

## ***HARC***

Historic Architectural Review Commission  
24 October 2006

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, October, 24 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 Tuesday (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 2<sup>nd</sup> floor, or call for an appointment at (305) 809-3726.

**Call to order:**

Roll call.

Invocation.

Pledge of Allegiance.

Approval of last minutes

Changes to the Agenda

**Meeting Procedure:**

Discussion.

Applications for consent agenda.

Applications requiring clarification.

Tabled (projects tabled from previous meeting).

Other business.

Adjournment.

**STAFF APPROVALS:**

**H06-10-02-1452 708 Whitehead Street, William Gallagher**

Install wood to make wall 6ft high on side property.

**H06-10-02-1453 1409 Olivia Street, Dennis Beebe**

Move int. partition, add bathroom. Replace metal roof w/same Vic. Shingles. Replace jalousie windows w/ 2/2 double hung sister floor joist, paint white, lover shutters.

**H06-10-02-1454 1401 Duval Street, Schroeder Builders**

Install 95 linear ft of block wall to match existing 6' total height, black iron with white stucco.

**H06-10-02-1456 1201 Duval Street, Key West A/C**

Install 4 new Central A/C systems.

**H06-10-03-1458 631 Whitehead Street, Southernmost Signs**

1-Wall A-10"h, B-5"h, metal letters" KEYS TITLE".

**H06-10-03-1461 719 Fleming Street, Carlos Rojas A1A**

Enclosed right side rear corner of porch.

- H06-10-03-1462 **905 Elizabeth Street, Dan Ace Roofing**  
Install new Conch shingles HARC application.
- H06-10-03-1463 **301 Southard Street 210-3 Shipyard Condos, Peter Pike Architect**  
Revision to HARC #H06-01-13-60. Add 24" dormer over toilet not visible from Street or back or side yard.
- H06-10-03-1464 **#8 Passover Lane, George Luburger**  
Repaint house same (color).
- H06-10-04-1465 **820 White Street, A Plus Roofing**  
Install 2200 sq/ft of 26 g Galvalume v-crimp metal roofing on existing structure.
- H06-10-04-1466 **1109 Duval Street, A Plus Roofing**  
Install 200 sq/ft of 26g Galvalume Victorian shingles.
- H06-10-04-1467 **1401 Simonton Street, A Plus Roofing**  
Install 4700 sq/ft of white asphalt shingles and 1800 sq/ft of Cooley C-3 white 60 mil PVC single ply roofing.
- H06-10-04-1468 **1600 Whalton Street, A Plus Roofing**  
Install 3400 sq/ft of Cooley C-3 white 60 mil. PVC single Ply roofing.
- H06-10-04-1469 **228 Olivia Street, Michael Demchak**  
Repaint existing white siding white. Repaint existing trim white currently white.
- H06-10-04-1470 **1110 Elgin Lane, Michael Demchak**  
Repaint existing Autumn white siding with same. Repaint existing white trim white.
- H06-10-04-1471 **305 Duval Street, Sub Zero Inc.**  
Change out 9 frozen drink machine in bar area.
- H06-10-04-1473 **923 Fleming Street, The Truman Painting/Rich Long**  
Repaint exterior existing color = white stain/color new color= white stain.
- H06-10-04-1474 **1410 Olivia Street, A Plus Roofing**  
Install 450 sq/ft of 26g Galvalume v-crimp metal roofing on new built addition.
- H06-10-04-1475 **900 Fleming Street, All Keys Construction**  
To paint shutters only color attached brown.

- H06-10-04-1476 **904 Fleming Street, All Keys**  
To prep & paint exterior of house (approx 800 sq/ft) white trim body color attached Millet.
- H06-10-04-1477 **1207 United Street, Nancy Romain/Dairy Queen**  
Paint exterior of Building Re, Blue, & white existing colors.
- H06-10-04-1478 **101 Front Street #25, Ocean Air Company**  
Replace 3.0 ton Air handler and condenser.
- H06-10-05-1481 **1024 Thomas Street, Richard Puente**  
Repair of existing 6ft fence accidentally damaged by Tree removal crew & paint fence white. Please refer to attached summary.
- H06-10-05-1482 **503-A Greene Street, Southernmost Signs**  
1-Hanging sign 5 sq/ft metal with neon, "JENIFERS OF KEY WEST".
- H06-10-05-1483 **610 Greene Street, Southernmost Signs**  
1-Wall 72"w X 30" h wall sign wood, 1-Hanging sign 5sq/ft hanging metal & neon, LETO'S RESTURANT".
- H06-10-05-1484 **305 Duval Street, Sub Zero Inc.**  
Change out of 9 drywall machines & 3 condensers
- H06-10-05-1485 **915 Johnson Street, A Plus Roofing**  
Install 3700 of 26 Galvalume v-crimp metal roofing.
- H06-10-05-1486 **1025 Casa Marina Court, Toby Pools Inc.**  
Sandblast & resurface swimming pool.
- H06-10-06-1487 **1425 United Street, Ronald Sawyer**  
Replace 2 single hung windows that were broken.
- H06-10-06-1488 **1227 Duval Street, Republic Builders Inc.**  
Build new foundation linder house, as per plans. Repair sills install new piers, replace center guider, install new joist system and sub flooring. Foundation work only.
- H06-10-06-1489 **425 Caroline Street, Sub Zero Inc**  
Install 2 1/2 ton mini split A/C's
- H06-10-10-1490 **114 Fitzpatrick Street, Gary the Carpenter**  
Scrape and repaint second floor lite gray.
- H06-10-10-1491 **817 Fleming Street, Redco Construction Inc.**  
New location of mini A/C split system compressors. Close in exterior

