

HARC

Historic Architectural Review Commission
27 February

The Historic Architectural Review Commission of the City of Key West, Florida, held a regular meeting on Tuesday, February 27, 2007 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 2nd 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
Larry Erskine, Assistant City Attorney

Invocation.

Pledge of Allegiance.

Approval of last minutes.

Barbara Bowers noted that on page 8, for 827 Center Street for the February 13, 2007 meeting, the box is marked approved and should have been marked disapproved. With that change, Vincent Mancini motioned to approve. Barbara Bowers seconded the motion.

Changes to the Agenda.

There were no changes to the agenda.

APPLICATIONS REQUIRING CLARIFICATION:

CL1. H07-01-19-77 908 Fleming Street, Robert Delaune, Architect

Modify previous HARC approval (H06-11-03-1614 & H06-08-09-1183) to change shape of front & rear porch roof forms, change porch columns, remove and replace all siding, doors, and windows (to be left unpainted).

Robert Delaune explained this is a non-contributing structure built in the 1980's. He is proposing to change the previously approved rear porch hip roof to a shed roof as it will work better as the roof area is so small. Impact wood mahogany windows will be installed and all of the siding will be replaced. They are proposing to use mahogany siding, sealed, but left in natural color. They would like to wrap the existing columns with keystone. Mr. Delaune said they are staying with the originally approved fire retardant wood shingle roof as there was concern with the proposed thatch roof by the Fire Marshall's Office. This project is evolving very quickly.

Mr. Miller said he assumes there is documentation on the shingles.

Mr. Delaune said he submitted a NOA.

Mr. Miller noted the drawings indicate that some of the existing windows to remain. He said there is not drawing for the south elevation of the library building where a door with sidelights will be added.

Mr. Delaune said that is an error. They would like to replace all of the windows. They will be Hartman mahogany impact windows. Most will be double hung with some single hung and casements.

Barbara Bowers motioned to approve the project as revised. Vincent Mancini seconded the motion.

APPROVE X DISAPPROVE _____ TABLE _____

CL2. H07-02-16-224 #4 Hibiscus Lane, Robert Delaune, Arch.

Modify previous HARC approval (H06-08-09-1183) for general re-design of new structure.

Robert Delaune presented the project. This was a noncontributing structure and received approval for demolition and new construction. They are now proposing to greatly reduce the size of the replacement structure.

Michael Miller asked about the material and finish of the louvered wall.

Mr. Delaune said it should have been shown on the elevation drawing. They will be mahogany with a natural finish. The wood shingle roof will match that on 908 Fleming Street.

Nils Muench said he is uncomfortable with allowing a wood shingle roof. He feels the fire retardant qualities will not last over the years.

Mr. Miller explained that if the wood shingles meet the building code they are a very appropriate material in the historic district. There are warranties and guarantees.

Mr. Muench asked what mechanism is in place in the city to ensure that roofs are retreated as they age. What is the warranty on these shingles?

Patricia Eables said it is not our place to second guess what the building code allows.

Mr. Erskine said this is correct; this is an issue for the Building Department.

Mr. Mancini said the Building Department will not issue a permit without the Fire Marshall's signature.

Mr. Delaune said both of these buildings are permitted for wood shingle roofs.

Mr. Delaune said he will not install the wood shingle roofs without the Fire Marshall's approval.

Vincent Mancini motioned to approve. Nils Muench seconded the motion.

APPROVE X DISAPPROVE TABLE

CL3. H07-02-07-169 **1102 Washington Street, William Rowan, Arch.**

Lifting house 2' above existing (slab on grade). Repairing interior damage to first floor.

William Rowan, 321 Peacon Lane, presented the project. This is a noncontributing structure built in the 1960's. The house was severely damaged by water during hurricane Wilma. It was built slab on grade. They plan to raise the house 2' to meet the FEMA flood elevation. It will still have the same wide lap siding.

