

# ***HARC***

Historic Architectural Review Commission  
27 February

The Historic Architectural Review Commission of the City of Key West, Florida, will hold 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.**

**Invocation.**

**Pledge of Allegiance.**

**Approval of last minutes.**

**Changes to the Agenda.**

**Meeting Procedure:**

**Discussion.**

Applications requiring clarification.

Tabled (projects tabled from previous meeting).

Other business.

Adjournment.

**STAFF APPROVALS:**

H07-02-02-150 **1319 Eliza Street, Susan Rafferty**

Replace metal roof.

H07-02-05-151 **110 Olivia Street, Annie Mermelstien**

Replace some rotten boards (less than \$300 per work) and repaint same color pink.

H07-02-05-152 **621 Duval Street, Rick Farrell**

Paint exterior & trim dark grey, white & yellow.

H07-02-05-153 **909 Simonton Street, Michael B. Ingram**

Remove existing canopy & replace with full width canvas awning setback 2'-0" from curb. Gaston Sea glass.

H07-02-05-154 **315 Peacon Lane, William D. Bender**

Add deck to side of house amendment to drawing job#0637.

H07-02-06-155 **517 Eaton Street, J. Larry White**

Replace rotten wood on rear deck, second floor.

H07-02-06-156 **504 Simonton Street, Michael Miller, Architect**

1-Repair existing second floor porch. 2-Remove louver door and provide lap siding. 3-Exterior painting.

H07-02-06-157 **703 Fleming Street, Nippers Painting**

Painting shutters- Symphony blue-2060-10.

- H07-02-06-158 **311 Elizabeth Street, Kevin McChesney**  
Replace 27' of 1 X 4 T&G using 3/4 X1 T&G paint light grey.
- H07-02-06-159 **1025 White Street, Reynaldo Martinez (Toppino's Inc.)**  
Installation of 90' X 44 concrete ramp and a 64' X 44" concrete landing.
- H07-02-06-160 **615 Caroline Street, Brian Donovan**  
Replace rotten wooden existing porch floor, fascia, and post. P.T 132 ft of 2' X 6" fascia boards. P.T. 6' X6" X 14ft @ 3 posts. P.T. 1' X 4 flooring 200 sq/ft. P.T. 1/4 round @ 30 feet trim.
- H07-02-06-161 **302 Front Street (Common Area Pirates Alley), Boston Brick Co.**  
Remove regrade & reinstall red clay brick pavers to create ADA accessible entrances to businesses on alley & courtyard, approx. 1150 sq/ft footprint.
- H07-02-06-162 **809 Waddell Street, Ocean Air Company**  
Replace 3.0 ton Air handler & condenser.
- H07-02-06-163 **508 Porter Lane, Ocean Air Company**  
Replace 4-ton Air handler & condenser.
- H07-02-06-164 **1124 William Street, Gary the Carpenter**  
Construct approx. 100 of 6' fence on SW side of property & approx 190 of 42' fence on SW side 3 gates paint white.
- H07-02-06-165 **425 Caroline Street, Truman Painting/Rich Long.**  
Painting same as existing white over white.
- H07-02-06-166 **1319 Elizabeth Street, Truman Painting/Richard Long**  
Painting same as existing yellow to yellow.
- H07-02-06-167 **1212 Washington Street, Richard Bird**  
Build new 8' fence as per variance, 6' solid with 2' louvers.
- H07-02-06-168 **810/812 Terry Lane, Gary the Carpenter**  
Revision- change approved one over one single hung window to 8 lite casements.
- H07-02-07-170 **505 Noah Lane, Richard Bird**  
Change windows & doors from Anderson impact easements to Peachtree double hung & easements (impact). Note: existing permit on file.
- H07-02-07-172 **305 Duval Street, Joy Emmanuel-Kohen**  
Install to cart.

