

**Town of Jupiter
Historic Resources Board Minutes
Regular Meeting
June 21, 2021
6:00 P.M.**

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

Attendance:

Chair Debi Murray; Vice Chair Sara Misselhorn, Board Members Brad Mayo, Lee Webber, Josh Liller (Voting Alternate), David Thompson; Town Attorney Thomas J. Baird, Stephanie Thoburn, Assistant Director of Planning and Zoning; David Kemp, Principal Planner; Henry Cardoso, Secretary

ORDER OF BUSINESS:

1. Approval of Agenda:

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

Mr. David Kemp stated, no changes were made to the Agenda.

Chair Murray asked for a motion to approve the Agenda.

Vice Chair Misselhorn moved to approve the Agenda; seconded by Board Member Lee Webber. The motion carried unanimously.

2. Welcome new Board members:

Chair Debi Murray, acknowledged and welcomed Board Member Josh Liller to the Historic Resources Board.

Josh Liller, introduced himself to the Board and staff.

3. Citizen Comments:

Chair Murray asked if there were any Citizen Comment Cards turned in.

There were none.

4. Approval of Minutes May 24, 2021:

Chair Murray asked the Board for any comments or corrections to the minutes.

Board Member Brad Mayo wanted to further discuss items in the minutes pertaining to the HVAC system at the Train Depot since he was not at the last meeting.

Town Attorney Baird stated that if there is not a change proposed to the minutes, he advised Mr. Mayo to follow up with staff regarding his suggestions.

Chair Murray asked if anyone else had any comments or corrections to the minutes.

Vice Chair Misselhorn stated that she had some comments related to past tense inconsistencies and grammatical errors found in the minutes that should be corrected.

Chair Murray asked for a motion for approval of the minutes as corrected.

Vice Chair Misselhorn moved to approve the minutes as corrected; seconded by Board Member Brad Mayo. The motion carried unanimously.

5. 322 Center Street (Sims House) Historic Application – Board Action Required:

Chair Murray called the Hearing to Order for the 322 Center Street Historic Preservation Grant.

Chair Murray asked if the applicant wished to make a presentation, no presentation was given.

Chair Murray asked staff to present the staff report.

Ms. Stephanie Thoburn stated that the Board Members reviewed the Historic Preservation Grant application previously at the August 2020 Historic Resources Board meeting. Ms. Thoburn noted that the application request was revised since last reviewed by Board Members. The revised request is for acquisition reimbursement of \$50,000.00 for the property and house, which is currently an eligible request for reimbursement based on the application. The applicant's required match must be a minimum of 25% of the requested amount, which would be \$12,500.00. The applicant paid \$80,000 for the property and house. If the property owner is reimbursed \$50,000, the owner cost would be \$30,000.00 which exceeds the match required. Staff reviewed the properties title with the property appraiser, and based on the information available, no liens or mortgages were found. Ms. Thoburn noted that the subject property was the first single family residential Adaptive Reuse Local Historic Designation processed, which is the primary requirement to be eligible for the historic grant. Ms. Thoburn asked the Historic Resources Board to determine the eligibility of the applicant's request.

Chair Murray asked if the Board Members had any questions for staff or the applicant, and there were no questions. Chair Murray opened the floor for public comments, no public comments were made. Chair Murray closed the public hearing portion of the proceeding and asked the Board individually if they had any comments.

Mr. Webber asked for clarification regarding the applications status back in August of 2020.

Chair Murray explained that the application was paused back in 2020, for needed adjustments on the application. The application is now ready for the Board to review.

Mr. Mayo asked if the application requested was for reimbursement of \$50,000.00.

Chair Murray stated yes, the reimbursement is for the cost of the purchase of the house and property.

There were no other comments from the Board.

Chair Murray asked for a motion to recommend approval for the applicant to go before Town Council on July 20, 2021.

Board Member Brad Mayo moved to recommend approval for the application to go before Town Council on July 20, 2021; seconded by Vice Chair Sara Misselhorn.

Chair Murray polled the Board on the motion; motion carried unanimously (5-0).

Webber	Mayo	Liller	Misselhorn	Murray
Yes	Yes	Yes	Yes	Yes

6. 1115 Cherokee Street (the Brooker House) Historic Application – Board Action Required:

Chair Murray stated the agenda item is Quasi-Judicial. Therefore, all persons giving testimony were sworn in by the Town Attorney Mr. Baird. Chair Murray asked the Board for any Ex-Parte disclosures.

Board Member Liller informed the board that he spoke to the applicant regarding the history of the Brooker Family and located a newspaper article that implied a construction date for the house.

Chair Murray asked Town Attorney Mr. Baird if Board Member Liller's disclosure prevents him from voting.

Town Attorney Mr. Baird said no.

Chair Murray asked if the applicant wished to make a presentation, and no presentation was given.

