

HARC

Historic Architectural Review Commission
26 September 2006

The Historic Architectural Review Commission of the City of Key West, Florida, held a regular meeting on Tuesday, September 26 2006 at 3:00 p.m., second floor, Old City Hall, 510 Greene Street, Key West, Florida.

Notice to Applicants: Once HARC approval is obtained a building permit application must be submitted. The Building Department will call the applicant when a building permit is ready to be issued.

*Discussion on any one item shall take a maximum of 20 minutes to include the presentation by the applicant (5-10 minutes), public comment, and discussion by the Commission. Further discussion beyond that time is at the Chair's discretion.

*If your item is tabled, any additional documentation must be submitted by Thursday (4:00 pm) prior to the next meeting.

Please Note: Chapter 286- Public Business: Miscellaneous Provisions

286.0105 Notices of meetings and hearings must advise that a record is required to appeal. –Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3).

City of Key West Planning Department, Notice to HARC Applicants

If you are in the process of improving your property or making structural changes, there may be more required of you than the design and beautification requirements from HARC.

1. Please be advised that if you are contemplating an addition to your building (whether an additional story, or on the same level), you may need to go through the variance process.
2. If an additional structure is planned, whether separate or linked in any manner to the main or existing building, some configurations may trigger the variance application process.
3. Many alterations will need to meet the basic setbacks, building coverage and other requirements that are zone-specific.

Sometimes, simple changes in building plans now may help you avoid going through another process at a later date, delaying your project.

If you or your contractor, architect or other professional representative need further information, please visit us at 604 Simonton 2nd floor, or call for an appointment at (305) 809-3726.

Call to order.

Roll call.

Patricia Eables, chair

Barbara Bowers

Terry Garcia

Vince Mancini

Michael Miller

Nils Muench, absent

Staff: Diane Silvia, Historic Preservation Planner

Invocation.

Pledge of Allegiance.

Approval of last minutes.

Vince Mancini motioned to approve the minutes from the meeting of September 12, 2006. Barbara Bowers seconded the motion.

Changes to the Agenda.

Clarification item 2- 533 Eaton Street, item 7-201 Duval Street, and item 8- 5 Calais Lane were withdrawn from this agenda.

APPLICATIONS REQUIRING CLARIFICATION:

CL1.H06-09-11-1351 519 Duval Street, Thomas E. Pope, P.A.

Revision to H06-01-12-54. Increased 3rd floor to add bedroom
Sq/footage less than 1/2 of 2nd floor added windows, skylights and
side door @ rear.

Thomas Pope, project architect, and Mark Phillips, owner, presented the project. This is a revision to a previous approval. They would like to add a third floor to be set back off Duval Street. It will be a legal half story. They have not made any changes to the front façade.

Michael Miller asked if he had the calculations for habitable space for the second and third floors as the floor area of the third floor must be no greater than half the area of the

floor below. It appears to be very close.

Michael Miller motioned to approve with the condition that color chips are submitted to staff for review. Vincent Mancini seconded the motion.

APPROVE DISAPPROVE _____ TABLE _____

CL2.H06-08-25-1284 **533 Eaton Street, Gary the Carpenter**

Second & Third floor Option 1. Infill existing awning window openings with glass block. Option 2. Install fixed glass in window openings. Note*-most existing windows will not close properly therefore causing leaks into building.

Withdrawn from this agenda.

APPROVE _____ DISAPPROVE _____ TABLE _____

CL3.H06-08-25-1283 **1216 Olivia Street, Doug Spencer**

Conversion of existing garage space to cabana w/addition of two bedrooms & bath above & sculpture work on first floor.

Doug Spencer explained they would like to convert the existing garage into a cabana with a sculpture studio on the first floor and two bedrooms and one bath on the second floor.

He explained that it will be a half story higher than the adjacent structure to the left.

Barbara Bowers asked if altering the garage will limit their parking.

Mr. Spencer said they have other parking on the site. The structure will continue to appear as a garage.

Michael Miller said he might want to consider raising it on piers so the look is more traditional.

Mr. Spencer said it is a concrete building and they would have to change the tie beam.

Mr. Miller asked for the cut sheets for the shutters and Nana doors and color chips for the proposed color scheme.

Mr. Mancini said he likes the structure on the ground as it has always been a garage.

Vince Mancini motioned to approve. Barbara Bowers seconded the motion. Cut sheets for the windows and doors and the color selection should be submitted for staff review.