- H07-02-08-173 **1124 William Street, End of the Road Painting**  
Painting body -Gray Rockport. Trim-White, Shutters-Brown-Sw 2924
- H07-02-08-174 **805 Waddell Street, Rodger Townsend**  
Repair 55 feet of railing concrete.
- H07-02-08-175 **1100 Virginia Street, Conch Roofing Inc**  
Replace 15 sq/ft of asphalt shingles with 5 v-crimp also replace with modified Bitumen.
- H07-02-08-176 **916 James Street, Sub Zero Inc.**  
Install 2-3 ton A/C with 20 drops.
- H07-02-08-177 **525 Angela Street, David Fernandez**  
Installation of new generator, platform, and associated electrical components to supply City Hall with fulltime back-up power.
- H07-02-09-178 **908 Fleming Street, Total Temp. Inc.**  
Install 2-3 1/2 A/C system.
- H07-02-09-179 **1902 Staples Avenue, Koch Corp.**  
Replace 11 windows, 3 doors, & 11 Hurricane shutters.
- H07-02-09-180 **505 Greene Street, Rays All About Plastering**  
Replace window boards and lath and stucco windows (X3).
- H07-02-09-181 **1409 White Street, Walter Price/Wong Song Ent. Inc.**  
Repair rotten wood siding approx. 10 ft, clean and paint exterior of house color white.
- H07-02-12-183 **1410 Olivia Street, Otis L. Cheatham**  
Re-surface pool.
- H07-02-12-184 **1110 White Street, Gary the Carpenter**  
Install new sign on front of bldg. approx. 21sq/ft see variance attached.
- H07-02-12-185 **1907 Staples Avenue, Harry & Gladdis Bethel**  
Install 6 X 8 fence 75 lf.
- H07-02-12-186 **600 Eaton Street, The Truman Painting/Rich Long**  
Parsonage house existing white/going to be painted white match.
- H07-02-13-188 **1028 Virginia Street, Lynn Di La Valitti**  
Paint exterior w/white trim.

- H07-02-13-189 **1315 Whalton Street, A Plus Roofing**  
Install 1700 sq/ft of v-crimp metal roofing and 500 sq/ft of Cooley C-3 PVC single ply.
- H07-02-13-190 **727 Waddell Street, Paul Cox**  
Change window to door on rear 1st floor elevation. Rotate pool 90%.
- H07-02-13-191 **731 Waddell Street, Paul Cox**  
Change window to door on rear elevation. Rotate pool 90%.
- H07-02-13-193 **1110 Eaton Street, Paul Cox**  
Repair 2-2X4 joist on 2nd floor porch. Replace rotten 1 X 4 around A/C unit 1st floor. Code Case #06-1102.
- H07-02-13-194 **721 Duval Street, Curry A/C**  
Permanent relocation of roof mounted condensing unit. (Being relocated for roof repair).
- H07-02-13-195 **823 Johnson Street, Curry A/C**  
Installation of 1 3-ton and 1 242 ton split systems.
- H07-02-13-196 **1107 Olivia Street, Brian McKendry**  
Build new swimming pool.
- H07-02-14-197 **1015 Varela Street, Boston Brick Co.**  
Installation of Old Chicago brick walkways approx. 240 sq/ft.
- H07-02-14-198 **1100 Margaret Street, Boston Brick Co.**  
Installation of Old Chicago brick driveway approx. 475 sq/ft.
- H07-02-14-199 **500 Duval Street, Sub Zero Inc.**  
Change out of a 7 1/2 ton condenser.
- H07-02-14-200 **930 Eaton Street C, Southernmost Signs**  
1-Wall sign 2 X 4 (8sq/ft), 1-hanging sign (5 sq/ft). A-wall sign wood, B-hanging sign metal, " EATON STREET SEAFOOD MARKET".
- H07-02-14-201 **511 Greene Street, Southernmost Signs**  
1-Wall 10 sq/ft-top, 6 sq/ft bottom) 1-haning sign 5 sq/ft. A-wall metal letters, B-11/2 Red cedar sandblasted, "GUY HARVEYS ISLAND GRILL".
- H07-02-14-202 **1229 Simonton Street, Southernmost Signs**  
1A-Wall sign metal 28 sq/ft, A2-wood 30 sq/ft, B-hanging 5 sq/ft & 1.4. A-wall 1/4 thick aluminum letters, B-wood, C-wood, D-wood, "MARINE BANK KEY WEST".

