

# HARC

Historic Architectural Review Commission

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, January 8, 2008 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 605-A Simonton, or call for an appointment at (305) 292-8189.

Call to order.

Roll call.

Invocation.

Approval of last minutes

Meeting Procedure:

Applications for consent agenda.

Applications requiring clarification.

Deferrals (projects deferred from previous meeting).

Other business.

Adjournment.

**STAFF APPROVALS:**

H07-11-21-1371 **718 Duval Street, TG Enterprises of Key West Inc.**

Revision to permit #06-1373 to Cantilever deck as per plans.

H07-12-03-1399 **703 Fleming Street, Truman Painting/Rich Long**

Repaint Building white to white.

H07-12-03-1400 **425 Greene Street B & C, David Knoll, Architect**

Fabric awning over public sidewalk.

H07-12-03-1401 **425 Greene Street B & C, David Knoll, Architect**

Replace 16 sqs of existing conch shingle.

H07-12-03-1402 **808 Ashe Street, Cisneros & Sons Construction**

2-Rooftop equipment access platforms.

H07-12-03-1403 **901 Grinnell Street, Sam McKeon**

Replace rotted 6X6 posts and beam.

H07-12-04-1404 **520 Duval Street, A-Plus Roofing**

Install 1600 sq/ft of Cooley C-3 60 mil single ply.

H07-12-04-1405 **1119 Varela Street, Bender & Associates Architects**

Painting of second floor rear addition siding only to match first floor paint color. All trim to remain white.

- H07-12-04-1406 **726 Southard Street, Gary the Carpenter**  
After the Fact: Repair approx. 126 lf of picket fence to match existing 4' high.
- H07-12-05-1407 **814 Duval Street, Dan Ace Roofing**  
12 sq. Roof over asphalt shingles w/v-crimp.
- H07-12-05-1408 **1317 Grinnell Street, Roger Townsend**  
Revision to HARC #H07-09-28-1187. Add window divider. Add 3 6X 6 posts on South elevation.
- H07-12-05-1409 **535 Greene Street, Republic Builders Inc.**  
Replace 3 existing signs Divers Direct same size app.72 sq/ft.
- H07-12-05-1410 **1326 Grinnell Street, Dennis Mowery**  
Repair, rebuild, replace, all windows and jams as needed.
- H07-12-05-1411 **1400 Kennedy Drive, David Lee Roofing**  
Remove existing roof, install 30 lb on pitched & mansard. Install 2-ply ply IV. Glass in hot asphalt on pitched, ply modified felt on pitched, asphalt prime concrete deck, install 1/8 lf tapered I so & prelite on flat sec. Set in hot asphalt, 3 ply ply IV Glass 1 ply modified felt in hot asphalt, new 2-5 year shingle on mansard.
- H07-12-06-1412 **500 Truman Avenue, The Awning Guy**  
Remove existing Awning & replace w/new awning color to match existing & frame will not change.
- H07-12-06-1413 **711 Simonton Street, A Plus Roofing**  
Install 1100 sq/ft of Victorian metal shingles. Install 100 sq/ft of Cooley C-3 single ply on rear dormer.
- H07-12-06-1414 **520 Duval Street, Allied General Contractors**  
Remove & replace Storefront- Same configuration. Remove & replace carpet approx. 2300 sq/ft. Repair 100 sft approx. of ceiling drywall paint ceiling.
- H07-12-06-1415 **415 Truman Avenue, Artisan Builders Inc.**  
Repair exterior siding, paint exterior, wall keep all colors same as existing.
- H07-12-06-1416 **601 Duval Street, Key West Gallery**  
Paint outside trim of building back to match rest of Gallery.
- H07-12-06-1417 **111 Front Street, Michael B. Ingram, Architecture**

Relocate existing A/C compressors located along Front St. elevation to new location @ SW corner of bldg. Enclose new equipment w/ white pickets fence. Remove Old equipment after new system is operating.

H07-12-06-1418 **1217 White Street, William Rowan Architect**

Remove existing first floor porch and replace as per drawings.

H07-12-07-1419 **320 Grinnell Street, Nippers Painting**

Paint underside of balcony Chrome Green.

H07-12-07-1420 **927 United Street, Paver Dave Inc.**

Sand set brick paver pool deck 498 sq/ft.

H07-12-07-1421 **927 United Street, Paver Dave Inc.**

Sand set flagstone pool deck & walkway 547 sq/ft

H07-12-07-1422 **335 Duval Street, Zinndevco, Inc.**

Replace roof and put roof top A/C equipment on metal stands 6, 281 sq/ft.

H07-12-07-1423 **901 Grinnell Street, Sam McKeon**

Restore/replace wood deck after construction of pool, following set backs of HARC. Variance No: 06-255 (approved).

H07-12-07-1424 **922 Catherine Street, Sub Zero Inc.**

Install a 5 ton with drops.

H07-12-07-1425 **1105 Washington Street, Robert Burke**

Fence at front yard 4' high.

H07-12-07-1426 **428 Greene Street, FABER**

Repair exterior sign where it was struck by a delivery truck.  
Refasten to building.

H07-12-07-1427 **809 Truman Avenue, Redco Construction Inc.**

Patch /repair rotted area on existing porch 180 sq/ft. Replacement of rotted soffits w/1X4 T&G. 43 windows wood louver impact shutters. 8 doors wood louver impact shutters. 5-door aluminum storm panel shutters.

H07-12-07-1428 **1014 Southard Street, Redco Construction, Inc.**

Replace 85 existing pickets (wood) on front fence to match white. Non-structural.

H07-12-11-1429 **534 Duval Street, M. Skoglund**

Paint front & left side of bldg. (2400 sq/ft) white.

- H07-12-11-1430 **505 Noah Lane, Don Barrego Masonry Inc.**  
Due to construction work brick walkway of patio had to be removed & I'm putting brick in its original places 689 sq/ft.
- H07-12-11-1431 **903 Windsor Lane, Pamela & Rodney Forton**  
Remove non-conforming windows replace with Colonial style door. See attached.
- H07-12-11-1442 **903 Windsor Lane, Pamela & Rodney Forton**  
Repaint body of building as per attached Sundew yellow Dot card. Trim to be brilliant white.
- H07-12-11-1433 **1009 Catherine Street, Peter Batty**  
Build 4' white picket to replace 4' chain link.
- H07-12-11-1433 **½ 623 Petronia Street, F & W Fencing Company LLC**  
Remove chain link & portions of block wall & replace w/wrought iron fence @ 4' length (37 1/2 air space w/3/4 pickets). Actual material of aluminum powder coated green.
- H07-12-11-1434 **906 Fleming Street, Boston Brick Co.**  
Installation of tumbled rose Old Barcelona brick driveway under carport approx. 342 sq/ft.
- H07-12-11-1435 **615 Grinnell Street, Chris Gazzale**  
2-ton A/C system change out.
- H07-12-11-1436 **906 Southard Street, Premier Painting**  
Painting of House all new colors: Shutters-Cabin Fever, Body-Providence Olive, and Trim-Brilliant White.
- H07-12-11-1437 **620 Olivia Street, Premier Painting**  
Repaint exterior of home: All existing colors. Bm2085-20-Pottery Red, BM091-Brilliant White.
- H07-12-11-1438 **807 Fleming Street, One Call Construction Inc.**  
Remove & replace 400 sq/ft of siding & 60 sq/ft of trim. Replace 400 sq/ft five v-crimp roof. Install dripped 150 ln. Silver coat roof & paint building white.
- H07-12-11-1439 **801 Fleming Street, One Call Construction Inc.**  
Remove & replace 40 sq/ft of wood siding & 10 ln. of wood trim paint white.
- H07-12-11-1440 **1119 Petronia Street, Sub Zero Inc.**

Change out of a 1 ½ ton A/C.

**H07-12-12-1441 415 Truman Avenue, Artisan Builders Inc.**

Replace rotted siding in preparing for painting 40 lf. Replace rotted deck boards in back of building to prep for paint 60 lf.

**H07-12-12-1442 413 Greene Street, Robert Chinnis**

Replace 360 of parapet wall.

**H07-12-12-1443 1317 Grinnell Street, Key West A/C**

Install 2-3 ton Central A/C system.

**H07-12-12-1444 17 Sunset Key Drive, North South Construction Corp.**

Renovation of existing residential pool including new coping (Old Chicago brick) new water line tile, and re-surfacing (marcite).

**H07-12-13-1445 711 Love Lane, Mattingly Construction Inc.**

Install approx. 30' of new 1/2 round Gal. Gutter 2 building front.

**H07-12-13-1446 9 Sunset Key Drive, Insite Key West**

Revision-demo carport and rebuild.

