

**Historic Architectural Review Commission
Agenda Packet
December 8, 2009 – 3:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street**



Item 6.

Historic Preservation Planner's Report

Historic Architectural Review Commission

Staff Executive Summary For the public hearing of Tuesday, December 8, 2009

STAFF APPROVALS:

H09-08-17-911 1434 White Street, Rick Bird

Add 1 ½" by 4" pickets to existing fence as indicated on survey, see attached photos. Replace existing 3 ft rotted gate with new to match. Finish side will be facing to neighbors per Enid T. 11/17/09.

H09-11-13-1292 914 Windsor Lane, Paul Hayes

1-Replace existing front door with 4 panel Douglas fir door stained Dark Mahogany. 2-Replace 6 existing windows with new 6 over 6 windows authentic divided lite windows same opening with exception of two bedroom windows 4" higher to meet egress. New wood shutters on front 2 windows and front door. Replace kitchen window with shutter same size to match existing window. 5-Replace bathroom window on left elevation with smaller 6 over 6 wood window from Island doors. Two front windows will be restored using materials from existing windows. Windows are in disrepair condition per Enid T 11/19/09

H09-11-16-1297 1405 Duval Street, Tryas Tile, Inc.

Preparation and tile dining room floor. Okay from Marilyn Wilbarger per Enid T. 11/18/09.

H09-11-17-1304 1024 Duval Street, Southernmost Signs

1-Wall sign 20 sq/ft, 1-Hanging sign 5 sq/ft, wall sign-wood, hanging sign-Red Cedar -sandblasted, "SHADOW & FISH". Corner building, corner wall sign.

H09-11-17-1305 1314 Olivia Street, A –Plus Roofing

Install 400 sq/ft of 26g Galvalume v-crimp metal roofing 4 squares. Change with existing v-crimp per Enid T. 11/18/09.

H09-11-17-1306 540 White Street, Carlos Rojas AIA

1-Hanging 1' x 5' PVC sign w/vinyl letters, "CARLOS ROJAS AIA ARCHITECTS AR0016754". 5 sq/ft per Enid T. 11/18/09.

H09-11-17-1307 1319 Duval Street, Brian McKendry

Remove existing front door and fill in to match existing wall. Not a historic structure. New construction per Enid T. 11/18/09.

H09-11-18-1308 721 Georgia Street, Virginia Altobello

Replace existing two over two windows with Hurricane rated double hung two over two in existing openings. Repair and replace trim as necessary. Not a contributing resource, existing windows are 2 over 2 per Enid T. 11/25/09.

H09-11-18-1309 703 Duval Street, Sub Zero Inc.

Install a 3 ton split system with 6 grills. Back of property per Enid T. 11/19/09.

H09-11-18-1310 726 Catherine Street, Keys Fence (F & W) LLC

Total lineal feet 80' and gate 16'. Install new 6' chain link fence attached to existing. Existing 6' chain link fence- Gas company.

H09-11-18-1311 712 Caroline Street, Mashin Ahmed

Ultra white-trim and exterior grey-dolphin fin-790-Cu BEHR paints. Trim-doors, windows, and wall white per Enid T. 11/19/09.

H09-11-18-1312 509 ½ Duval Street, Cross Key Marine Canvas/Steve Ness

Fabricate and install new awning on existing frame. See photo and drawings. Note previously permitted see attached. Blue canvas, no sign on canvas per Enid T. 11/19/09.

H09-11-18-1313 1105 Angela Street, Chris Fogarty

4ft picket fence (approx 60 lf) with gates (4ft) as shown on survey. Painted in white per Enid T. 11/19/09.

H09-11-18-1314 321 Peacon Lane, William Rowan Architect

Replace damaged floor to existing outdoor shower. With similar finish per Enid T. 11/19/09.

H09-11-18-1315 1119 Olivia Street, Lynn & Hope Hallum

Paint exterior walls white same as existing. Color for shutters same dark green.

H09-11-19-1316 1029 Truman Avenue, The Awning Guys Inc.

