

# HARC

Historic Architectural Review Commission

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, February 12, 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:**

**H08-01-14-39 319 Virginia Street, Truman Painting/Rich Long**

Repaint exterior of house to existing color. Color match.

**H08-01-14-40 515 Frances Street, B.I.C. General Contractors**

Replace wood rot damaged trim boards on from porch 60 ln. /ft.

**H08-01-14-41 907 Southard Street, Rainbow Painters Inc.**

Repaint as existing siding HC-144, trim white, porch ceiling #729, porch floor Platinum gray.

**H08-01-14-43 105 Front Street, Sub Zero Inc.**

Change out of 2-21/2-ton A/C.

**H08-01-14-44 505 Greene Street Sub Zero Inc.**

Install 2 5-ton Air handlers. 2 21/2 ton A/C systems with 25 drops.

**H08-01-14-45 600 Elizabeth Street, Robert Decker**

Application for roof permit for (2) roof overhangs. One above garage Doors, 47.37 sf one above entry door, 36.28 sf v-crimp metal roof material.

**H08-01-14-46 808 Virginia Street, Sub Zero Inc.**

Replace a 2-ton A/C system.

H08-01-14-47 **1106 Windsor Lane, A Plus Roofing**  
Install 1550 sq/ft.

H08-01-15-48 **1100 Truman Avenue, Southernmost Signs**  
1-Wall sign 19 sq/ft, 1-hanging sign 5 q/ft, wood, "AS YOU WISH  
WEDDINGS FLORAL CREATIONS & EVENT PLANNING".

H08-01-15-49 **534 Duval Street, Papa's Painting**  
Paint metal roof color aluminum (silver).

H08-01-15-50 **521 Olivia Street, Keys Roofing Inc.**  
Roof repair; tear out approx. 10' existing cricket roofing in between 5v  
metal roofs; replace any damaged wood; Redo in modified system with  
30# base sheet, tin cap, modified felt applied with 2100 cement; Re-flash  
area with new metal where necessary.

H08-01-15-51 **1218 Pearl Street, William Mauldin**  
Paint front and rear of porch floors as existing.

H08-01-15-52 **416 Fleming Street, Gerald Fritz (Strombus Corp.)**  
Replace/repair concrete block wall due to traffic accident. Repair will look  
exactly as before the accident, except will have a fresh coat of the same  
color paint, on existing wall. 4ft high X 15 foot long.

H08-01-15-53 **718 Duval Street, David Lee Roofing**  
Over contractors approved deck, install self adhering TV. 26 ga 5-vcrimp  
metal roof 6 sqs.

H08-01-16-54 **822 Terry Lane, Joe Caffrey**  
Replace to s.f. of rotten 1 X 4 T &G decking on front porch with same.

H08-01-16-55 **820 Windsor Lane, Amy Lachat Lynch**  
Paint house same color (light lilac).

H08-01-16-56 **1008 White Street, Tony's Roofing Co.**  
M/B rubber 5-vcrimp.

H08-01-16-57 **922 Catherine Street, Karl Walters**  
Remove chain link fence 6' at commercial side. Remove 4' chain link  
fence of front. Install 6' shadowbox at commercial side. Install 4'  
picket at front.

H08-01-16-58 **922 Catherine Street, Karl Walters**  
Lattice under home where change direction of entry stairs single lite side  
porch doors. Reduce size of side porch from original approval. Gutters &  
downspouts 1/2 row round downspouts.

H08-01-16-59 **210 Olivia Street, Charles L. Major**  
Paint existing white, yellow trim.

H08-01-16-60 **601 Front Street, Alliance Construction Service**  
A-at corner -total 60 sq/ft, B-at entrance-36 sq/ft, detached signs, metal fabrication, "HYATT KEY WEST RESORT & SPA.

H08-01-16-61 **1007 Whitehead Street, Nils Muench**  
Install wood decorative shutters on one window.

H08-01-16-62 **625 Eaton Street, Toolbox GC-Kevin Melloncamp**  
Replace 8 porch foundations, repair porch framing. Replace 322 sq/ft porch decking, replace 2 porch stairs repair vertical lattice infill.

H08-01-16-63 **613 Greene Street, Boston Brick Co.**  
Repair red clay brick pavers driveway and walkway, approx 450 sq/ft and install new sod approx 250 sq/ft footprint.

H08-01-16-64 **1227 South Street, Boston Brick Co.**  
Replace concrete pavers walkways and patio with Old Chicago brick pavers, approx. 1200 sq/ft footprint.

H08-01-16-65 **1122 Southard Street, Boston Brick Co.**  
Replace old concrete & clay brick pavers with Old Chicago brick pavers, approx. 450 sq/ft footprint.

H08-01-16-66 **613 William Street, Tony's Roofing Co.**  
5-v-crimp metal roof.

H08-01-17-67 **1435 Simonton Street, John McCain**  
Deck extension.

H08-01-17-68 **718 South Street, The Awning Guy**  
Recover existing frame w/new fabric Awning approx. 45 s.f.