Mr. David Kemp introduced Michael Dysard, the son of the Dysard's, owners of the house. The Local Historic Designation is for the original 1,368 square foot portion of the *circa* 1943, two-bedroom home located at 1115 Cherokee Street. It is known as the Brooker House. The house is located in the Jupiter River Estates neighborhood, and was platted in 1926. The architecture is Florida wood vernacular with characteristics that are simple, functional and unique to residential structures during the time period of (World War II). The applicant has asked for a Local Historic Designation in order to qualify for a Historic Preservation Grant. The applicant also submitted a special Certificate of Appropriateness application for the changes to the house which will be reviewed at a separate meeting. The basic proceedings for the Local Historic Designation is this is the Board's first meeting to review, evaluate, provide comments and receive public comments on the application. At the second meeting, the Board will review any changes made to the application and make a recommendation to Town Council to approve or deny the application. The second meeting is scheduled for the July 19, 2021, Historic Resources Board Meeting. At that time the Board will also hear the special Certificate of Appropriateness and the Historic Preservation Grant applications.

Characteristics of Florida wood vernacular houses include a metal roof, raised floors, and straight shotgun hallways. This house originally had a metal roof which was painted white. The applicant brought a portion of the original roof from the house and displayed it for the Board.

The house was associated with prominent individuals and was built by William C. Brooker. Mr. Brooker came to Jupiter with his family when he was 45 years old, in 1926. The house was originally located near a two lane dirt Indiantown Road, where Mr. Brooker had established a pineapple farm. Prior to building the house, the Mr. Brooker served on Town Council from 1936 to 1942. The house was moved to its current location in 1984. Mr. Kemp noted that the applicant is not seeking historic designation for the non-original 222 square foot portion added on after the house was moved to its current location. Staff finds that the house is historically significant based on Town Code, having met the following two criteria; the house was associated with a major person, William C. Brooker important to the Town of Jupiter; and that the house is a good example of the World War II era wood frame vernacular architectural style and qualified as having historic significance. Based on these facts found in the staff report, staff recommends Town Council approve Resolution #70-21, which designates the original 1943 portion of the house as a historical site.

Chair Murray asked if the Board had questions for staff or the applicant.

Board Mem. Mayo asked if there were any photographs of the inside of the house included in the packet.

Chair Murray explained that interior photographs are not relevant when designating the house historic and that it is the exterior of the house that is the most important.

Chair Murray asked staff if the house is made historic, what would happen if the Town doesn't approve the funding to replace the roof and do the other repairs? Does the property stay categorized historic?

Ms. Thoburn stated that upon completion with the Historic Resources Board process, staff will bring the historic preservation grant and the local historic designation applications concurrently to Town Council so that the decision of whether or not the grant can be approved occurs together. Furthermore, the grant can actually *precede* the Local Historic Designation, the applicant would just need to submit the application and agree to the local historic designation if they get the grant. However, staff only presented the local historic designation first to the Board, and will later bring the other applications to the next meeting.

Board Member Mayo stated that the application package was well put together.

Staff agreed. Ms. Dysard did a great job putting together the application package.

Chair Murray asked the Board if they had any other questions; there being none the floor was opened for public comments, there were none.

Chair Murray closed the public hearing portion of the proceeding, no further questions or comments were taken from the parties or public.

Chair Murray informed the Board this was the first public hearing for the local historic designation. The applicant should incorporate the Board's comments into their application as appropriate and this application will be scheduled for a second public hearing at the Board's July 19th meeting.

7. 408 Center Street (the Kitching House) Historic Applications:

Chair Murray stated the agenda item is Quasi-Judicial. Therefore, all persons giving testimony were sworn in by the Town Attorney Mr. Baird. Chair Murray asked the Board for any Ex-Parte disclosures.

Board Member Liller stated that he exchanged emails on the subject with the applicant.

Chair Murray asked if the applicant wished to make a presentation.

William Sargent, on behalf of Cotleur & Hearing, representing the owner of the Kitching House, conducted a power point presentation for the Board.

Chair Murray asked Mr. Sargent what were the pilings of the house made of.

Mr. Sargent stated that the pilings were partially made up of concrete and wood.

Board Mem. Mayo also asked to see the photographs of the pilings viewed in the presentation.

Chair Murray asked for clarification regarding an article displayed in the presentation which showed the year the house was lived in by Mrs. Pennington as 1929. However, the timeline shown in the paperwork submitted stated the house construction was completed in 1931.

Mr. Sargent stated that they did have a discrepancy with the information they gathered regarding the date of completion for the construction of the house. Based on the information gathered and conversations with Josh Liller, the house was completed *circa* 1931.

Chair Murray asked when did the Town of Jupiter's Building Department start requesting permits.

Ms. Thoburn stated somewhere possibly around the 1950's, but would later find out for sure.

Board Member Liller advised that the property appraiser records indicate the year of construction as being 1931 for the house.

Board Member Mayo asked about the conditions of the pilings and water retention at the house. Mr. Mayo also noted that he has observed water retention at the house.

Mr. Sargent deferred to Mr. Stacey Telenzak. Mr. Telenzak stated that the floors are very solid, in fact the water drains out very quickly and the concrete pilings are in good condition.

Board Mem. Mayo asked if there were any future plans to elevate the house to keep it from flooding.