**H07-12-13-1447 313 Duval Street, Gary the Carpenter**

Replace 300 sq/ft of 1 X 4 T & G decking second floor balcony.

**H07-12-13-1448 410 Fleming Street, John Diebold**

Repair fascia board on the east & west side of building & north & south side of building.

**H07-12-13-1449 521/523 Southard Street, David Frooman**

Demo 4' chain link fence approx. 39' Build new 6' fence with 6 X 6 post with 1 X 6 pickets app. 39'. Repair 4' chain link fence app.45.

**H07-12-13-1450 1317 Olivia Street, Donald Craig**

Re-paint house exterior.

**H07-12-13-1451 1417 Catherine Street, A Plus Roofing**

Install 300 sq/ft of 3 squares of v-crimp metal roofing on new built rear porch.

**H07-12-13-1452 1007 Whitehead Street, Wendy Coles**

1-Repaint front porch same colors (white with green deck & shutters).  
2. Apply 2nd coat of aluminum paint to roof same color (aluminum).

**H07-12-13-1453 313 Amelia Street, Carla & Luis Tynes**

Repair replace and paint siding 800 sq/ft. same colors.

- H07-12-14-1455 **711 Southard Street, Brian Mc Kendry**  
Install 1/2 reg. plywood over existing purloins for roofers to install v-crimp. ‘
- H07-12-14-1456 **717 Duval Street, Key West Inc.**  
1-Window sign 3 inches X 36 inches, vinyl, "TATTOO & BODY PIERCING".
- H07-12-14-1457 **1402 South Street, A Plus Roofing**  
Install 600 sq/ft (6) of Cooley C-3 single ply.
- H07-12-14-1458 **711 Love Lane, Dan Ace Roofing**  
Install v-crimp & mod rubber on flat.
- H07-12-14-1459 **530 Petronia Street, Dan Ace Roofing**  
Remove & replace with mod rubber flat roof.
- H07-12-14-1460 **701 Duval Street, Dan Ace Roofing**  
Install torch down mod rubber, flat roof.
- H07-12-14-1461 **1307 Newton Street, Diane Nicklaus**  
Paint front porch light gray (same) paint trim (white) around doors (same).
- H07-12-14-1462 **501/503 Front Street, Morse Builders Inc.**  
Paint exterior of building (same colors).
- H07-12-14-1463 **904 Eaton Street, BG Carter/Pinellas Pools**  
Replace 1,100 sq/ft Old exterior deck with Trex. Trex is an extruded composite approved by Florida Dept. of Health per use around pool perimeter.
- H07-12-14-1464 **421 William Street, Edgar G. Brasswell IV**  
Install 9' X 18' Paver Driveway. Install 3' X 15' Pavers walkway.  
Remove & replace 10' X 44' concrete sidewalk/curb. Red tag by Jeff.
- H07-12-17-1465 **210 Olivia Street, Charles Major**  
Remove Tong & Groove flooring. Replace with new. (See Photo)  
11205 sq and paint exact gray.
- H07-12-17-1466 **601 Duval Street, HTM LLC**  
Construct 64 sq/ft block wall/w stucco for Electric meters finish color to be white.
- H07-12-17-1467 **320 Grinnell Street, Nippers Painting**  
Repaint siding same color Bamboo Shoot.

- H07-12-17-1468 **616 Caroline Street, Thomas Kelly**  
Conceal A/C units behind lattice panels @ rear of building.
- H07-12-17-1469 **830 Eaton Street, Stephen Lawrence**  
Paint body Natural White-50YY 83/029, Trim-Crimson Red-31YR  
10/591.
- H07-12-17-1470 **720 Simonton Street, Total Temp. Inc.**  
Install new 9, 000 BTU ductless. Install new 4-ton A/C unit.
- H07-12-17-1471 **1020 James Street, Robert R. Chinnis**  
Remove & replace metal (5-v-crimp ) & Cedar shake roof. Replace with  
5-v-crimp 1230 sq/ft.
- H07-12-18-1472 **1328 Grinnell Street, Bay Builders of Key West**  
Install brick paving (Old Chicago) on right of way-350 sq/ft.
- H07-12-18-1473 **1113 Curry Lane, Gary the Carpenter**  
Remove & replace to match existing one single door with sidelights and  
one double door.
- H07-12-18-1475 **804 Truman Avenue, Roberta Fine**  
Repair shutters replace any unrepairable shutters with same type &  
style.
- H07-12-18-1476 **0 Duval Street, Frank Douville**  
Upgrade & remodel existing baths (2) to ADA Standards & replace  
service Bar to new location.
- H07-12-19-1477 **312 Virginia Street, Chris Fogarty**  
Previously approved: Remove 7 existing vinyl windows and replace  
with PGT Impact 6 over 6. New trim will look more traditional. Would  
like to revise size of windows in bathroom for privacy. Dimensions  
attached.
- H07-12-19-1478 **1212 Packer Street, Chris Fogarty**  
Remove & replace 1/2" X 6" wood lap siding to allow for news flashing  
to repair leaks in roof 215 ln. ft.
- H07-12-19-1479 **806 Fleming Street, Rob Hortry/Sunhaven Homes**  
Replace tile in bathroom 100 sq/ft. Replace rotten deck boards. Paint  
deck boards (same colors).
- H07-12-19-1480 **1435 Simonton Street, Gonzalez Architects**  
Attic access panels and soffit.

