

## ***HARC***

Historic Architectural Review Commission

14 November 2006

The Historic Architectural Review Commission of the City of Key West, Florida, held a regular meeting on Tuesday, November 14, 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.**

Patricia Eables, Chair

Barbara Bowers

Vincent Mancini

Michael Miller

Nils Muench

Staff: Diane Silvia, Historic Preservation Planner

Invocation.

Pledge of Allegiance.

**Approval of last minutes.**

Barbara Bowers motioned to approve the minutes from the meeting of October 24, 2006. Nils Muench seconded the motion.

**Changes to the Agenda.**

Clarification item 5, Key West Bight- Elizabeth Street, William Street, and Caroline Street, Jabours-Caroline Street partners and clarification item 8, 1317 Catherine Street were withdrawn from this agenda.

**APPLICATIONS REQUIRING CLARIFICATION:**

Barbara Bowers recused herself as she is the owner of the property (see form 8b).

CL1. H06-10-13-1534 **320 Williams Street, William Rowan, Architect**

Replace 1970 addition with new two story addition.

Barbara Bowers presented the project. This proposal is for the structure at the rear where she lives. A new two story addition is planned to replace the existing non-historic addition.

Michael Miller said he is troubled with the lack of detailing on the drawings. Materials are not noted. We do not know what kind of siding or windows are proposed.

Ms. Bowers said the windows will be wood casement windows to replace the existing casement windows. Wood siding will be used to match the existing.

Vincent Mancini said the proposed addition takes away from the historic structure.

Michael Miller motioned to approve. Nils Muench seconded the motion. Vincent Mancini objected to the motion.

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

**CL2.H06-10-27-1581 408 White Street, Bruce Kjos Harris/Kjos Construction**

Remove old front entrance roof. Construct new parapet façade & front wall finish to be new siding/stucco, modify existing store front door/ windows.

Bruce Kjos presented the project He plans to renovate the structure in a similar way to the Restaurant Store, but not as high. They will be adding a parapet. The finish will be stucco and wood siding. The exposed electrical and plumbing will be hidden behind new furring and siding. This will make the building look a lot better.

Vincent Mancini said this would be a nice improvement as it will be more like a traditional storefront. Right now we would consider that a blight. It stands out like a sore thumb.

Mr. Kjos would like to mount the original “Blossom’s” sign on the parapet.

Michael Miller motioned to approve with the submittal of color chips for the body of the building and trim for staff review. Barbara Bowers seconded the motion. Signage will be by separate application.

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

**CL.3 H06-10-31-1589 1217 Florida Street, M. Skoglund**

New residence.

Michael Skoglund presented the plans for a new two story residence.

Michael Miller was concerned with the position of the second floor columns on the street side elevation. A house of this style should follow classic architecture. This was probably an oversight.

Barbara Bowers asked about the proposed windows.

Mr. Skoglund said he plans to use wood 2/2.

Vince Mancini motioned to approve. Barbara Bowers seconded the motion.

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

CL4. H06-11-03-1603 **608 William Street, Bender & Associates Architects**

Revision to previous HARC approval H06-09-14-1371. Changes to accommodate Tree Commission.

Matthew Stratton said the project has been redesigned to address concerns of the Tree Commission. A previous proposal had been approved and while applying for a variance they were asked if the project will affect the drip line of any trees. He met with Cynthia Snell and she concluded the drip line from a large gumbo limbo tree in the neighboring yard was problematic. This, coupled with the need for a variance led them to redesign the project.

Michael Miller said this is why he feels the variance process should go first. Architects are challenged when it comes to labeling their drawings. There are no color chips for the exterior. The application calls for color chips. Without the submittal of color chips it is easy for things to fall through the cracks.

Patricia Eables pointed out that the previously approved application said that the color selection

Nils Muench said if the requirement of color chips is a policy change we need to discuss it at the workshop.

Mr. Miller said it is not a policy change it is listed on the application as a requirement.

Mr. Stratton said we allowed the submittal of color selections after the project approval. This was a condition of his previous approval.

Patricia Eables said she will add this to the list of things to discuss at the workshop.

Vincent Mancini said historically we have been flexible in approving an application with or without colors. They can come in later and apply for their color selection.