Mr. Telenzak stated that there are no plans to elevate the house, because they have a drainage plan which works well.

Ms. Thoburn informed the Board that some of those technical questions will arise at the next meeting as part of the Certificate of Appropriateness application. During that meeting there will be further discussion into the specifics of the project.

Chair Murray asked for staff to present the staff report.

Mr. David Kemp presented the staff report. Mr. Kemp informed the Board that the applicant has submitted concurrent applications for a Special Certificate of Appropriateness, along with an Adaptive Reuse site plan and special exception applications. Before the Board now is the consideration of a Local Historic Designation. The Special Certificate of Appropriateness application will be scheduled for a future Historical Resources Board Meeting after all the applications are found to be sufficient. The site plan application and the special exception applications are not required to be reviewed by the Historical Resources Board, but will be provided for context and a comprehensive view of the Certificate of Appropriateness application. The proposed Adaptive Reuse is for a beauty salon.

Staff agreed on the analysis of the criteria for the property that the house was associated with the life or activities of a major person Alice Kitching-Benton and William N. Benton, who were important to the Town of Jupiter. The Town's Historical and Archeological consultant notes that in the Florida Master Site File, the Kitchings and Benton families were prominent in the 1930's. The Town's consultant also noted that Alice Kitchings-Benton's involvement with the Jupiter Women's Club was historically important because the organization participated in a wide variety of activities, including being vocal supporters of women's suffrage. Staff agreed with the applicant's conclusion that this house was associated with major persons of importance, Alice Kitching-Benton and William Benton. The house is also a good example of outstanding craftsmanship and of a quality which represents a time that is pre-World War II era, and the Florida wood frame vernacular architectural style qualifies as being of historic significance. The property owner is also proposing to restore the front porch from the enclosed air conditioned space which will further bring the house into compliance with the era of the house and the Town's criteria. Based on the facts found in the staff report, staff recommends Town Council approve the original 1931 portion of the house as a historic site.

Chair asked if the Board had any questions for staff or the presenter; no questions were asked.

Chair Murray stated, the proposed use is for a beauty salon which will require a lot of plumbing and electrical upgrades. Chair Murray asked staff, how will all those upgrades impact the house.

Ms. Thoburn informed the Board that those specific items will be looked at during the review of the Certificate of Appropriateness application, which will be at a future meeting. Currently, the review for the Board is to determine if the application is worthy of a Local Historic Designation.

Chair Murray noted in the paperwork the plans to restore the porch, and noticed that in the photos provided, the attic access was on the porch.

Mr. Sargent stated that the attic access was remodeled during the enclosure

construction to provide access from the porch.

Chair Murray stated then that side is not original to the house.

Mr. Sargent stated the sides of the porch are not original but that access is still original and can be accessed from the porch.

Chair Murray asked if the Board had any other questions.

Board Member Liller asked for clarification regarding where the Dade County Pine is located in the house.

Mr. Sargent deferred to their general contractor specialized in Dade County Pine, Mark Safran.

Mr. Safran stated that the house is completely made of Dade County Pine. Mr. Safran produced sample shavings from Dade County Pine for the Board to inspect.

Board Member Webber asked if most of all Dade County Pine came from South Dade due to the rock being so close to the surface versus the amount of soil.

Mr. Safran was not sure if that is the reason they were so prevalent in South Dade. Mr. Safran stated his area of expertise is more with structural integrity of the wood and the way it is used and fastened.

Chair Murray asked if the Board Members had any questions for staff or the applicant, no questions were asked. She then opened the floor for public comments and no public comments were made. Chair Murray closed the public hearing portion of the proceeding. Chair Murray asked if the Board had any comments.

Board Mem. Webber stated he is interested in seeing the plans and what the house will look like as a hair salon.

Board Member Mayo stated that the house seemed to be very historically rich with families and people that have lived there should make it a perfect candidate.

Board Mem, Liller stated that the house is made of Dade County Pine is the most important value out of the building. The material was such a common pioneer era material and now such an extremely rare material and provides this house with strong historic value.

Vice Chair Misselhorn asked staff how many of the nine criteria were met with other previously approved Local Designations specifically, Sims House and Councilor's House.

Mr. David Kemp stated that he briefly recalled the Councilor's House meeting the same two criteria and the Sims House meeting the same two maybe three.

Ms. Stephanie Thoburn stated she thought that the Sims House met three criteria.

Chair Murray informed the Board this was the first public hearing for the Local Historic Designation. The applicant should incorporate the Board's comments into their application as appropriate and this application will be scheduled for a second public hearing once the concurrent Certificate of Appropriateness application has been found sufficient by staff to be at that meeting.

8. Next Meeting: Monday July 19, 2021

9. Adjourn:

Chair Murray asked for a motion to adjourn;

Vice Chair Misselhorn moved to adjourn the meeting; seconded by Board Member Josh Liller. The motion carried unanimously.

Meeting adjourned at 6:51 p.m.

Henry Cardoso, Secretary

Debi Murray, Chairperson