

**Town of Jupiter
Historic Resources Board Minutes
Regular Meeting
July 19, 2021
6:00 P.M.**

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

Attendance:

Chair Debi Murray; 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; Peter Begovich, Planner; Henry Cardoso, Secretary

ORDER OF BUSINESS:

1. Approval of Agenda:

Board Member Brad Mayo moved to approve the Agenda; seconded by Board Member Josh Liller. The motion carried unanimously.

2. Citizen Comments:

Ms. Vivien McLean-Bunce from the Jupiter Inlet Foundation spoke about conservation and preservation of the natural resources and archaeological treasures found in the Jupiter Inlet area. Specifically, Suni Sands property, as you are aware, the Suni Sands property is on the Town's Map of Significant Historic Sites as a place meriting protection, as well as being listed on the Florida Archaeological Master Site file. This property has long been recognized as having the potential for containing important and valuable archaeological assets. This Board will be faced with having to make the decision on whether and how to preserve these archeological treasures and the rich history, dating back 5,000 years. Section 27-2438 gives the Board the authority to submit an application to initiate the Historic Designation of the private property.

3. Approval of Minutes May 24, 2021:

Board Member David Thompson moved to approve the minutes; seconded by Board Member Josh Liller. The motion carried unanimously.

4. 1115 Cherokee Street (The Brooker House) Historic Applications:

**a. Local Historic Designation, second public hearing – Board Action Required:
The Board should make a recommendation to the Town Council on the local
historic designation application for the Brooker House (circa 1943) located at
1115 Cherokee Street: approval, approval with conditions, or denial.**

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

Chair Murray asked staff to proceed with their presentation.

Mr. David Kemp Stated 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. This is the second meeting for the Historical Resources Board for this application. 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 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. Since the June 21, 2021, the property owner has updated the Historic Designation Report to clarify the Jupiter Inlet was unnavigable during World War II because of a natural accumulation of sediment. 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 historic site.

Chair Murray asked if the Board had questions for staff or the applicant, there were none.

Chair Murray opened the floor for public comments, there were none.

Chair Murray closed the public hearing portion of the proceeding, and called each Member for comments.

Board Member Brad Mayo stated that the house meets all the requirements in order to be considered historic, and seems to be a good fit with what the Historical Resources Board is all about.

Chair Murray added that she researched additional material on how the Brooker house was allowed to be built during a time of war, in a period with a non-essential building moratorium. She researched the Brooker family, and found that Mr. Brooker was a fisherman, and before that he was a farmer, but was not able to fish. He lived in Lake Worth, and was a fisherman in West Palm Beach previously. During that time houses were expensive due to the military moving into the area. So in order for a home to be built during a building moratorium Mr. Brooker had to become part of an essential industry. The essential industry of a pineapple farmer could have allowed Mr. Brooker to build his home. The pineapple industry has long history along the east coast of Florida. This may also explain why the house did not have plumbing during the time the home was built. The fixtures were not available during that time, that's why he had an outhouse and a pump This additional research should satisfy another item in the "Yes" column for the criteria. Specifically, item number two in the criteria, exemplifies a historic, political, cultural, or economic trends of the community history. . This house was a World War II house built for a specific purpose, and should satisfy the extra criteria.

Chair Murray asked for a motion on the item.

Board Member Josh Liller moved to approve Local Historic Designation, seconded by Board Member Brad Mayo.

Chair Murray informed the Board this was the second public hearing for the local historic designation. This application will be scheduled for a public hearing by Town Council at their August 17th meeting.

b. Historic Preservation Grant- Board Action Required: The Board should make a recommendation on whether the Historic Preservation Grant application is eligible for a grant. The application will be forwarded to Town Council in August.

Mr. David Kemp, stated the applicant is requesting grant monies totaling \$43,212.00, (which requires a 25 percent match by the property owner) to rehabilitate the home by replacing the horizontal wood siding with Hardie Board siding and installing a new metal roof. Staff has reviewed the applicant's two grant funding requests listed in the table in the executive summary and finds that they are consistent with historic preservation criteria contained within the grant application.

Mr. Kemp stated that the applicant has provided three quotes for the roof and siding grant components. The lowest quote for the new metal roof was used for calculating the amount for the grant request. The applicant requests using a slightly higher quote of \$43,025 instead of the lowest quote from Holeman, Inc. of \$41,422 for a difference of about \$1,600. The proposed materials for the two sets of quotes were identical. However, based on the Town's Purchasing Policy the lowest qualified quote must be used. Staff recommends including the lowest quote of \$41,422 be used to calculate the reimbursement of the Historic Preservation Grant Program application which would reduce the historic grant request to \$42,202.50. The rehabilitation of the single-family house at 1115 Cherokee Street to be known as the Brooker House, is eligible for a grant consistent with the requirements of the Historic Preservation Grant Program.

Board Member Brad Mayo stated that it appears there were other items on the home that need to be taken care or repaired that are not included in the grant request.

Mr. David Kemp stated that it is possible that there could have been other items included in the grant. Mr. Kemp deferred to the property owner's son Mr. Michael Dysard.