door openings (1-1st floor, 1-2nd floor\_. Remove and close in window 1st floor, Rm312, match existing siding & paint. Relocate window 3rd floor storage room. Renovate existing brick walkway to comply with ADA, walkway will match existing.

**H06-10-10-1492 715 William Street, Sub Zero Inc.**

Change out of a 2 1/2 ton A/C.

**H06-10-10-1493 1313 Simonton Street, Steve Ness/Cross Key Marine Canvas**

Over non-per movable surface: Install new awning over entrance to lobby. Photos of sketches enclosed.

**H06-10-10-1494 1301 Truman Avenue, Cara Biscardi**

Paint bldg same color white.

**H06-10-10-1495 917 Thomas Street, Suzanne Washburn**

Repair stucco wall damaged.

**H06-10-10-1496 402 South Street, E & E Concrete**

Remove & replace damaged driveway 20 X 18 X 6 excavate compact, from place 6X 6 road mesh viscume, place & finish concrete.

**H06-10-10-1497 617 Front Street, Southern Coast Enterprises**

Install new standing seam metal pro/system on permitted mansard 193 sq.

**H06-10-10-1498 400-C Duval Street, Earthbound Trading Company**

Paint sidewalk gray and window frames.

**H06-10-10-1499 500 Duval Street, Kennedy's A/C**

Remove existing condensing unit and replace with new unit on roof.

**H06-10-10-1500 1215 Fleming Street, Erik Lemon**

Repair and replace v-crimp roof at rear of building.

**H06-10-10-1501 1301 Flagler Avenue, Richard Jackson**

Replace 100 lin. feet of wood siding.

**H06-10-10-1502 1309 Truman Avenue, Dan Ace Roofing**

Replace tar and gravel roof with torch mod.

**H06-10-10-1503 522 Emma Street, Rainbow Painters Inc.**

Paint house white.

**H06-10-10-1505 1317 Elizabeth Street, Gary the Carpenter**

Replace v-crimp roof as existing.

- H06-10-11-1506 **116 Fitzpatrick Street, Gary the Carpenter**  
Maintenance and paint roof.
- H06-10-11-1507 **430 Greene Street, Bone Island Bar**  
Paint building pale teal, awning pale yellow.
- H06-10-11-1508 **124 Duval Street, Georgia Favelli**  
Remodel bathroom and walkways to handicap compliance. Convert window to accessible door for retail store.
- H06-10-11-1510 **913 Duval Street, Miller Mech. Inc.**  
2-mini split A/C units to be installed. C U's are on side of second floor.
- H06-10-12-1511 **404 Southard Street, Robert Pollman**  
Remove repair and replace wood on wall in front & side of Meteor Smokehouse. Repaint same colors 30' to 40' linear. See pictures.
- H06-10-12-1512 **1209 Petronia Street, Mattingly Construction Inc.**  
Remove existing 5/4 decking & replace w/new 5/4 EPI decking approx. 1000 sq/ft.
- H06-10-12-1513 **#9 Nassau Lane, Boston Brick Co.**  
Replace stone paver walkway with new tumbled Old Barcelona brick pavers, approx. 125 sq/ft.
- H06-10-12-1514 **1215 Florida Street, Boston Brick Co.**  
Installation of tumbled brick Old Barcelona, brick walkway and patio approx. 260 sq/ft, plus repairs of existing parking area.
- H06-10-12-1515 **320 Admirals Lane, Dan Ace Roofing**  
Flash newly constructed widows walk. Re install v-crimp.
- H06-10-12-1516 **519 Duval Street/Bahama/Street, Thom E. Pope**  
Paint selection for 519 Duval Street-Thornton Sage, & Bahama Street-Sweet Blulette Benjamin Moore.
- H06-10-12-1517 **325 Catherine Street, Dan Crespo**  
Change order for 5 French doors from Anderson brand to PGT windguard French doors. Door style and look to remain the same. See attached.
- H06-10-12-1518 **625-627 Whitehead Street, Mark Goldstein**  
Restore Mosaic tile on front porch 84 squares.
- H06-10-12-1519 **625-627 Whitehead Street, Mark Goldstein**  
Re-paint front exterior of building using same color (white) print.