Recover existing awning frame approx. 16 sq/ft. Not for sign on awning, will need a new application for signing on awning per Enid T. 11/20/09.

H09-11-19-1317 1021-1025 White Street, The Awning Guy Inc.

Install new fabric on existing frame approx. 240 sq/ft. Dark blue canvas, Not for sign on awning, will need a new application for signing on awning per Enid T. 11/20/09.

H09-11-19-1318 600 Fleming Street, Paver Dave Inc.

Repair 2 parking spots. Root damage, pictures attached. No new square footage. Cynthia form landscaping signed off on it.

H09-11-19-1319 228 Olivia Street, Joe Cox

Extend existing 6' picket fence 4 additional ft. Add gates to secure backyard. Change side door to a window. Change back window to door on back of house. Add landing deck for door access. Repair rotted siding roof as needed. Paint house-Balmy Seas-490cu, trim-Frost-1857 and shutters-Cascade-B39-7 Behr paints. Changes of window and door will not be visible from right of way.

H09-11-19-1320 321 Peacon Lane, William Rowan, Architect

Repair and enlarge cistern. Construct 180 square feet pond. Add 1 x 8 board and batten to existing 1 x 12 board and batten.

H09-11-19-1321 512 Greene Street, Eric Doran

Exterior lighting 4-above doors. Height 13 1/4" per Enid T. 11/20/09.

H09-11-19-1322 512 Greene Street, Eric Doran

Exterior paint trim-white upper section (wood) Wash Carmel apple-1042, doors and shutters-crisp moving air-780 lower section Van blue HC-156. Will review shutters colors. Will contact staff after samples are made per Enid T. 11/23/09.

H09-11-19-1323 1506 South Street, Mattingly Construction Inc.

Install 168 sq/ft of Travertine Tile on front porch. Front porch has 12" x 12" tile per Enid T. 11/11/23/09.

H09-11-19-1324 811 Thomas Street, Chris O'Brien

Paint exterior lacewing SW6729, trim Extra White SW7006.

H09-11-19-1324.5 1015 Simonton Street, Dan Ace Roofing

Remove and replace Victorian shingle with same. Shingles will be 26 gage Conch shingles 5 squares.

H09-11-20-1325 512 Greene Street, Keys Cooling

Instillation of 7.5 ton split A/C system A.H.U. located exposed over bar area (interior). A.C.U. located on roof not visible from sidewalk. Condensers over flat roof of bathrooms will be behind building per Enid T. 11/23/09.

H09-11-20-1326 **605 Duval Street, One Call Construction Inc.**

Spalling repair. Repaint white. Relocate rear door.

H09-11-23-1328 **221 Southard Street, Rick Bird**

Rebuild part of existing fence (posts rotted out on bottom) all parts will match existing, 20 lineal feet. Same appearance 4' high picket fence per Enid T. 11/23/09.

H09-11-23-1329 **1319 Duval Street, southernmost Beach Motels**

Asphalt repair and seal coating of parking lots.

H09-11-23-1330 **300 Petronia Street, Bender & Associates**

Replacement of two fixed windows with new French doors. For new building per Enid T. 11/23/09.

H09-11-23-1333 **500-C Truman Avenue, Bud Hochberg**

2-Wall signs 30" by 36", pvc sign material, "KEY WEST POLAR BEAR ICE CREAM" existing light fixtures. Signs will be 2.5 feet high and less than 10% of façade.

H09-11-24-1335 **300 Petronia Street, Rodger Townsend**

Add mop sink at exterior south side of building. Back area of building, will not be seen from the right of way per Enid T. 11/24/09.

H09-11-24-1336 **1028 Flagler Avenue, Keys Pools Inc.**

New 10' x 16' swimming pool. The pool is detached from contributing house and is underground per Enid T. 11/30/09.

H09-11-24-1338 **726 Fleming Street, Key King Enterprises Inc.**

Paint house: house body color Hawaiian Blue (Satin) Benjamin Moore. Trim color-Benjamin Moore- White (Semi gloss).