APPROVE DISAPPROVE _____ TABLE _____

Vincent Mancini recused himself as he was the designer for the project (see form 8b).

CL4. H06-09-13-1370 823 Johnson Lane, Dean Townsend

Side door change from double to single. Attic window change from awning to single hung. Rear roof line flatten out per blue print.

Dean Townsend said he would like to revise his previous approval. The proposal is to change the attic window to single hung. Only casement and single hung impact windows are available for this window.

Michael Miller asked why there is no front porch as it would improve the appearance.

Mr. Townsend said they did not have enough of a front setback. They have changed the rear roof line as there were structural problems given the way it was drawn. They are also proposing to change the double doors on the side to a single door.

Michael Miller motioned to approve the project revisions. Barbara Bowers seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

CL5. H06-09-14-1371 608 William Street, Bender & Associates Architects

Demolish screened porch addition at rear. Swimming pool, deck and pool house. New fence & gates. Replace gable vents with windows. Restore front porch. Restore Historic windows. Replace up to 15% siding. Paint exterior (colors to be submitted at a later date).

Matthew Stratton said the proposed addition was not included in the description on the agenda. They are planning to restore the historic structure. This will include some siding and window repairs. The gable vent will be changed to a window.

Michael Miller said it was very nice to go through this application. Everything is clearly labeled. He then asked for details on the windows and the siding material.

Mr. Stratton said they plan to use hardi-board.

Mr. Miller said wood is the appropriate material.

Mr. Stratton said they are having shrinkage problems with wood siding.

Mr. Miller said they can use kiln dried siding.

They would like to add a porch railing and another window at the pool house.

Mr. Stratton said he has drawings that reflect these changes but they were not submitted for the file.

The Commission said they could possibly approve the project as seen in the file. The railing and pool house window can be reviewed by staff.

Mr. Miller said he feels this is a beautiful structure and wood siding would be the appropriate material for the addition. He read the guidelines for building exteriors (page 24), “non-wood sheathing materials such as fiber-cement siding, hardi-board” or other non-traditional cladding may be used only on new structures, non-contributing structures or non-historic additions to contributing structures if the dimensions of these materials are compatible with the dimensions of the original fabric and if it has a smooth texture that does not exhibit fake, exaggerated wood grain.” Wood siding is appropriate for the addition as this is a fine historic house.

Mr. Stratton said he agrees wood siding would be the most appropriate. However, they have not required this in the past.

Vince Mancini motioned to approve with the condition that revised drawing are submitted for staff review. Barbara Bowers seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

CL6. H06-09-14-1372 421 William Street, Michael B. Ingram, Architecture

Remove external A/C units, patch to match. Remove external plumbing. Open windows currently in-filled. Modify rear addition to be two story with single side run stair. Eliminate multiple stair runs, decks & misc. supports. Add painted picket fence at property lines. Brick off-street parking space.

Michael Ingram presented the project. This is a single family residence and a contributing structure. The wrap around porch was added by 1960. An addition was also added. They will open up previously in-filled windows and add new windows to match the existing. They would like to modify the addition. They are proposing a single run stairway on the side for access to the third floor. If the stairway was placed on the decks the historic roof would have to be modified.

Michael Miller recommends the use of wood siding...
He was concerned with the size of the stairway.

Mr. Ingram said he will not exceed 4' in width.

Mr. Miller asked about the replacement windows.

Mr. Ingram said he will use 6/6 putty glazed. The mullions are thicker than the original

windows.

Mr. Miller said Anderson makes them with the thin mullions.

Patricia Eables complimented Mr. Ingram for labeling his photos and providing reduced drawings.

Barbara Bowers asked about the balustrades.

Mr. Ingram said he is going back to the original gingerbread style.

Mr. Miller asked about the proposed doors.

Mr. Ingram said they will be 8' wood doors.

Mr. Miller said he would like to see the manufacturer's cut sheets.

Michael Miller motioned to approve with the condition that the manufacturer's cut sheets for doors and windows are submitted for staff review. Vincent Mancini seconded the motion. Mr. Ingram said he will submit a color chip for the shutters.

APPROVE X DISAPPROVE _____ TABLE _____

CL7. H06-09-15-1376 201 Duval Street, L.A. Builders, Inc.

Replace T & G decking with composite 1" X 3" T & G material on 24 X 6 area. Repaint porch & deck same color.

Withdrawn from this agenda.