Vincent Mancini noted the house is being raised 2 feet, but the drawings indicate an overall height increase of 3 feet.

Mr. Rowan said they are going to put little extensions on the studs to increase the ceiling height from 7 feet to 8 feet.

Michael Miller asked if they are planning to pour a solid thick slab, rather than building on piers.

Mr. Rowan said it is must less expensive to add a new sill beam and pour over the original slab. Thy will replace the Cuban tile.

Barbara Bowers asked if work is limited only to this structure.

Mr. Rowan said yes.

Mr. Miller asked about the exterior finishes.

Mr. Rowan said it will be painted as existing with white window trim.

Mr. Miller said it would be helpful if the drawings were annotated.

Mr. Rowan would like to re-roof the rear addition with a gable roof rather than a shed roof.

Barbara Bowers said the roof change is not noted on the application.

Mr. Rowan said he can amend the application and bring it to Diane.

Michael Miller noted as this is not a contributing structure and the roof change will be a great improvement and motioned to approve with the condition that a revised application is submitted to staff. Barbara Bowers seconded the motion.

APPROVE ___X___ DISAPPROVE _____ TABLE _____

CL4. H07-02-07-171 **427 Caroline Street, Dan Ace Roofing**

Remove Conch shingles. Replace with v-crimp.

Summary of Finding of Fact: Wade Farrell, property owner, presented the project. He opened his bar the "Lost Weekend." He explained that he would like to replace his metal shingle roof with v-crimp. The neighboring property had a metal shingle roof and they installed a v-crimp roof. The metal shingle roof costs an extra \$4,000 dollars. This gives his competitor an unfair advantage.

Diane Silvia explained that the property at 423 Caroline Street did pull a roof permit to remove asphalt shingles and replace them with v-crimp. This was a fraudulent application as they were removing a metal shingle roof. This incident has been reported to Code Enforcement.

Patricia Eables said they were not truthful in their application. If he had indicated his roof was metal shingles the same rule would have been applied.

Larry Erskine, Assistant City Attorney, said this often comes up in code cases where the defense is that someone else has done the same thing. In the case of the roof next door the form was filed untruthfully. It would in no way set a precedence.

Mr. Farrell said he wants equitable treatment. The events leading up to his permit are not his concern. He would like to resolve this, along with his neighbor's roof by allowing him to also have v-crimp. Can this be tabled until the issue is resolved next door.

Ms. Bowers said Code Enforcement should take this under advisement. Regardless of the property next door, your property has a metal shingle roof that should be replaced with metal shingles.

Mr. Farrell said there is a big reason to want v-crimp, \$4,000 is not coming out of your pocket.

Ms. Bowers said I have spent my money on replacement stuff too. I think we all have.

Mr. Miller said we are dealing only with your roof right now. Your neighbor may have to replace his v-crimp roof with metal shingles and it could cost him double.

Ms. Eables reviewed the guidelines for roofing (page 26, no. 1) state "historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such

as v-crimp metal.”

Nils Muench said the decision is clear we have to apply the guidelines.

Mr. Miller said if this is disapproved he can re-apply for a metal shingle roof and it can be staff approved.

Mr. Mancini motioned to disapprove the v-crimp roof. Michael Miller seconded the motion. All voted in favor of the motion.

APPROVE _____ DISAPPROVE X TABLE _____

CL5. H07-02-12-187 **100 Admirals Lane, Edward De Leon**

I respectfully request HARC approval of pre-existing (installed in 2003) replacement PGT high impact windows and doors for a non-historic home constructed in 1994 located in the Truman Annex.

No one was present to answer the Commission’s questions.

Nils Muench said he was frustrated that he could not find this property. He rode his bicycle through and found the parking space but could not find the structure.

Michael Miller asked why this application was not staff approved.

Diane Silvia said this is a code case based on a neighbor’s complaint. The issue is the glass is highly reflective and the guidelines for windows do not allow this. The applicant said they have TAMPOA approval.

Barbara Bowers motioned to table. Michael Miller seconded the motion.

APPROVE _____ DISAPPROVE _____ TABLE X

CL6. H07-02-16-222 **1019 Elgin Lane, Guillermo Orozco**

Elevate structure approx. 24” to comply with Fema elevation. Rehabilitation of entire structure. Reconstruction of 7.2 X 7.3 latest addition at the back containing bathrooms. Demolition of exterior stairs, replacement of all existing glass metal jalousie windows, front door, and side doors. All new windows to be 2/2 wood at existing building & casement impact resistant at replacement bldg. All new hurricane shutters to be made of 5/4” X 4” vertical boards. New picket fence, side deck & 2 Skylights at rear of East elevation.

Guillermo Orozco presented the project. They would like to elevate the structure to comply with FEMA. This is a contributing structure dating to 1926. He would like to rehabilitate the entire structure. They are proposing to reconstruct the non-historic

addition. The replacement addition will be built with impact windows. Windows on the historic house will be wood.

Michael Miller asked why they would like to use impact windows on the replacement addition.

Vincent Mancini said that is a non-historic part of the house. The structure does need to be raised as Elgin Lane has been repaved several times.

Mr. Miller said he is using wood windows with 5/4 shutters in the historic portion of the house. Why wouldn't this go through the building department for this addition which is only a small part of the structure? I think the rule for the impact windows is meant for new structure. He recommended they use tongue and groove for the shutters as it reduces the shrinking and warping that results from 5/4 milled ultra wood.

Barbara Bowers asked what kind of windows he plans to use.

Mr. Orozco said he plans to use either Marvin or Lindsey windows. ..

Ms. Bowers said remember a lot of Marvin windows are vinyl clad.

Mr. Orozco said he will make sure they are all wood.

Mr. Miller said Lindsey is the closest to the historic windows. You have to build the frame. They even have two kinds of wavy glass to choose from. Cut sheets should be required for all proposed windows.

Nils Muench agreed. This would put this window issue to bed.

Vincent Mancini motioned to approve the proposed project as planned. Barbara Bowers seconded the motion.

APPROVE X DISAPPROVE TABLE

CL7. H07-02-16-223 424 Greene Street, Robert Graham

Paint building: "Limeade" base with "Lemon Zest" trim.

Robert Graham, business owner, presented the project. Half of the building is his shop and the other half is a jewelry store. The two businesses are commonly confused. He presented photos of several other buildings with similar colors. He also presented photos of his building. He would like something other than yellow as so many other buildings are yellow already.

Michael Miller asked if he can get the other business owner to agree to paint the building in a uniform way. Alternately, he may want to consider installing a terrific sign to draw

attention to his business.

Mr. Graham said he was planning to do only his half.

Mr. Miller said dividing the building in half for painting purposes is unusual.

Barbara Bowers suggested painting the building white.

Mr. Mancini agreed with Ms. Bowers that white might be most appropriate.

Mr. Miller said a designer could draw colorized elevations so we know what it will look like when finished.

Mr. Graham said he does not want to spend money on a designer or on a new awning. He just wants an inexpensive paint job and knows what draws people's attention.

Mr. Miller said he can not approve dividing the building in half and painting. If they left the field alone, they could deal with differentiating the trim and awnings.

Mr. Miller asked if he could live with painting only the area below the awning. He said we can not pick out the colors for you and asked Mr. Graham to select some other colors that are not as bright.

Mr. Graham selected "grape green" 400B-5 for the lower portion of his half of the building with "sweet chamomile" 360B-4 for the trim. The gable will remain white. Nils Muench motioned to approve. Michel Miller seconded the motion.

APPROVE DISAPPROVE TABLE

TABLED ITEMS

T1. H06-11-17-1690 814 Simonton Street, Rick Dostal

Demolition of rear structure, second hearing.

Richard Dostal presented the project. This is the second hearing for demolition. The design of the new structure has already been approved.