H09-11-24-1339 **725 Duval Street, Gary the Carpenter**

Remove existing gutter at front rear of bldg and replace with 6' white seamless gutter and down spout. Install vented soffit on eave of front building.

H09-11-25-1340 **715 Duval Street, Maria Smith**

Awning with letters on valance. Revision to previously approved H09-11-16-1295 per Enid T. 11/25/09.

H09-11-25-1341 **1013 Southard Street, Toolbox GC**

Remove damaged fencing. Install 69 lin. ft of new 4' high picket fencing with 1 1/2" spacing and gates to match. Front stain gray.

Originally stained gray per Enid T. 11/25/09.

H09-11-25-1342 **809 Frances Street, Toby Pool**

Resurface pool no plumb or no electric work.

Old Business

Second Reading for demolition

MDP1- **Request for demolition, new construction and relocation of one building- #715 Seminole Avenue- Gonzalez Architects (H09-10-30-1251)** - Demo of existing structures and building twelve new non transient condominiums- Casa Marina Villas.

The project proposes the demolition of four apartment buildings, the relocation of a one and one half story frame vernacular building and the construction of twelve unit condo villas. The plans also propose site improvements.

On November 24, 2009 the Historic Architectural Review Commission approved the first reading for the demolition of the following buildings;

- 1425 Alberta Street- C.B.S. two story apartment building
- 724 Waddell Street- C.B.S. two story apartment building
- 724 Waddell Street rear- C.B.S. two story apartment building
- 721 Seminole Avenue - Wood frame one story apartment building.

Similar plans that are submitted for this application were approved by the Historic Architectural Review Commission on November 14, 2006. There was no building permit application after the approval of the Certificate of Appropriateness, therefore the approval expired. This project is considered to be a Major Development Plan. Nevertheless, and according to the HARC Minutes of August 22, 2006 public hearing, the applicant presented the project to HARC as a Minor Development Plan. For that public hearing no public notices were posted as required by the Code of Ordinances Sec. 90-139. The Code of Ordinance, under Sec. 90-139, states the following;

*...The historic architectural review commission shall not accept or take action on any application for a certificate of appropriateness for work requiring planning board approval of a major development plan pursuant to sections 108-165 and 108-166, unless the historic architectural review commission first finds that the applicant has, for the two weeks preceding the historic architectural review commission meeting, posted on the work site a public notice showing the date and time of the historic architectural review commission meeting at which the application is considered...
(Ord. No. 97-10, § 1(1-2.7(F) (7)), 7-3-1997)*

For this new application staff advertised the project as a Major Development Plan. Public notice has been posted in all buildings as required by the Land Development Regulations.

The complex is under one parcel ID number and the address is 715 Seminole Avenue. In order to understand the project staff is making reference to the Property Appraiser's notes under the property records. The proposed buildings to be demolished are the following;

- 1425 Alberta Street- C.B.S. two story apartment building
- 724 Waddell Street- C.B.S. two story apartment building
- 724 Waddell Street rear- C.B.S. two story apartment building
- 721 Seminole Avenue - Wood frame one story apartment building.

A frame vernacular one and a half story structure, located on the corner of Seminole and Alberta Avenues, will be relocated to a new site, on the east corner of Seminole Avenue and William Street. None of the four buildings that are proposed to be demolished, or the one and a half story frame house that will be relocated, are listed in the historic survey of 1998 or 2004. Staff reviewed the Sanborn Maps of 1948 and there is no evidence of these five buildings, nevertheless in the 1962 Sanborn Map similar footprints of all the buildings can be observed in the map. According to the Property Appraiser's property records the construction dates of the buildings are as follows;

- *Building 1- #715 Seminole Avenue- year built 1948*
- *Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953*
- *Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948*
- *Building 6- #724 Waddell Street- year built 1953*
- *Building 7- #721 Seminole Avenue- year built 1948.*

For the review of the proposed demolitions the Code of Ordinances, under Sec. 102-218, establishes the criteria for demolitions to be used by the historic architectural review commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.