APPROVE _____ DISAPPROVE _____ TABLE _____

CL8. H06-09-15-1379 #5 Calais Lane, Peter Pike Architect

Enclose rear porch with wood lovers, extend room addition @ front 8' to south property line.

Withdrawn from this agenda.

APPROVE _____ DISAPPROVE _____ TABLE _____

TABLED ITEMS

T1. H06-08-28-1294 (A) 727 Waddell Street, Paul Cox

Change to roof structure. Change roof from hip to gable.
Change side rear roof from Gable to Hip add rear porch roof
on existing deck. Add 5' side door over on left side add Gable
roof exterior on right side. Change rear fence from 6' to 9' tall.

H06-08-28-1295 (B) 731 Waddell Street, Paul Cox

Changes to roof structure. Change rear roof from Hip to Gable.
Add rear porch roof on existing deck. Add 5' side dormer on
right side. Add Gable roof exterior on left side. Change rear
fence from 6' tall to 9' tall.

No one was present to answer the Commission's questions. Patricia Eables explained that they cannot discuss the project as the applicant is not present.

APPROVE_____ DISAPPROVE_____ TABLE__X_____

Public input: Margaret Domanski asked to speak on a procedural issue. She explained that this is the fifth HARC meeting they have attended and it is very frustrating when they take time from their day and the applicant does not show up. Can anything be done to prevent this?

Patricia Eables said it is also frustrating for the HARC Commissioners who are giving their time. Mr. Cox said he planned to attend.

Sullins Stuart wanted to speak on the project. Ms. Eables explained this was not appropriate as the applicant is not present.

T2. H06-08-11-1206 622 Caroline Street, Greg Kerr, agent for Albert Canfield/Adele V. Stones

Seeking Certificate of No Contributing Value to obtain approval for
Demo of existing single story residence and accessory structure.

Ginny Stones explained she would like to have this project tabled as the drawing are not completed.

APPROVE_____ DISAPPROVE_____ TABLE__X_____

T3. H06-09-01-1322 722 Ashe Street, Adele V. Stones

New single family residence, 2 story wood frame construction,
gable roof with porches and balconies per plans.

Michael Miller said he would like to get back to requiring complete applications. The applicant has annotated the plans in black ink.

Ms. Stones said she annotated the drawings as the designer had annotated the wrong project. The designer sent in a letter explaining the project details.

There are doors on the second floor without balustrades in front of them. I think what was intended are French balconies. There is no grader line shown under the building. It is not clear what the intent is. Is this a wood house? It says masonry. I have not seen a housed built in the historic district the way this is drawn. He said decorative shutters are not allowed.

Ms. Stones said they are functional wood shutters but not hurricane rated.

Mr. Miller said this shown be shown on the plans. There is no information on the window details. Color chips should be submitted. Is the Caribbean cross railing style allowed in the historic district? I do not think the Building Department will allow it because a 4" sphere can pass through.

Ms. Stones said they will place Plexiglas behind it.

Mr. Miller said he has not seen this in the historic district.

Mr. Mancini said mesh is sometimes used.

Ms. Stones said it is present at 1416 White Street and on Duval Street.

Mr. Miller said it is different on a contemporary building.

Mr. Mancini we should take this up at a workshop.

Mr. Miller said this is a substantial house. The drawings are very incomplete. He offered to review this again with Ms. Stone.

Barbara Bowers motioned to table. Michael Miller seconded the motion.

APPROVE_____ DISAPPROVE_____ TABLE__X__

T4.H06-07-10-1031 **1103 Virginia Street, Michele Cohen**
Add carport 15 X 20 X 8, all open.

Summary of Finding of Fact: Michele Cohen presented the project. She explained it will cost \$1,200 for a variance. Someone has turned them in and would object. They would like to get a HARC decision either way.

Patricia Eables said we suggested they work on the easement issue.

Barbara Bowers said it is hard to see this house with a big carport in front of it. While parking in the historic district is a problem it does not have to be covered.

Ms. Cohen said she realizes they were in the wrong. Sometimes it is easier to ask for forgiveness rather than permission. The house is currently on the market for 1.5 million. If the carport is removed the value will be decreased. If the carport is denied the decision will be appealed.

Michael Miller asked if we approve this will it open the door for others.

Ms. Bowers said yes? The guidelines strictly say nothing is allowed in the front yard.

Ms. Eables said she is sympathetic to the cost involved if the Commission denies this.

Terry Garcia asked Diane how the City would feel about the entrance.

Diane Silvia said the carport extends over the property line. You cannot just build on City property.