- H07-12-19-1481 **601 Duval Street, Southernmost Signs**  
1-Hanging sign 5 sq/ft, 11/2 Red Cedar sandblasted "KEY WEST GALLERY"
- H07-12-19-1482 **715 Duval Street, James Canepa Inc.**  
Reset front entry door to flush w/ face of building.
- H07-12-19-1483 **616 Caroline Street, Thomas Kelly**  
Install 6" gutter system.
- H07-12-19-1487 **316 Virginia Street, Thomas Kelly**  
Install wood shutters @ front elevation. Resize existing window on addition to match existing windows
- H07-12-19-1488 **718 Bakers Lane, One Call Construction Inc.**  
Repair or replace approx. 66 ln/ft of sills.
- H07-12-19-1489 **1501 Olivia Street, Pool Designs Al Wicht**  
9' X 14' freeform concrete pool.
- H07-12-20-1490 **1020 Duval Street, Gary the Carpenter**  
Reconfigure landing & handrail for ADA accessibility.
- H07-12-20-1491 **1406 South Street, Boston Brick Co.**  
Installation of keystone paver walkway, 320 sq/ft.
- H07-12-20-1492 **322 Whitehead Street, Allied General Contractors**  
Roll down shutters at rear 1st & 2nd floors.
- H07-12-20-1493 **1500 Reynolds Street, IDC Construction**  
Stripping of Casa Marian parking lots following seal coat.
- H07-12-21-1495 **1501 Olivia Street, A-Plus Roofing**  
Paint shingle roof and add 3 sq. of v-crimp on rear addition.
- H07-12-21-1496 **1000 Duval Street, Southernmost Signs**  
Install 1 wall sign and 1 hanging sign "Duval India Café."
- H07-12-21-1497 **1208 Pine Street, Victor's Roofing**  
Take off metal shingles and replace with metal shingles.
- H07-12-21-1498 **809 Elizabeth Street, Mona Clark**  
Paint roof silver, retouch front white.
- H07-12-26-1499 **416 Margaret Street, C. Todd Kemp**  
Change rear 5' double French door to single 3' French door.

- H07-12-26-1500 **909B Fleming Street, Robert Delaune, Architect**  
Reverse swing of entry door and construct new ramp and landing.
- H07-12-26-1501 **521 Grinnell Street, A-Plus Roofing**  
Install 10 squares of v-crimp.
- H07-12-26-1502 **701 Palm Avenue, Dan Ace Roofing**  
Install ½ sq. v-crimp.
- H07-12-26-1503 **1111 Duval Street, McKibben Studios, Inc.**  
Install hanging sign 20" X 32" and window sign "McKibben Studios."
- H07-12-26-1504 **1016 Watson Street, Dennis Krinitt**  
Paint exterior and repair rotten wood.
- H07-12-26-1505 **261 Margaret Street, City of Key West**  
Remove and replace damaged porch overhang.
- H07-12-28-1506 **521 Simonton Street, Edward G. Clark**  
Place pavers in front open spaces 5' X 10' and 6' X 6' for existing plants.
- H07-12-28-1507 **814 Simonton Street, A-Plus Roofing**  
Install 6 squares of v-crimp on addition.
- H07-12-28-1508 **208 Angela Street, Poochie Myers**  
Repaint house white.
- H07-12-28-1509 **508 South Street, Southernmost Signs**  
Install hanging sign and wall sign "Southernmost Beach Café and Bar."
- H07-12-28-1510 **913 Duval Street, Key West A/C**  
Install mini split A/C, 12,000 BTU.
- H07-12-28-1511 **208 Duval Street, Gary the Carpenter**  
Construct new bar on existing bar footprint.
- H07-12-28-1512 **300 Front Street, William Horn Architect**  
Rebuild exterior stair and add handicap lift in existing location.
- H07-12-28-1513 **520 Duval Street, Allied General Contractors**  
Rebuild parapet wall with lap siding. Paint white as existing.
- H07-12-28-1514 **520 Duval Street, Allied General Contractors**  
Repair 250 sq. ft. of stucco. Infill 3 windows at rear. Replace rear