- H06-10-12-1520 **906 Emma Street, Chris Echelberry**  
Replacement fence 6' tall X 60 long 1 X 6 pickets North side of property . After the fact.
- H06-10-12-1521 **400 South Street, Island Seamless Gutters**  
Remove hurricane gutters (white O.G.) from lower portion of house and replace with new white seamless O.G. gutters and downspouts see site plan.
- H06-10-12-1522 **621 Canfield Lane, Rudy Molinet & Harry Hoen**  
Repaint exterior in light blue with trim, windows, railings & fence in white. Paint front porch in gray.
- H06-10-12- 1523 **413 Virginia Street, Wayne Garcia**  
Paint house yellow w/white trim as per pictures.
- H06-10-12-1524 **1600 Whalton Street, Keys Pools Inc.**  
New 13' X 30 Swimming pool w/a 5' X 6 Spa inside of pool.
- H06-10-12-1525 **527 Margaret Street, Samantha Adriance-Hall**  
We will be replacing 2 windows, the rotten windows sills and any rotten wood around the windows. Replace drywall and paint area caused by windows replacement.
- H06-10-13-1527 **#9 Sunset key Drive, Northsouth Construction Corp.**  
Renovation of existing single family residential unit as shown on plans.
- H06-10-13-1528 **302 Fleming Street, The Tower Group**  
Revision: Thomas Street restoration.
- H06-10-13-1530 **600 Duval Street, Gary the Carpenter**  
Paint new rails white as was old railings.
- H06-10-13-1531 **304 Julia Street, Christopher W. Wilson**  
6' Privacy fence around deck and pool.

**TABLED ITEM**

**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.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

**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.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

**APPLICATIONS REQUIRING CLARIFICATION:**

**CL1. H06-10-03-1457 606 Truman Avenue #3, Susan Ruskin**

Replace 5 windows in back. Replace shed doors on outside deck.  
After the fact.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL2.H06-10-03-1459 **912 White Street, Carlos Rojas A1A**  
Add 2nd story to rear half of residence.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL.3 H06-10-03-1460 **719 Fleming Street, Carlos Rojas A1A**  
Add gable/dormer to cabana at rear.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL.4 H06-10-04-1472 **1410 Olivia Street, JJ Fairbank Construction**  
Demolition of rear porch and deck, demolish remove deck around pool. Replace w/new decking. Build new one story addition and storage shed, new kitchen and interior finishes as per plans.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL5. H06-10-10-1504 **110 Geraldine Street, M. Skoglund**  
New residence.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL6. H06-10-13-1526 **715 Seminole Avenue, Gonzalez Architects**

Revision of existing approval reduction to 13 units. Plan changes.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL7. H06-10-13-1529 **728 Love Lane, Wayne LaRue Smith**

Replace all existing exterior alum. six over six windows with Anderson series 400 wood (vinyl-clad exterior) storm rated six over six windows.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL8. H06-10-13-1532 **508 South Street, Peter Pike Architect**

Revision: New conference facility raise some units for parking underneath.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL9. H06-10-13-1533 **717 Emma Street, Michael Demchak**

Remove existing siding and replace w/ Hardie plank painted white. Replace existing windows with 6/6 wood Marvin with new casings painted white same location, same size. Cover up hallway window on façade as shown. Remove existing carport shed.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL10. H06-10-13-1534 **320 William Street, William Rowan, Architect**  
Replace 1970 addition with new two story addition.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

CL11. H06-10-13-1535 **1227 Duval Street, Republic Builders, Inc**  
Renovations to existing building as per attached drawings and  
sheet attached- scope of exterior work.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

**TABLED ITEMS**

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.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

T3. H06-09-01-1322 **722 Ashe Street, Greg Kerr/Adele V. Stones**  
New single family residence, 2 story wood frame construction,  
gable roof with porches and balconies per plans.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

T4. H06-09-29-1442 **1401 Simonton Street, Gonzalez Architects**

Change text on canopy signage from "Motel" to "Resort" same size and style.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

T5. H06-09-29-1448 **809 Virginia Street, Thomas Kelly**

Pool house & carport.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

**Other Business:**