Barbara Bowers reviewed the guidelines for outbuildings (page 40), "No accessory structure may be built in the front yard of a structure in the historic district." In addition, the construction of new accessory buildings such as garages or carports which are highly visible from the public right-of-way are not appropriate in the historic district."

Terry Garcia asked Diane if this would qualify as an economic hardship.

Diane Silvia said this is a self induced hardship. Even in New Town a one foot setback is required for carports.

Mr. Miller asked if they could set the carport back.

Ms. Cohen said there is no room because of the pool.

The Cohen's said they did not know they were being fined. They are being charged \$100 a day.

Ms. Eables said they should check into this.

Vince Mancini motioned to disapprove. Barbara Bowers seconded the motion. All voted in favor of the motion.

APPROVE_____ DISAPPROVE___X___ TABLE_____

**T5. H06-5-11-718 301 Southard Street/Corner of Thomas Street & Southard Street
Michael B Ingram, Architecture**

Removal of pump building due to severe structural erosion. Brick/sand mortar structure has no cohesion, disallowing structural reinforcement. Propose to photo document existing structure & to remove in stages to allow documentation to be archived at library.

Michael Ingram explained that the original plan to restore the building is unfeasible.

They are planning an interpretive historic display. Photographs will be put on plaques. They will use some of the brick as pavers to try to delineate the footprint of the building as it was. It is important to explain how the City water system worked at that time.

He said the City's water came initially from a well that they believe is within the building. They have a completely

If the concept is acceptable they will develop a detailed plan for demolition and for an interpretive display. They will document the demolition as it proceeds.

Terry Garcia said this is similar to what is planned at the Steam Plant.

Barbara Bowers asked why restoration of a brick building is not feasible.

Mr. Ingram said the brick is too soft and is absorbing water.

Mr. Mancini asked if they could possibly outline the limits of the building in some other material such as granite.

Patricia Eables read Nils Muench's letter, dated July 11, 2006, into the record. In it he suggests removing the roof and upper portions of the walls to address safety concerns and allowing the remainder of the pump house to stay *in situ* as a monument.

Ms. Bowers said Nil's has made a good point. At West Martello the brick tower is dramatic.

Mr. Mancini said he suggested using an alternate material for the outline as the lower portion of the structure is the part in poor condition.

Ms. Bowers said isn't it possible to save this. They have done restoration work on the brick at West Martello with grant money. It is very expensive.

Mr. Ingram said he will bring this idea back to the FKAA for review.

Mr. Miller said he does not want to lose the opportunity for an exhibit. The exhibit plan should be part of this application.

Barbara Bowers motioned to approve with the condition that as much of the structure is left, as possible, as an inaccessible, but visible ruin and that Mr. Ingram will come back

with a proposal for an exhibit. Vince Mancini seconded the motion. All voted in favor of the motion.

APPROVE__X__ DISAPPROVE_____ TABLE_____

Other Business:

Terry Garcia said he will not be here for the next meeting as he is serving on the Police and Fire Pension Board

Barbara Bowers asked if we can do something about when people don't appear or call and are on the agenda over and over again.

Vince Mancini said we used to remove them from the agenda after three times. Diane Silvia said I think we can make procedural changes without going for City Commission approval.

The Commission discussed Michael Millers memo on application requirements.

Michael Miller said there is such a wide range in the quality of the applications. This is a list of minimal standards. This makes it much easier for us to review and helps educate the applicant in the process. Diane would have to screen the applications as they come in and not accept them if they are incomplete. Some of the applicants have no respect for the process. He asked if applicants are notified if there applications are incomplete.

Diane Silvia said if a major component of the application is missing, like photos, they are called. We have a wide range of applicants; some that cannot afford an architect.

Mr. Miller said to create a set of drawings for HARC is about 10% the architectural fee.

The Commission agreed that a workshop is needed to discuss application requirements and changes to the design guidelines. They asked Diane to schedule this.

Diane said the changes to the LDR's dealing with HARC have been sent to the DCA and once they are approved they stay with the City Clerk's Office for thirty days and are then adopted. We will then have to present these changes incorporated in the guidelines to the City Commission for approval.

Mr. Miller asked how the paint colors at 900 Fleming Street were approved. It is gray and brown.

Patricia Eables said it has been suggested that HARC participate in a joint workshop with the Planning Commission. As there was no other business, Vince Mancini motioned to adjourn. Barbara Bowers seconded the motion.

Respectfully submitted,

Diane Silvia,
Historic Preservation Planner