(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code of ordinances establishes, under Sec. 102-1 Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the buildings that are proposed to be demolished meet the criteria of historic structures; according to the Property Appraiser's documents they were built more than 50 years ago and they are located in a historic zoning district (HMDR). Staff requested to the applicant information regarding when these buildings were built and the only information they have is the same records from the property appraiser's website.

Staff also reviewed Sec. 102-125 (1) through (9) to establish if the proposed buildings to be demolished meet any of the criteria established in the section;

Sec. 102-125. Historic architectural review commission findings precedent to issuance.

Upon conclusion of the hearings and the historic architectural review commission's deliberations, the historic architectural review commission shall issue the certificate of no contributing value only if it finds, by clear and convincing evidence, that the building or structure, by virtue of its design, workmanship, materials, setting, and/or history does not meet any of the nine criteria set forth below. The building or structure:

(1) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance

in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;

(2) Is not specifically associated with events that have made a significant contribution to local, state, or national history;

(3) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;

(4) Is not the site of a historic event with a significant effect upon society;

(5) Does not exemplify the cultural, political, economic, social, or historic heritage of the city;

(6) Does not portray the environment in an era of history characterized by a distinctive architectural style;

(7) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;

(8) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and

(9) Has not yielded, and is not likely to yield, information important in history.

(Ord. No. 97-10, § 1(3-10.3(F)(4)), 7-3-1997; Ord. No. 06-14, § 7, 8-1-2006)

It is staff understanding that at least criteria (1), (6) and (9) are opposite of what three out of four buildings represent. It is staff believes that Building 4- Corner of Waddell/ Alberta facing Alberta- #1425 Alberta Street- year built 1953, Building 6- #724 Waddell Street- year built 1953 and Building 7- #721 Seminole Avenue- year built 1948 are examples of apartment buildings of post Second World War. These buildings were simple in design, utilitarian with minimum decorative elements. Building 4 and 5 are made of cinder blocks and concrete, with wood extended eaves and exposed rafters, clay tile roof and symmetric fenestrations on both stories. On each pediment a round ornamental grilles adorns this part of each building.

Building 7- #721 Seminole Avenue is a one story frame apartment building, rectangular in shape. The structure has a hipped roof covered with asphalt shingles and three small dormer windows on the back side of the building. The structure is simple in character; three projecting front wooden porches are part of the main façade.

Building 5- behind 724 Waddell Street- #724 Waddell rear- year built 1948, is a one story cinder block and concrete structure with a flat roof. The structure is a utilitarian building. The building does not present any

architectural elements or features that make this building a fine example of its time and has been altered through time.

It is staff believes that three of the structures that are proposed to be demolished, buildings 4, 6, and 7 comply with the criteria of historic structures. Staff also understands that the existing buildings exhibit evidence that, by virtue of their design, they are examples of the architectural period they were built. Post WWII buildings are part of the history of this city; they are evidence of an architectural period that needs to be preserved in the historic urban fabric.

Staff understands that, **if there is evidence that these buildings are irrevocably compromised by extreme deterioration, then this will be criteria to be considered for approving the demolition of the four historic structures.**

The applicant submitted a written statement indicating that a renovation of the four buildings proposed for demolition, would require a Level 3 alteration per the Florida Building Code. On the statement the applicant declared;

To comply with current building code criteria relating to wind loading design alone, this type of renovation would be prohibitive in nature and makes compliance infeasible. The buildings would require complete dismantling in order to perform the extensive upgrading that would be required to the foundations, sheathing and strapping, only to name a few of the components. It would be difficult to demonstrate to the building official, as required by code, that the continued use of these buildings does not create or continue a hazard.

These buildings are of no contributing value to the district and meet the criteria of Section 102-125 cited below.