Michael Miller motioned to approve. Barbara Bowers seconded the motion.

APPROVE DISAPPROVE TABLE

T2. H07-01-31-136 1401 Duval Street, Schroeder Builders

Rebuild 1st and 2nd floor porches to original. Remove 1st floor porch enclosure. Build new porches on right side of building to match original, approx. 40 linear feet per floor.

No one was present to answer the Commission's questions. Therefore, the motion was tabled.

APPROVE_____ DISAPPROVE_____ TABLE___X___

T3. H07-02-01-138 **922 Catherine Street, Thomas E. Pope**

New front porch, dormers and windows at gabled end and new French doors.

No one was present to answer the Commission's questions. Therefore, the motion was tabled.

APPROVE_____ DISAPPROVE_____ TABLE___X___

Other Business:

Nils Muench submitted his brochure with the corrections made as suggested by the Commission. He left his brochure with Sharon Wells as suggested but she has not responded. He cannot operate that way. Vincent Mancini agreed to review it.

Mr. Miller said he spoke with Sharon Wells and the issue is that she too, is writing a similar brochure. The brochure should be a better quality than what you pick up at the than what the Building Department.

Vincent Mancini said he suggested to changing the font to Sans Serif.

Michael Miller also said sans serif is the appropriate font with bold headlines. Vince should take a look at it.

Mr. Mancini said readers are lazy and sans serif is the easiest to read.

Barbara Bowers said she attended a meeting of the Hometown Pack. Preservation is one of their priorities. We should approach them for fund to produce this.

Patricia Eables said the HARC portion of the Ambassador's program is Thursday. Diane can submit the version Nils has produced.

Barbara Bowers suggested Garamond font.

Michael Miller said you must have very high quality paper for that.

Vincent said well then time Roman. It would be nice to get some color.

Michael Miller said he was glad the last two applicants did not show up as he is disturbed by the lack of detail on the plans. We need to pay closer attention to balustrades. Porches

are the texture of the neighborhood. There has been a misinterpretation by builders. They feel railing must be 42" high. Residential properties can have 36" railings. Historically some balustrades were only 32-34" high. They also do not note that railings are not required if the porch is less than 30" high. We need to ask questions about replacement balustrades. He is concerned that people will use the cheapest material possible. We need to ask about the details.

Ms. Bowers said she is upset to hear this as her architect said they had to be 42". Perhaps it is classified as commercial.

Mr. Miller said one way they get around this on commercial structures is to build the 34-36 inch balustrade with a painted metal rail above.

Vincent Mancini said he is concerned that so many people are installing 4' high fences. Historically fences were 32" high. We need to consider whether it is a 1, 1 1/2, or 2 story structure to determine the proper height. Solid 4' picket fences form a stockade fence. We need to put the section on picket spacing back in the guidelines.

Mr. Miller said a lower fence is better as the plantings can grow above it.

Mr. Muench said we should write down our thoughts on these issues.

Mr. Miller is not used to dealing with the Sunshine Law. Normally we could form sub-committees.

Ms. Bowers asked if picket fences can be replaced with iron fences.

Diane Silvia said they refer to iron fences in the guidelines.

Larry Erskine said you do have to operate under the Sunshine Law. The workshop format is the proper means of communication. They cannot have outside communications.

Mr. Miller suggested we conduct the workshop as a round table discussion.

Mr. Miller said someone has come to him recently and said the landscaping is blocking the view of the historic houses. A lot of these properties are looking like jungles.

Mr. Mancini said Walt Whitman in the 1800's said he "was taken by the austerity of the island and lack of vegetation."

Mr. Muench asked Vince to write his thoughts on fences and Michael on balustrades.

Ms. Eables said everyone should bring their calendars to the next meeting so we can schedule the next workshop. She thanked Larry Erskine and Peter Batty, our new alternate for attending.

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

Respectfully submitted,

Diane Silvia,
Historic Preservation Planner