



City of Key West, FL

Old City Hall
510 Greene Street
Key West, FL 33040

Meeting Minutes Historic Architectural Review Commission

Tuesday, December 14, 2010

3:00 PM

Old City Hall

ADA Assistance: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, including requesting materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), or information on access available to individuals with disabilities, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m. If you are hearing or voice impaired, please call 305-809-1000.

Call to Order

Pledge of Allegiance

Roll Call

Commissioners present included Daniel Metzler, Nils Muench, Carlos Rojas, and Chairman Rudy Molinet.

Also present from city staff Assistant City Attorney Ron Ramsingh, Senior Planner Brendon Cunningham, IT support John Padron, Recording Secretary Patrick Wright, and Code Compliance Manager Jim Young.

Approval of Agenda

Brendon Cunningham stated that Item 3 has requested to be tabled, and Item 10 had been withdrawn.

Daniel Metzler made a motion to approve the agenda; the motion was seconded by Nils Muench. Motion carried.

Approval of Minutes

- 1 October 26, 2010
- 2 November 9, 2010

Nils Muench made a motion to approve the minutes from the October 26, 2010 meeting and the November 9, 2010 the motion was seconded by Daniel Metzler. Motion carried.

Approval of next year regular meeting schedule

Nils Muench made a motion to approve the 2011 HARC meeting schedule; the motion was seconded by Carlos Rojas. Motion carried.

Action Items

Old Business

- 3 Request to install new antennas and equipment cabinet at an existing monopole- **#525-527 Southard Street- Applicant Velocitel Inc. (H10-01-353)**

TABLED

- 4 Request to demolish part of existing building, add a second floor and renovate existing building- **#710 Bakers Lane rear- Applicant Michael Skoglund, Architect (H10-01-643)**

Due to the applicant not being present Carlos Rojas made a motion to table; the motion was seconded by Nils Muench. Motion carried.

TABLED

- 5 Request to demolish non historic rear addition and front porch. Replace with new porch and one story rear addition, renovate existing historic structure and elevate to FEMA elevation +8'- **#319 Amelia Street- Applicant Thomas E. Pope Architect (H10-01-646)**

Thomas Pope presented the project.

No public comment.

Brendon Cunningham reviewed the staff report.

Nils Muench made a motion to approve the second reading for demolition; the motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas and Chairman Molinet.

Nays: None

APPROVED

New Business

- 6 Request to build up exterior wall to create counter area for booth- **#105 Whitehead Street- Applicant Lee Mattingly (H10-01-466)**

Lee Mattingly the contractor for the project and Greg Wythe of City View Trolley Tours presented the project.

No public comment.

Brendon Cunningham reviewed the staff report.

Carlos Rojas expressed concern over storefronts.

Nils Muench cited page 38 of the guidelines.

Code Compliance Manager Jim Young reviewed section 102-282. of the Code of ordinances, and also cited page 28 of the HARC guidelines.

Nils Muench made a motion to deny based on the guidelines page 37 paragraph 3. Motion failed for lack of a second.

Nils Muench restated his motion to deny based on page 37 paragraph 3; Daniel Metzler seconded the motion with a friendly amendment that page 24 paragraph 1 and page 47 paragraphs 6, 7 and 8 be included in the motion. Nils Muench accepted the amendment.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Metzler, Muench, and Chairman Molinet.

Nays: Commissioner Rojas.

DENIED

7 Request to remove rotted staircase on rear part of the house and replace with aluminum staircase-#910 Duval Street- Applicant Tikal Real Estate Holding, Barbara Webb (H10-01-696)

The applicant's representative Ales Bursa presented the project.

No public comment.

Brendon Cunningham reviewed the staff report.

Nils Muench made a motion to deny on page 33 paragraph 13 of the guidelines; Daniel Metzler seconded for discussion. Daniel Metzler asked the applicant if the stairs were visible from the right of way, the applicant stated that the stairs are not visible from the right of way.

Daniel Metzler stated that the staircase could have been maintained.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, and Chairman Molinet.

Nays: Commissioner Rojas

DENIED

8 Revisions to an approved Major Development Plan. Site plan revisions including relocation of outhouse, new landscape areas, widening of driveway, reorientation of trash area, new interior walkway, changes on parking spaces.- # 512 Greene Street -Applicant Trepanier and Associates Inc (H10-01-703)

Carlos Rojas recused himself from the dais.

Mehdi Benkhatar presented the project. Carlos Rojas reviewed the history of the project.

No public comment.

No staff report.

Nils Muench made a motion to approve; the motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, and Chairman Molinet.

Nays: None

APPROVED

- 9** Request for renovations to non contributing house, partially remove front porch enclosure, install wood siding. New story addition and new side arbor/carport- **#622 Caroline Street- Applicant Thomas E. Pope, Architect (H10-01-704)**

Thomas Pope presented the project.

No public comment.

Brendon Cunningham reviewed the staff report.

Carlos Rojas made a motion to approve; the motion was seconded by Daniel Metzler for discussion.

Nils Muench cited page 40 paragraph 5 of the guidelines concerning carports.

Rudy Molinet clarified with Mr. Pope that the arbor was open and he then cited the guidelines page 41 item 10.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Rojas, and Chairman Molinet.

Nays: Commissioner Muench.

APPROVED

- 10** Request to construct new decks, wood railing system and wood screen fence over existing buildings- **After the Fact- Code Compliance Case- #818 Fleming Street/ #2 Scheppens Lane- Applicant Richard Hoy (H10-01-705)**

WITHDRAWN

- 11** Request to install new doors and window, built a new stair structure and new guard rails- **#1305 Reynolds Street- Applicant Bender & Associates Architects- Haven Burkee (H10-01-712)**

Haven Burkee presented the project.

No public comment.

Brendon Cunningham reviewed the staff report.

Daniel Metzler made a motion to approve; the motion was seconded by Nils Muench for discussion.

Carlos Rojas expressed concern over the aluminum being used. He stated he would like wood railings.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas and Chairman Molinet.

Nays: None

APPROVED

**12 Request for renovations and rear one story addition. New one and a half story structure on back of property-
#922 Thomas Street- Applicant William P. Horn Architect (H10-01-714)**

William Horn presented the project.

No public comment.

Brendon Cunningham reviewed the staff report.

Carlos Rojas made a motion to approve; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas and Chairman Molinet.

Nays: None

APPROVED

HARC Planner's Report

Comments from Commissioners

Adjournment

Carlos Rojas made a motion to adjourn; the motion was seconded by Daniel Metzler. Motion carried.

Interested parties may appear at the public meeting and be heard with respect to the proposed items. Copies of the applications are available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. Applications can also be viewed online at www.keywestcity.com.

Anyone who may wish to appeal any decision made by the HARC Commission at this meeting will need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence which the appeal will be based. Florida Statute 286.0105.

Please note that one or more City Commission members and/or Planning Board members may be present at this meeting.