Board Member Brad Mayo asked Mr. Michael Dysard if there are other items being repaired on the home that are not historic, which are not part of the grant?

Mr. Michael Dysard stated that there is siding along the rear addition of the home, but they were not included in the budget.

Board Member Brad Mayo asked if they have sufficient funds to make those repairs not covered by the grant?

Mr. Michael Dysard responded, yes.

Board Member Josh Liller asked Mr. Kemp whether the applicant can choose the vendor they want to do the work.

Mr. David Kemp said that the applicant may choose whichever vendor they want, but the Town may only provide grant funds for the lowest quote.

Chair Murray opened the floor for public comments and there were none. She closed the public hearing portion of the proceeding.

Board Member Lee Webber stated that he believed the grant is appropriate.

Board Member David Thompson stated that based on the historical significance of the house he believed the grant is appropriate.

Board Member Josh Liller agreed with Board Member David Thompson's comment.

Chair Murray stated that it was a very well put together packet and asked for a motion on whether the property was eligible for a historic preservation grant.

Board Member Brad Mayo moved to approve the Historic Preservation Grant eligibility, seconded by Board Member Josh Liller; motion passed.

Mayo	Liller	Webber	Thompson	Murray
Yes	Yes	Yes	Yes	Yes

Chair Murray stated the application will be scheduled for public hearing by the Town Council at their August 17th meeting.

c. Special Certificate of Appropriateness (COA) – Board Action Required: The Board should make a motion for final action on the Special COA.

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

Mr. David Kemp made the staff presentation. The Special Certificate of Appropriateness (COA) application is for the original portion of a *circa* 1943 single-family home to replace the horizontal wood siding, asphalt shingle roof, and approval of a color palette. The applicant is requesting to replace the exterior wood siding and trim with a cementitious material. The existing horizontal wood siding is 5/8" thick and has a reveal that varies from approximately 4 ¾ to 5 ¼ wide. Standard Hardiplank siding is 0.312" thick and is proposed to be installed with a 5 ¼ wide reveal. The proposed siding project is a rehabilitation that will better adapt the home to air-conditioning and provide greater protection to the building envelope than preserving the existing wood siding. Staff recommends the Board approve the request to change in material for the exterior siding. Staff has recommended conditions of approval, to ensure that the replacement siding and trim is similar in texture to wood and must have a wood grain surface. With regards to the roof, the applicant is requesting to replace the existing asphalt shingle roof with a 1.5" Mechanical 90-degree seam metal roof with a white Kynar 500 finish. The information provided by the applicant states that the house originally had a metal shingle roof that lasted for 63 years and was painted white by the original owner Mr. Brooker. Replacing the asphalt shingles with a standing seam metal roof as a compatible substitute material with original metal material is consistent with the Secretary of the Interior's Standards and Guidelines. In regards to the color palette, the applicant is requesting the blue and white colors associated with the Special COA application. The proposed blue and white colors are consistent with staffs researched color palettes from the 1940's. Staff recommends approval of the applicants proposed Special Certificate of Appropriateness and future color palette.

Chair Murray asked the Board if they had any questions for staff, and then opened the floor 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.

Board Member David Thompson stated that the plans to have the roof changed from asphalt shingles to a white metal roof seems to be more historically significant.

Chair Murray asked for a motion on the Special Certificate of Appropriateness.

Board Member Josh Liller moved to approve the Special Certificate of Appropriateness for the Hardie board, the paint colors, and the roof. The motion was seconded by Board Member David Thomas; motion passed.

Mayo	Liller	Webber	Thompson	Murray
Yes	Yes	Yes	Yes	Yes

5. Historic Resources Board Roundtable -:

Ms. Stephanie Thoburn stated that this roundtable is a follow up from Town Council's May 2021 meeting. There were three items for discussion. The first is a Town Council update. The second is Town Council asked input from the Historic Resources Board, and third is the revision to the historic grant application. She provided a summary of the items in the staff report and attachments and encouraged the Board to review the information provided and the video from the May 4, 2021 Town Council meeting in order to prepare for a more in depth discussion at the August 16, 2021 Historic Resources Board meeting.

Chair Murray asked about Exhibit A, Attachment B Historic and Archeological Preservation, in regards to Section 27-2437. The section of the Code indicated that nine regular Board Members make up the Board.

Ms. Thoburn indicated that the section of the Code was already amended, but the updated section was not included in the packet but will be sent to the Board in an email.

Board Member Josh Liller commented on the executive summary regarding the questions for Town Council. Mr. Liller stated that retroactive acquisition cost should be prohibited. In regards to the question on giving incentives to buildings constructed pre-1960's, there is a break point in the Town's history during 1950's. In the early 1950's, Jupiter was still an agricultural community, but that changes in the late 1950's with the arrival of Pratt Whitney, RCA and the sale of portions of the Pennock Property with developments like East View Manor, and Penn Park. The late 1950's home would have

more in common with 1960's homes than the earlier 1950's homes which represent pre-modern development with post war significance.

Ms. Thoburn said Council asked for specific input from the Board, such as the vision of the Town's Historic and Archaeologic Preservation, changes to the Code, educating on the Town's archeological requirements and what should the role be for the Historic Resources Board. For example, the Town's code does not allow for local historic designation of a single family residential property without owner consent. In other municipalities they can designate homes without owner consent, but twenty years ago when Council adopted the ordinance they specifically chose not to infringe upon private property owner's rights.

Chair Murray mentioned that in some municipalities they have a designation program which collects the designation reports. Some homeowners can disagree with that designation, and that is usually taken into account. In the Town of Palm Beach, they have created an additional list for labeling homes, historic designation and historically significant. So, if the house is not historically designated, but could be a home with historic significance it's labeled "significant" so everyone becomes aware of the historic value. This maybe something, we should consider. There seems to be somewhat of a misunderstanding of the role of the Historic Resources Board (HRB). The role of the HRB is to only advise Town Council as to what is appropriate for a historic property. HRB does not take over property. That is a misperception in the community.

Board Member Mayo stated that he has heard of some owners of historic houses with that misconception. He stated that they the feel HRB will eventually take control of their homes and not let them do things their way. However, placing properties on a historically significant list should not infringe upon property owner rights.

Board Member Josh Liller asked staff, if the historic structures inventory list created during the time the ordinance was created was ever updated.

Ms. Thoburn stated no.

Chair Murray had a question regarding a "scoring matrix" and asked if the Town is interested in doing something similar.

Ms. Thoburn stated asked the Board to review page 3-1 through 3-71 showing a draft of a "scoring matrix" which was not meant to be a competitive but more of a quality and value chart.

Board Member David Mayo stated that he thought the draft is very helpful to determine the historic value of each applicant. Additionally, are we able to change the 50 years' standard for Historic Designation.

Ms. Thoburn stated that 50 years is a national standard. However, we can do some

research on that matter.

Board Member Josh Liller stated the general standard is 50 years which makes it old enough to be considered historic; however, it may not be historically significant.

Chair Murray asked if a grant can be for less than requested.

Ms. Thoburn stated that it would be at the discretion of Town Council.

Chair Murray stated that in some of the public comments found in the material indicated that some applicants would not have gone through the historic designation process if there was not a grant program. The Board should pay attention to these matters and educate the residence of the importance being significant and locally historically designated.

Chair Murray asked if the Town has markers for historically designated properties.

Ms. Thoburn said yes.

Chair Murray opened the floor for public comments.

Ms. MB Hague expressed some frustration on the Planning and Zoning Commission when trying to preserve and protect historic sites. The Commission did not have enough information from HRB and trying to obtain the information became difficult. Per recollection, it was Generation's Church historic component that precipitated Council requesting a Roundtable, and it was more about education concerning the code and its intent and vision in addition to defining the role of HRB. While attending the May 4th, 2021, Town Council Meeting Councilor May wanted input on the expectation for historic structures clarified when an owner does anything to the structure. Is it preservation, rehabilitation, renovation, or reconstruction? All Boards, Staff and Council needs to be educated on what's in the Town's archeological requirements.

Chair Murray asked each Board Member if they had any comments.

Board Member Lee Webber asked what the HRB's role with archeological items and would like clarification.

Ms. Thoburn informed the Board of the section of the Code 27-2443 and 27-2438, which is on page 2-3 in the packet indicating the archeological requirements.

Mr. David Kemp informed the Board on the process for a Certificate to Dig application.

Board Member Mr. Brad Mayo asked about infractions committed. What are the fines?

Ms. Thoburn stated that if there is a condition of approval through the Certificate of

Appropriateness and a site plan, the Town can issue a notice of violation through the Code Compliance Division, and then proceed to a Special Magistrate Hearing if needed.

Board Member Lee Webber asked does every property that might have historical significance have archeological inspection prior to moving forward, or does the County perform that process prior to development.

Ms. Thoburn stated that if the property is in an archeological zone, the Town will pay for archeological reviews. There are certain instances where staff cannot ask for studies if: outside of an archeological zone, already been disturbed, there isn't a Florida site file, or any known historic structures.

6. Staff Update – Official Certificate of Historic Significance:

Mr. Peter Begovich updated the Board on what type of signage is assigned and provided to a historic property locally designated. Per Code Section 27-2438 2. e., also requires that the Town Council issue an official certificate of historic significance to the owner of properties listed on the Towns list of designated historic resources. Staff provided a draft certificate and is seeking Board input.

Chair Murray asked about what type of paper will be used for the certificate, and recommended using a rag type paper. In addition, the cost for the plaques on historic sites should be a shared cost.

Chair Murray asked if the Board had any questions for staff.

Board Member David Thomas made suggestions pertaining to the style, font, image, and use of Town logo on the proposed certificate.

7. Next Meeting: Monday, August 16, 2021.

8. Adjourn

Chair Murray asked for a motion to adjourn;

Board Member Josh Liller moved to adjourn the meeting; seconded by Board Member Brad Mayo. The motion carried unanimously.

Meeting adjourned at 7:27 p.m.

Henry Cardoso, Secretary

Debi Murray, Chairperson

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