Vincent Mancini said this new design is better. He motioned to approve with the condition that color chips are submitted for staff review. Nils Muench seconded the motion.

APPROVE   X   DISAPPROVE        TABLE       

CL.5 H06-11-03-1612 **Key West Bight-Elizabeth Street, William Street, Caroline Street, Jabours- Caroline Street Partners, Peter Pike Architects**

Demolition of existing buildings. Construct 32 residential homes.

Withdrawn from this agenda.

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

CL6. H06-11-03-1613 **#4 Hibiscus Lane, Robert Delaune, Architect**

Revise previous HARC approval (H06-08-09-1183(B) to change roofing from wood shake to thatch.

No one was present to answer the Commission's questions. Therefore, the project was tabled to the next meeting.

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

CL7. H06-11-03-1614 **908 Fleming Street, Robert Delaune, Architects**

Modify existing HARC approval H06-08-09-1183 (B). To change roofing @new entry porch from wood shake to v-crimp, new rear verandah roof from wood shake to thatch, and to install 2 A/C compressors in front yard 20' back from property line behind 4' cbs wall.

No one was present to answer the Commission's questions. Therefore, the project was tabled to the next meeting.

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

CL8. H06-11-03-1616 **1317 Catherine Street, Philip Russell**

Windows & door replacement. Rebuild deck, remove shed roof over patio doors. Install pool; Construct shed and open decks.

Withdrawn from this agenda.

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

CL9. H06-11-03-1617 **820 Carstens Lane, Susan Schock**

Rear porch addition.

Susan Schock presented the project. Some drawings were submitted with the application and more detailed drawings were submitted today.

The Commission explained they could not act on the newly submitted drawings as this must be in the file a week in advance so they are available for public review.

Ms. Schock explained she is here to get some guidance prior to hiring an Architect.

Vincent Mancini said we do not have workshops. If we start doing this now we will have to do it for everyone and we'll be hear to 10:00 at night. He recommended that she hire the person she is going to work with to do preliminary drawings.

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Ms. Schock asked if they could discuss the height and the roofline. She would hate to hire someone to draw this as she has been to HARC meetings and seen architects arguing up here. There have been lengthy discussions.

Nils Muench supported Mr. Mancini's position.

Mr. Mancini said it will benefit you to hire an architect or draftsman. You will have someone capable of expressing what your thoughts are. We cannot guaranty anything until we se it.

Michael Miller said you are not going to spend money drawing something that is going to be illegal. The architect or designer will know if it is too high or if it is fine.

Ms. Schock said she just wanted to find out if the porch addition would be okay before hiring someone to draw the plans.

Patricia Eables said we are not telling every applicant they must have an architect. Is that correct?

Mr. Mancini said he said architect or draftsman. Someone capable of putting something together we can read.

Ms. Schock asked if they would review her newly submitted drawings at the next meeting.

Ms. Eables said she is asking if her new submittal will be sufficient for review. She suggested that Ms. Schock review this with Diane.

Ms. Bowers said owners of properties can do their drawings.

Mr. Muench said the 27' addition height is a problem. Size, mass, and height are a problem.

Ms. Schock said that is what she wants to talk about. She has lowered the height to 23'.

Vincent Mancini motioned to table so an architect can be consulted. Barbara Bowers seconded the motion.

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

**TABLED ITEMS**

**T1.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, Attorney, presented the project. This project has already been reviewed at the required two meetings for a Certificate of No Contributing Value. She is here today for review of plans for the replacement structure.

Nils Muench said he was concerned that the dormer gable roofs were even with the ridgeline. We recently had a similar application where we asked that they lower them.

Vincent Mancini said the dormers are about 6” lower that the ridge line.

Michael Miller said it would look better if it were a little lower and if the pitches were the same. I am not sure if we can make them do that according to the guidelines.

Patricia Eables reviewed the guidelines for dormers (page 27, no. 5), “the juncture of a dormer roof with the main roof should be below the ridgeline of the main roof.”

Mr. Mancini said the architect has done that.

Mr. Muench said you think 2 or 3 inches satisfies that.

Mr. Mancini said yes as this is new construction.

