

**Town of Jupiter
Historic Resources Board Minutes
Special Meeting on July 17, 2023
6:00 PM**

Chair Murray called the meeting to order at 6:02 pm.

ATTENDANCE:

Chair Debi Murray; Board Members; Josh Liller; Christine Pinello; Lee Webber; Acting Town Attorney, Lainey Francisco; Stephanie Thoburn, Assistant Director of Planning and Zoning; Stephen Mayer, Senior Planner; Vernisa Ayers, Secretary.

ORDER OF BUSINESS:

1. Approval of the Agenda

Board Member Webber moved to approve the agenda; seconded by Board Member Liller. The motion passed unanimously (4-0 vote).

2. Citizen Comments:

No Comments.

3. Approval of the Minutes:

Board Member Liller moved to approve the minutes from May 15, 2023; seconded by Board Member Pinello. The motion passed unanimously (4-0 vote).

REGULAR AGENDA

4. Old Town Hall Local Historic Designation - Consideration of a Local Historic Designation application by the Town of Jupiter (owner) for the Old Town Hall building at 1000 Town Hall Avenue. (Second reading)

Stephen Mayer, Senior Planner, presented the application updated since the last Historic Resources Board Meeting. He showed the approximate location of the old schoolhouse, north of where the existing Old Town Hall is located. He cited that historical significance of the site is due to the association involving the schoolhouse's blocks being used to build the Old Town Hall and the use of the Old Town Hall being the first Palm Beach County library branch *in Jupiter*. SAT 10/16/2023

Mr. Mayer stated additional historical significance included that early development decisions were made in Old Town Hall, changing the natural and built environment of Jupiter. He also noted that the site is important to the political and cultural history of the Town. He mentioned the comments from Engineering and Public Works,

Utilities and Parks and Recreation for the playground and site for maintaining, renovations, and upgrading the property.

Mr. Liller asked what is Alma's place. Ms. Thoburn explained that it is a Town owner property north of Old Town Hall that includes mangroves. Chair Murray states she wants to protect the entire property. She also asked if the building meets ADA requirements. Ms. Thoburn explains that generally yes, but there may be need of interior maintenance, citing public bathrooms and the ramp along the front of the building.

Chair Murray asks that the historic designation protect the outside of the building and not necessarily the inside of the building. Ms. Thoburn clarifies that a historic designation can also allow some flexibility to meet ADA requirements, to the extent feasible, which can include inside the building. Chair Murray asks if this was the third school in Jupiter. Mr. Mayer said yes. Chair Murray stated that in the local historic designation report the school is noted as the second school in Jupiter, and will need to be updated.

Mr. Liller asked that the grades taught at the school be changed from "up to 8th grade" to "past 8th grade", as the school also taught up to the 10th grade.

Public Comments: Dana Anderson, Susan Brandt, Michael Culpepper, and Bret Leone. They all supported the historic designation of the entire Old Town Hall site (2.4 acres). Ms. Anderson, Ms. Brandt, and Mr. Culpepper all mentioned their dislike of how long the storm drainage project was taking and that the site was becoming an industrial area and would like to see the area cleaned up and maintained.

Board Member Liller moved to recommended approval of a local historic designation of the Old Town Hall site and entire property. Seconded by Board Member Webber. The motion passed unanimously (4-0 vote).

5. **Bayside Certificate to Dig** - Certificate to Dig application for a known archaeological site (8PB11388) on Sawfish Bay Park that extends south onto the subject property located on a +/- 0.53 acre property at 1001 N. Alternate A1A. [Attachment 3]

Don Hearing of Coteleur and Hearing, the agent for the property owner, presented the Certificate to Dig and requested demolition of the building and parking lot to conduct a Phase Two Cultural Resources Assessment. During the Phase One assessment they found that the archaeological resources extend from the Town-owned property on Sawfish Bay Park into the subject property. More resources may be found and add to the history of Sawfish Bay.

The applicant has one issue with the Certificate to Dig #1-23, condition 10. They requested 60 days instead of 30 days. They agreed with all other conditions and

stated that they have to provide the tenants in the building six months' notice before they have to vacate the building, so they will send those notices out promptly. After the building is demolished, they will continue archaeological testing and then rebuild on the property. They plan on building on piles, so the building will be elevated and avoid flood plain issues which will minimize destruction to the ground and the resources.

Ms. Thoburn provided the staff presentation and explained that the Board's action on the Bayside Certificate to Dig is the final action. She explained that the subject property is in the moderate archaeological zone. This is the first of two Certificates to Dig that will come before the Board for this property. The second Certificate to Dig will come once the Phase Two archaeological assessment is completed. Staff finds that the applicant is in compliance with the code. Regarding condition 10, staff has no issues with extending the time needed from 30 to 90 days for testing and completing the assessment.

Board Member Pinello asked once they demolish the building and peel back the parking lot, how do they plan on protecting the layers of soil and other resources from rainwater and erosion in between stages and while the project is commencing. The applicant's archaeologist, Bob Carr, responded that they will be working continuously with the Town to ensure the protection of the site by creating a careful implemented plan with minimal to no erosion happening to the site, and they will work thoroughly to recover as much as they can from the original site.

Board Member Liller asked if there will be a grid shovel test of the entire site. The agent responded yes. Mr. Liller also notes on page 1-8 that the first paragraph of the Site History contains a number of typos and errors that need to be revised.

Chair Murray also adds that the Phase 1 Cultural Resource Assessment report needs to fix typos and other errors/ inconsistencies, but thinks it's a good report. She wanted clarification on the correct name of the original owner of the property as the report showed two different spellings of the owners' name. The agent stated that the original owners of the property were the Ziegler's.

Board Member Liller also told the applicant that all artifacts found on the archaeological site should be given to the Town for safekeeping and historical research.

Board Member Webber asked if there was any structure on the property back in the 1970's. The agent replied that they do not have conclusive data that there were any buildings on the site, but the area may have been used as a homestead and there was a house on the property nearby.

Chair Murray mentioned that the photos of the property over the years show how a lot of trees have died off.

Board Member Pinello mentioned that if the strategy of the Town is to maintain a “small-town feel”, how does a 3-story office building, built above a parking lot with a rooftop garden that’s only accessible to its inhabitants, follow that “small-town feel”? She also stated that all artifacts found that are connected with the town should be given to the town, and it should be stated in the conditions of the Certificate to Dig. Ms. Thoburn mentioned that this Certificate to Dig just allows them to dig and demolish. Then the applicant will need to do another Certificate to Dig prior to getting approval for a site plan so that would be the time to discuss those plans. She also explained that all archaeological artifacts found on the property belong to the property owners so they can recommend the donation of the artifacts to the Town, but they can’t demand it.

Board Member Liller moved to approve the Bayside Certificate to Dig, Seconded by Board Member Webber. The motion passed unanimously (4-0 vote).

7. **Board Comments:** No comment.

8. **Next Meeting:** September 18, 2023

9. **ADJOURNMENT:** Board Member Pinello made a motion to adjourn the meeting and was seconded by Board Member Liller. The motion passed unanimously. (4-0 vote). Meeting was adjourned at 7:13 pm.

Secretary
Michael Schneider

Debi Murray, Chair