



City of Key West, FL

Old City Hall
510 Greene Street
Key West, FL 33040

Meeting Minutes Historic Architectural Review Commission

Tuesday, December 28, 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, Bryan Green, and Chairman Rudy Moilinet.

Approval of Agenda

Enid Torregrosa stated that Item 8 has requested to be postponed until the January 11, 2011 meeting; Item 9 has requested to be postponed until the January 25, 2011 meeting.

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

Approval of Minutes

1 November 23, 2010

Nils Muench made a motion to approve the minutes of November 23, 2010; the motion was seconded by Daniel Metzler. Motion carried.

Action Items

Old Business

2 Request to install a wood deck, two propane gas tanks and tent- Code Compliance Case-#1127 Truman Avenue- Applicant Armando Parra (H10-01-636)

The applicant was not present.

No public comment.

Enid Torregrosa reviewed her staff report.

Bryan Green made a motion to deny based on the guidelines pages 37, 40, 41, and 47; The motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Green and Chairman Molinet.

Nays: Commissioners Muench and Rojas.

DENIED

3 Request to install menu board- Code Compliance Case -#1127 Truman Avenue- Applicant Armando Parra (H10-01-637)

The applicant was not present.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Green made a motion to deny based on the guidelines on page 49; the motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

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

Nays: Commissioner Rojas.

DENIED

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)

The applicant was not present.

No public comment.

Enid Torregrosa presented her staff report.

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

The Chairman requested the clerk call the roll.

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

Nays: None

APPROVED

New Business

5 Request to expand penthouse-#1128-1130 Duval Street- Applicant Rob Delaune, Architect (H10-01-741)

Rob Delaune presented the project

No Public comment.

Enid Torregrosa presented her 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, Green and Chairman Molinet.

Nays: None

APPROVED

- 6 Request to demolish back porch, renovations to existing house and built an attached addition to the back of existing house- **#1415 Olivia Street- Applicant David Knoll, Architect (H10-01-742)**

David Knoll presented the project.

Alan Suggs owner of the property commented on the project.

No public comment.

Enid Torregrosa reviewed her staff report.

Nils Muench expressed concern over the restrictions of mass and scale.

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

Bryan Green expressed concern over the mesh on the front porch.

Alan Suggs stated that the contrary to what the plans show the mesh would be removed.

Bryan Green requested Mr. Knoll to review the plans so the mesh will not be included in the plans for the next meeting.

Nils Muench and Daniel Metzler withdrew the motion and second.

Bryan Green made a motion to approve the first reading for demolition; the motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

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

Nays: Commissioner Muench.

APPROVED

- 7 Request to replace non historic rear door and removal of non historic window-#1415 Olivia Street-
Applicant David Knoll, Architect (H10-01-767)

David Knoll presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Green made a motion to approve; the motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

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

Nays: None.

APPROVED

- 8 Request to remodel front façade of non contributing house, replace partial roof. New pool and deck on rear facing doors and remove sheds- # 504 Catherine Street -**Applicant Carlos Rojas, AIA Architect (H10-01-746)**

POSTPONED

- 9 Request to add a second story addition with 6/12 pitch instead of 8/12 pitch, total mass addition to existing structure is 11.9 percent increase.- #416 White Street – **Wayne Smith, William Rowan, Architect, Susan Atkyns (H10-01-764)**

POSTPONED

- 10 Request to use a cart on Pier B, behind Westin Hotel- #245 Front Street- **Ben McPherson (H10-01-772)**

Chris Boland presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench reference page 49 of the guidelines.

Bryan green made a motion to approve subject to the lettering being minimized from 19.5” to 12”; the motion was seconded by Carlos Rojas.

The Chairman requested the clerk call the roll.

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

Nays: None.

APPROVED

11 Request to build a two story addition on back of house and a new 20' by 12' in ground pool.- #621 Thomas Street- Applicant Paul Cox (H10-01-786)

Paul Cox presented the project.

No public comment

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

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

Nays: None.

APPROVED

12 Request to add new deck and stairs off the back of the existing house approximately 18'-4" wide and 6' deep. -#313 Amelia Street- Applicant Sea Tech of the Florida Keys, Inc. (H10-01-796)

Ryan Lachapelle presented the project.

No public comment.

Enid Torregrosa presented her 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, Rojas, Green and Chairman Molinet.

Nays: None.

APPROVED

13 Request to built a pool house/ guest cottage and carport on existing residential lot.- #7 Sunset Key Drive- Sunset Key- Applicant James P. Vernon (H10-01-798)

James P. Vernon presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench reviewed the guidelines concerning carports.

Enid Torregrosa stated that Sunset Key has non-historic context and therefore would not have to conform to most of the Historic neighborhood guidelines.

Bryan Green stated that the building is more like an ancillary building than a carport.

Carlos Rojas pointed out that there are no cars on Sunset Key.

Enid Torregrosa stated that it is proposed to be used as a “cartport” for a golf cart type vehicle.

Carlos Rojas made a motion to approve; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

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

Nays: Commissioner Muench.

APPROVED

HARC Planner’s Report

Enid Torregrosa stated that HARC had received 1,345 applications in the last year, 260+ more than last year.

Comments from Commissioners

Nils Muench discussed the amount of application the board reviews.

Ron Ramsingh stated that 936 United Street will appear before the magistrate at the end of next month.

Adjournment

Carlos Rojas made a motion to adjourn; the motion was seconded by Bryan Green. 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.