Vincent Mancini motioned to approve the new structure as proposed. Barbara Bowers seconded the motion.

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

**T2. H06-09-29-1442 1401 Simonton Street, Gonzalez Architects**

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

Jose Gonzalez, Architect, presented the revised drawing with the change of the word Motel for “Resort.” The original approval allowed the removal of the word “Motel.” They are adding the word “Resort” as the official name will be “Santa Maria Resort.” The sign will be as existing, with back lit channel lettering.

Michael Miller motioned to approve. Vincent Mancini seconded the motion.

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

T3. H06-10-13-1526 **715 Seminole Avenue, Gonzalez Architects**

Revision of existing approval reduction to 12 units. Plan changes.

Jose Gonzalez, Architect, explained the project was previously approved but they have had to make changes do to the amount of impervious surface and because there was an erroneous flood elevation. They have eliminated three units and have had to modify four others.

Barbara Bowers asked if the unit sizes were increased.

Mr. Gonzalez said no as they have had to reduce lot coverage.

Michael Miller asked how high are the railings.

Mr. Gonzalez said 36.”

Michael Miller asked how the project evolved from a third floor pitched roof to a flat roof. He felt the pitched roof version looked much better.

Mr. Gonzalez said they changed this to the flat roof version as the city is unwilling to grant a variance to these re-development projects.

Vincent Mancini motioned to approve the project as revised. Michael Miller seconded the motion.

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

T4. H06-10-13-1535 **1227 Duval Street, Republic Builders, Inc.**

Renovations to existing building as per attached drawings and sheet attached slope of exterior work.

Joseph Valdez, Republic Builders, presented the project. He would like to return this house back to its original form. The existing metal windows will be replaced with wood Marvin windows. Approximately 400 linear feet of siding will be replaced. The front deck will be replaced with typical 1” X 4” deck boards. A portion of the rear porch will be enclosed for the construction of an ADA compliant bathroom. This will be the second building for his new transient vacation rental business “Viva.”

Barbara Bowers asked if he was using 6/6 windows.

Mr. Valdez said he would like to use 2/2 windows instead.

Ms. Bowers said since dates to 1923 2/2 would be appropriate.

Mr. Valdez said the Marvin’s do not have the thick sills like historic windows so he removes them and replaces them with 2” X 4”s.

Nils Muench said he is pleased with the restoration project but concerned with the partial enclosure of the rear porch. He reviewed the guidelines for porches (page 32) “the removal or non-historic enclosure of an historic entrance or open front porch or side porch on publicly visible elevations of a contributing building is not appropriate nor is the non-historic use of louvers, glazing, screening or a permanent enclosure of any kind permitted. Although it is a rear porch the enclosure will be highly visible from the street. This is a severe deterrent to the historic appearance of the house.

Vincent Mancini said the rear porch is not historic.

Mr. Valdez said it was built about 5 years ago.

Michael Miller agreed with Mr. Muench, that this is a very nice restoration project. He suggested they use replacement sash with very thin mullions rather than using Marvin windows.

Patricia Eables said the structure across the street is coming out beautifully.

Vince Mancini motioned to approve. Barbara Bowers seconded the motion.

APPROVE   X   DISAPPROVE        TABLE       

**Other Business:**

Michael Miller said we need to pursue the workshop. He would like to include Nils Muench letter (dated November 8, 2006). We need to discuss what the term “guidelines” means. The term guidelines implies flexibility.

Barbara Bowers said when the guidelines say no, doesn’t that mean “no.”

Mr. Miller said we will need to discuss this at the workshop. We need to have the workshop sooner rather than later.

The Commission agreed a workshop should be held as soon as possible. They would like to try to schedule the workshop it for Tuesday, December 5<sup>th</sup> at 5:00 or at 3:00 depending on room availability. We need to make this a priority.

Nils Muench asked how perfect does an architectural presentation have to be. Is it always needed? There is a gradation of projects from new construction -all the way down.

Michael Miller said it is not perfection we are after. If people spend more time on their application they might appreciate the process.

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As there was no other business, Vincent Mancini motioned to adjourn. Nils Muench seconded the motion.

Respectfully submitted,

Diane Silvia,  
Historic Preservation Planner