- H07-02-14-203 **1010 Von Phister Street, Stephen Schumann**  
Replace one rotted post on front porch. Replace 5 to 10 1 X 5 floor boards which are also rotted.
- H07-02-14-204 **1324 Newton Street, Michael & Lesile Christatos**  
Remove gutter & fascia board. Replace same.
- H07-02-15-205 **#4 Lopez Lane, Southwind Pools Inc.**  
10' X 20' Pool.
- H07-02-15-206 **600 Eaton Street, Tausche Inc.**  
Replace 400 sq/ft of bad T & G decking with new 1 X 4 T & G decking.  
Replace rotted 2 X 4 bottom on 3 railings with new (same).
- H07-02-15-207 **703 Fleming Street, Key West A/C**  
Replace existing A/C system equipment & duct 5-ton.
- H07-02-15-208 **1023 Southard Street, Key West A/C**  
Replace existing 3 1/2 ton A/C system with new 3 1/2 ton and duct system.
- H07-02-15-209 **325 Catherine Street, Dan Ace Roofing**  
Install Galvalume new construction.
- H07-02-15-210 **1406 South Street, Hurricane Shutters of Key West**  
Install aluminum panels on all openings.
- H07-02-15-211 **1319 Duval Street, A Plus Roofing**  
Install 3650 sq/ft of Cooley C-3 white 60 mil PVC single ply roofing.
- H07-02-15-213 **624 Margaret Street, Gary Moes**  
Repair/replace /restore existing Gingerbread porch on both upper and lower front porches. Total linear feet of railing is 50. estimate 10-15%. Replacement repair needed. Paint to match existing.
- H07-02-15-212 **1014 White Street, Wayne Garcia**  
Provide & Install one exterior alum frame door with glass openings in rear of building.
- H07-02-15-214 **1025 Thompson Lane, Kerry Cressman/Dunn & Dunwright LLC**  
Repair damaged wood on porch and repair damaged fence 6' high X 12 long.
- H07-02-15-215 **#2 Scheppens Lane, Kerry Cressman/Dunn & Dunwright LLC**  
Repair damaged wood on porch and corner of house and paint white

**H07-02-15-216 226 Julia Street, Constance Gilbert**

Replace exterior wall of house/siding approx. 25 lf.

**H07-02-16-217 704 William Street, Boston Brick Co.**

Installation of red clay brick walkway, approx. 86 sq/ft.

**H07-02-16-218 906 Emma Street, Pool Designs**

12' X 12 concrete swimming pool in-ground.

**H07-02-16-219 504 South Street, Florida Lifts**

Install vertical platform lift approx. 25 s.f..

**H07-02-16-220 621/623 Whitehead Street/400 Arronovitz Lane, Vicki Marino**

Install aluminum removable storm panels at 10 window openings where Marvin Double hung ultimate wood windows exist. Revision to previous HARC approval H04-11-05-1768.

**H07-02-16-221 1009 Eaton Street, Kevin McChesney**

Replace 5'-6'8 sliding doors with 2-15 lite French doors remove lattice panels and install 2 X 2 .5 paint white. Replace 85 sq/ft of decking using 5/4X6 P.T. decking.

**H07-02-20-225 419 United Street, Dan Ace Roofing**

Remove Conch shingles. Replace with Conch shingles.

**H07-02-20-226 627 Simonton Street #4, BIC General Cont.**

Repaint exterior of house to match existing. White trim & shutters, yellow siding.

**APPLICATIONS REQUIRING CLARIFICATION:**

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

Modify previous HARC approvals (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).

APPROVE\_\_\_\_\_ 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.

APPROVE\_\_\_\_\_ 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.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

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

Remove Conch shingles. Replace with v-crimp.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ 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.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

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, 9 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.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

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

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

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

**TABLED ITEMS**

T1. H06-11-17-1690 **814 Simonton Street, Rick Dostal**  
Demolition of rear structure, second hearing.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

T2. H07-01-31-136 **1401 Duval Street, Schroeder Builders**  
Rebuild 1<sup>st</sup> and 2<sup>nd</sup> floor porches to original. Remove 1<sup>st</sup> floor porch enclosure. Build new porches on right side of building to match original, approx. 40 linear feet per floor.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

T3. H07-02-01-138 **922 Catherine Street, Thomas E. Pope**  
New front porch, dormers and windows at gabled end and new French doors.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLE\_\_\_\_\_

Other Business:

