thing insulated is the roof so the ceiling can be left exposed, there are parts of the Train Depot that are not insulated and will need to be insulated to reduce utility costs.

Chair Murray asked about the floor insulation details. Mr. Begovich, said that the floor is similar to a deck and that there are visible gaps in the floor, so one possible solution is to install plywood sheathing and insulate the floor while leaving the floor exposed; however, that part of the plan has not been finalized.

Chair Murray referred to page A-7.07 showing the floor and the ceiling being exposed and made of Dade County Pine. Chair Murray asked if there are additional plans to have the walls exposed.

Ms. Thoburn explained that the idea can be looked at, however the building needs to be energy efficient.

Chair Murray referred to the plans that showed pedestrian amenities for visitors to sit and the importance of providing these areas to sit.

Ms. Thoburn stated that the architect did have a series of moveable seats shown in earlier drawings near the closed barn doors. Ms. Thoburn indicated that the barn doors will have to remain closed to prevent air leaks but the intent is to install sliding glass doors on the inside of the barn doors for natural light.

Chair Murray shared concerns of maintaining the barn doors open often because the temperature and humidity changes inside.

Ms. Thoburn stated that modifications have been requested and that the plans will be brought back to HRB for further review. Additionally, a request for \$56,000 for next year's budget was made to complete the interior modifications. The current cost for the interior build out is approximately \$100,000 to \$120,000.

Board Mem. David Thompson had a question regarding the HVAC plan and the potential cost increase resulting from moving the HVAC.

Mr. Begovich indicated that the new location is actually closer and may potentially be more cost effective, but we haven't received quotes yet.

Chair Murray stated the importance of electrical outlets especially with computers.

Ms. Thoburn stated that an internet connection will also be needed in the museum. Chair Murray asks if the internet will be interactive? Ms. Thoburn stated it might be interactive computer operations depending on what is requested by the Loxahatchee River Historical Society, who has offered to operate it.

Chair Murray asked if the Town or the Loxahatchee River Historical Society decides what exhibits are inside? Ms. Thoburn said there's a proposed Memoranda of Understanding that still needs to be presented to Town Council. In that is where both the Town and Loxahatchee River Historical Society agree to the exhibits.

Chair Murray asked what is the mission of the museum? Who is the audience? What is the purpose of the museum? We need a mission for this museum.

Ms. Thoburn acknowledged the request for a museum mission.

Chair Murray asked if there any other questions.

Vice Chair Misselhorn had an additional comment for the HVAC regarding the location of the HVAC and being more aesthetic in appearance.

Peter Begovich mentioned that the ceiling is currently a combination of dark and light wood because of previous fire damage. We will look at all the suggestions and will be looking at other possibilities to run the ducts.

b. Answers to Board Questions about the Historic Tax Incentive Program:

Chair Murray thanked staff for providing updates and answers to the Historic Tax Incentive Program discussed at the previous HRB meeting on January 25, 2021.

c. 709 Perry Ave:

Ms. Thoburn noted that this property was recently purchased and it is located just south of Generation Church. In March of this year staff received an inquiry about the process to demolish the property. The property consists of three lots, which includes lots six, seven, and eight of block four of Pine Gardens North. The current structure is considered a Masonry Vernacular home constructed in 1926. The home is reported to have been the parsonage for Peoples Congregation Church. Upon receiving the inquiry staff sent the current owner a letter informing them of their current historical incentives for designating the property and possible grant money that could be used to restore or preserve the home. However, staff has received a Zoning Determination Letter inquiring about the process to demolish and construct new homes. Since the home is not historically designated the owner could apply for a Building Permit to demolish the home and build three new homes.

Ms. Thoburn stated the ordinance adopted in 1999 does not protect potential historical single-family residential homes, unless the owner of the property voluntarily decides to agree in a local designation. Ms. Thoburn made contact with the owner and explained all the incentives, the owner seemed interested in reviewing all the incentives to include historic grants and tax abatements. Ms. Thoburn informed the Board that this particular home does not qualify for Adaptive Reuse. Ms. Thoburn will provide an update as we move forward.

Board Mem. Webber asked about the lot layout for the existing home. Peter Begovich provided an aerial view of the home demonstrating the positioning of the residence on the lots.

d. 305 2nd Street:

Ms. Thoburn shared before and after photos of the recently Historically Designated home. This property was the first recipient of the historic preservation grant and is also in the process for Tax Abatement through the County and the Town.

10. Board Comments:

Chair Murray asked if anyone from the Board had any comments.

Vice Chair Misselhorn addressed the citizen comments made MB Hague's earlier in the evening. She stated that on the Generation Church project, she recalled the Historic Resources Board's recommendation was to preserve the church during the review of that project.

Chair Murray recalled the projects dark trim, metal roof, simulated tiles and other suggestions that were made during review of that project.

Ms. Thoburn stated that the comments made as a result of discussion during the Planning and Zoning Commission meeting about whether the project was preservation, restoration, or rehabilitation. Ms. Thoburn also mentioned that originally the exterior walls of the church became interior walls through later additions in the 1950's.

Chair Murray clarified that interior walls are not part of the HRB reviews.

Ms. Thoburn stated that part of the challenges with this project was that the Ordinance does not include the interior walls for historical preservation. This made it difficult to discuss the exterior walls that were no longer "exterior" but were part of the original Chapel. Other concerns were over the color chosen and presented by the applicant.

Chair Murray discussed some of the challenges from the very first Historical Designation and lessons taken away from the project moving forward.

11. Next Meeting tentatively scheduled: Monday, June 21, 2021

12. Adjourn:

Chair Murray asked for a motion to adjourn;

Vice Chair Misselhorn moved to adjourn the meeting; seconded by Board Mem. David Thompson.

Meeting adjourned at 7:08 p.m.

Henry Cardoso, Secretary

Debi Murray, Chairperson

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