The project also proposes the relocation of a frame vernacular one and one half story structure, located at 715 Seminole Avenue, on the east corner of Seminole and Alberta Avenues. According to the Property Appraisers Property Record #715 Seminole Avenue, or building 1, was built in 1948. The project proposes the relocation of the structure to the east corner of Seminole Avenue and William Street. The building will be oriented facing the corner. The future site is a vacant corner with a stone floor and a perimeter concrete block fence. A free standing tent was observed in the site.

In order to review the proposed relocation of the building staff studied the Code of ordinances. The Code of Ordinances establishes requirements for building relocation. Under Sec. 102-252, Requirements precedent to relocation, it clearly states the following;

Sec. 102-252. Requirements precedent to relocation.

The National Register of Historic Places discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the building's National Register designation is not guaranteed. The historic architectural review commission shall not issue a certificate of appropriateness for relocating a historic building or structure unless the historic architectural review commission renders a finding that the applicant has submitted a relocation plan demonstrating that the proposed relocation satisfies the following criteria:

- (1) The built environment for the new site should be similar to the old one in terms of context, the age of the surrounding buildings, their height, materials, setback, and architectural details.
- (2) The historic relationship between buildings and streetscape and landscaped features must be maintained.
- (3) When a building may be moved, documentation of the building and the relocation must be provided.
- (4) The relocated building must be placed so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- (5) The new foundation's design, height, and facing materials must be comparable with the original historical foundation.
- (6) Relocating a contributing building outside of the historic district is prohibited.
- (7) Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing is prohibited.
- (8) Destruction or alteration of significant features, structures, or archeological sites at the new location is prohibited.
- (9) Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings is prohibited.
- (10) Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.

(Ord. No. 97-10, § 1(3-10.3(E) (3) (b)), 7-3-1997)

It is staff understanding that this building is more than fifty years, therefore is historic. The building is not listed in the National Register of Historic Places. The relocation of the structure will be within the actual building's neighborhood and will be within the same historic district zone. The proposed orientation of the building's main facade will be the

same as its actual orientation. Applicant clarified that the height of the new foundations will be eight inches height due to FEMA requirements.

Based on the submitted plans, the information received from the applicant and the historic urban context of the area it is staff believe that the proposed relocation meets the criteria stated on Sec. 102-252-Requirements precedent to relocation.

According to Article VII- Historic Architectural Design Principles, of the Historic Architectural Guidelines, particularly section VI- Demolitions and moving of buildings in historic districts (page 54) clearly states the following;

(Appropriate standards 1-10 may apply, see page 39) A Certificate of Appropriateness must be issued before the demolition or moving of a building can be approved by HARC. HARC will consider the relationship of the building to its surroundings and to the fabric and character of the historic district as a whole. Historic and architectural significance are considered as is the building's structural condition. HARC refusal to grant a Certificate of Appropriateness must be supported by a written statement describing the public interest that the HARC seeks to preserve. The Certificate of Appropriateness may be approved only after the conclusion of two regular HARC meetings regarding the application, which shall be at least 14 days apart.

Staff recommends to this honorable commission that the applicant should provide evidence of the actual buildings' structural condition in order to make a decision based on factual documents.

For the new design of the twelve units staff reviewed the submitted plans. The proposed design includes twelve three stories structures, which are divided into three clusters; units 1, 2 and 3 are located in the southeast side of the urban block, facing Seminole Avenue, units 4,5,6,7 and 8 are located on the southwest side of the urban block, facing the corner of Alberta and Seminole Avenues, and units 9, 10, 11 and 12 will face Waddell Avenue.