storage room door. Paint white.

**H07-12-28-1515 500 Truman Avenue, Southernmost Signs**

Install copy on existing valance.

**H07-12-28-1516 1314 Newton Street, Cross Key Canvas**

Fabricate and install two frames and awnings over non-permeable surfaces. One awning in rear of property, one on north side door.

**H07-12-28-1517 310 Duval Street, Joe Walsh**

Construct new deck and step. Change windows to doors. Build decorative gable to replace flat roof entry.

**H07-12-28-1519 822 Windsor Lane, Elena Stancheva**

Porch addition to existing house.

**H07-12-28-1520 316 Simonton Street, A-Plus Roofing**

Install 36 sq. of cooley 60 mil. white single ply.

**APPLICATIONS REQUIRING CLARIFICATION:**

**CL1. H07-12-18-1474 804 Truman Avenue, Roberta Fine**

Replace 6' broken windows. (After the fact).

APPROVED\_\_\_\_\_ DISAPPROVED\_\_\_\_\_ TABLED\_\_\_\_\_

**CL 2. H07-12-19-1484 1317 Grinnell Street, Thomas Kelly**

Remove "A" frame" dormer & replace w/ shed dormer. Install wood shutters & louvers @ front. Install cable rail system.

APPROVED\_\_\_\_\_ DISAPPROVED\_\_\_\_\_ TABLED\_\_\_\_\_

CL3. H07-12-19-1485 **612 Olivia Street, Thomas Kelly**

Extend second floor to cover existing Second floor open deck.

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ TABLED \_\_\_\_\_

CL4. H07-12-19-1486 **906 Southard Street, Thomas Kelly**

Replace existing carport. New fence & gates. Infill section of rear porch & relocate existing window. Relocate A.C. units.

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ TABLED \_\_\_\_\_

CL5. H07-12-28-1518 **900/904 Truman Avenue, Lewis J. McConnell**

Remove and replace (12) 79" X 39" and (2) 79" X 74" windows. Pressure wash buildings. Install awnings. Repair all damage to 900/904 building and paint. Demo patio area and install composite wood (approx. 1,600 sq. ft.).

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ TABLED \_\_\_\_\_

**TABLED ITEMS**

T1. H07-11-29-1388 **1305 Petronia Street, David Knoll**  
Renovations and addition.

APPROVED\_\_\_\_\_ DISAPPROVED\_\_\_\_\_ TABLED\_\_\_\_\_

T2. H07-11-20-1366 **722 Caroline Street, M. Skoglund**  
New cottage at rear.

APPROVED\_\_\_\_\_ DISAPPROVED\_\_\_\_\_ TABLED\_\_\_\_\_

T3. H07-11-02-**1303-A 300 Petronia Street/801 Thomas Street/Bi-State**  
**Realty/Jim Marsh Gen. PTR**  
Demolition of existing building & attached decks, Non-Historic.

APPROVED\_\_\_\_\_ DISAPPROVED\_\_\_\_\_ TABLED\_X\_\_\_\_\_

**1303-B**

New construction of 2 1/2 Story mixed use building.

APPROVED\_\_\_\_\_ DISAPPROVED\_\_\_\_\_ TABLED\_X\_\_\_\_\_

**Other Business:**

H07-06-29-851 **119-135 Simonton Street, Owen Trepainer & Associates**  
Major Development of 20 units located at 119-135 Simonton Street.

APPROVED\_\_\_\_\_ DISAPPROVED\_\_\_\_\_ TABLED\_\_\_\_\_

**Action Item:** HARC may amend the guidelines with regard to the 2-½ story limit in the Historic District.