Staff understands that the guidelines for Additions and Alterations and New Construction (pages 36-38) are applicable for the review of the submitted plans. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of

the district. Their height, detailing, mass, roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting**- According to the submitted plans the proposed buildings will conform actual setbacks for this particular historic district zone- HMDR;
 - Front yard- 10 ft
 - Street side- 7.5 ft
 - Side- 5 ft
 - Rear- 15 ft
 - Maximum height 30 ft
2. **Height**- The proposed buildings will exceed 2.5 stories. The plans show three stories buildings; the finished floor area of the third stories exceeds one half the floor area of the floor immediately below. The proposed height of the buildings is 30 feet from crown of the road to the ridge. Across Alberta Avenue there are three wood frame buildings, two of them three stories and, on the corner of Alberta and Waddell Avenue a two and a half stories contributing resource is located. Across Waddell Avenue there are four frame houses, three of them are two stories and one is one story. On the same urban block, facing Waddell Street there are two one story houses. Across Seminole Avenue the recent addition of the Casa Marina Hotel can be observed. This is a four stories + building.
3. **Proportion, scale and mass**- *Massing, scale and proportion should be similar to that of existing historical buildings in the historical zone.* The proposed units will read as three buildings, since the units were designed in clusters. It is staff believes that although the addition of Casa Marina is a four + continuous wall with fenestrations, the historic urban context of this particular block has buildings with smaller scale and mass. In the historic urban context each building reads as an object; the proposed project presents a design where the units are clustered, creating three buildings that are larger in scale than a typical building found in the historic urban context
4. **Compatibility**- *All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture-* The proposed design includes clay tile roofs and finish stucco walls, which is compatible with the historic building known as Casa Marina. Nevertheless the proposed design, scale and size are not in keeping with the historic urban context that will surround this proposed project. The design presents six foot walls with a gate on the front of each

unit. These walls will be facing Seminole, Alberta and Waddell Avenues. Staff understands that six foot solid walls are not compatible with the historic character of the neighborhood. Furthermore front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.

5. **Building detail**-The design is based on Mediterranean Revival characteristics found in the historic Casa Marina hotel. This unique hotel has stucco finished walls and red clay tile roofs. Two of the existing buildings that are proposed for demolition also have stucco finished walls and red clay tile roofs
6. **Relationship of materials**- As mentioned before the new design incorporates materials that can be found in the historic Casa Marina Hotel. The immediate surroundings buildings, with the exemption of three structures, two of them that are proposed to be demolished, #1425 Alberta Street and #724 Waddell Street, are wood frame buildings with shingles or v crimp metal roofs.

It is staff believes that the proposed design is inconsistent with many of the guidelines for new construction. Staff understands that the project, as presented, will have an **adverse effect on the historic urban fabric**; the scale, mass, the use of six foot walls on the front yards, as well as the proportions of the proposed clusters are not in keeping with the surrounding historic fabric. Staff recommends to this honorable commission to **deny** the proposed project.

New Business

CL1- Request for changing siding materials- #1208 Watson Street, Heidi Golightly (H09-12-01-1348)

Replace current siding with hardi siding.

This house is not listed in the surveys. The building is a two stories frame structure and was built in 1987. The applicant is requesting the removal of all wood novelty siding and its replacement with harditrim planks. These siding boards will have smooth finish and will be painted using the same existing color, which is light gray.

Guidelines that should be reviewed for this application;

- Building exteriors- wood- page 24:

(2) 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. Exterior siding should be painted- This building was built in 1987 and it is not listed in the survey as a contributing resource. The proposed hardi plank board will be smooth in appearance, will have the same dimensions of the existing wood novelty siding and will be painted. The neighboring house located on the north side of the building, 1206 Watson Street, is listed as a contributing resource. It is a one story; two saw tooth frame vernacular structure, built circa 1890.

Staff understands that the proposed project will have no effect to its urban context. Staff also understands that the proposed replacement of wood siding with hardi plank, in this particular case, is in compliance with the Guidelines; the house was built 22 years ago. Staff recommends to this honorable commission to **approve** the request as presented.

Approval of 2010 Schedule for Application Deadlines and Meetings for the Historic Architectural Review Commission

Staff is presenting to the Commission a draft of the Applications Deadlines and meetings schedule for next year. Staff reviewed City Commission’s meetings schedule for 2010 and found no conflicts with the proposed HARC schedule and the City Commission’s approved schedule. Old City Hall has all proposed dates and hours available.

Staff recommends the approval of the proposed schedule.