H08-01-17-69 **628 Fleming Street, Clara Taylor**  
Replace 13 existing windows with hurricane impact resistant windows.  
Replace west side siding with hardi board siding 467 sq/ft white paint.

H08-01-17-70 **905 Southard Street, Robert Todd Martin**  
Replace existing brick in yard with flagstone. Apply Chicago brick veneer over top of existing parking area slab & path to joint door not changing any space already covered in cement or brick as shown in survey and photos.

- H08-01-17-71 **#5 Baptist Lane, Sally Ann Walsh**  
Replace & repair existing roofing structures, including trusses, underlayment & v-crimp metal roofing, design will not be altered from existing design or pitch.
- H08-01-18-72 **1108 White Street, Thomas Favelli**  
Touch ups of exterior white surfaces.
- H08-01-18-73 **921 Center Street, Bent Mortensen**  
Replace rotted wood on porch, and exterior of unit and repaint same color sample enclosed 50 square.
- H08-01-18-74 **605 Simonton Street, Island Doors & Windows**  
1-window sign 11' X 24', neon, "OPEN"
- H08-01-18-76 **1100 Varela Street, A Plus Roofing**  
Install 250 sq/ft (2 1/2) of 26 Galvalume v-crimp metal roofing on rebuilt walkway. Patch several roof units.
- H08-01-18-77 **1100 Varela Street, Go Fence Inc.**  
Wood fence 6' & 4' wood privacy approx. 400 lf w/2 double drive 10' & 6 walk gates.
- H08-01-18-78 **1119 Watson Street, Tony's Roofing Co.**  
5-vcrimp with 5-vcrimp.
- H08-01-18-79 **341 Front Street, Serge Gerass LLC**  
Beam spalling repair.
- H08-01-22-80 **1002 Fleming Street, Fran Gonzon**  
Replace rotted pickets and paint.
- H08-01-22-81 **534 Duval Street, Papa's Painting**  
Re-paint front and side white.
- H08-01-22-82 **1218 Duval Street, Chris Dunn Dunn G.C. Inc.**  
Remove and replace 200 sq. ft. of porch ceiling boards.
- H08-01-23-83 **1321 South Street-A, Cameron Jewell**  
Repair bottom sheet rock flood damaged. Replace kitchen cabinets, refrigerator, stove. Replace bathroom door. Install carpet paint interior & front of exterior painting. Trim white building gray.
- H08-01-23-85 **1435 Simonton Street, John Mc Cain & Associates**  
Demo of all exterior trellis area.

- H08-01-23-86 **1435 Simonton Street, IDC Construction LLC**  
Build out of 4th floor storage room frame, dens glass SR finish.
- H08-01-23-87 **291 Front Street, Justin Charles Builders, Inc.**  
Replace 1 exterior door due to deterioration, with exact same door new.
- H08-01-23-88 **1122 Whitehead Street, J.K. Builders/Jack O'Connell**  
Rotted/Disclosure. Remove 2 X 4 deck boards-rear yard. Replace w/2 X 6 deck board 210squares.
- H08-01-23-89 **1034 Caroline Street, Sub Zero Inc.**  
Install a 3 1/2 ton with 8 drops.
- H08-01-23-90 **1217 Varela Street, Rodger Townsend**  
Demolish carport.
- H08-01-23-91 **923 Seminary Street, Nipper's Painting**  
Repaint same color HC-150 yarmouth blue.
- H08-01-23-92 **725 Fleming Street, Nipper's Painting**  
Repaint same color white OC-64 pure white.
- H08-01-23-93 **631 Southard Street, Redco Construction Inc.**  
Replace 20 lf of damaged exterior siding. Paint east side of residence to match existing color (960 s.f). Patch repair one front porch column, paint to match existing.
- H08-01-23-94 **Mobile Vendor, Mobile Vendor, Lois Condos**  
Mobile Vendors license to sell Cigars.
- H08-01-23-95 **717 Emma Street, Mike Demchak**  
Paint front door Behr Dark Walnut, to match rear porch deck. Previously have approved. Photos on file from previous applications.
- H08-01-23-96 **1435 Simonton Street, Ray & Son HTG & A/C Inc.**  
Removing a portion of the existing hood. Exhaust & duct & fan. Replace exhaust & duct starting at 2 below the deck & approx. 18ft up in existing chase. Install new exhaust fan. V-duct to run horizontal; approx. 15' across the deck.
- H08-01-24-97 **808 Ashe Street, Truman Painting Co. /Rich Long**  
Repaint green to green color match see sample.
- H08-01-24-98 **111 Front Street, Morse Builders Inc.**  
Work to commence in A/c equipment area with slab & fence.

- H08-01-24-99 **604 Duval Street, Eileen Appelrouth Farr**  
Paint bldg & shutters Lafayette green and brilliant white.
- H08-01-24-101 **511 Eaton Street, Truman Painting Co./Rich Long**  
Repaint exterior Body-color match white to white, shutters-color change light blue to Trolley Car, Porch-color change light blue to Tennessee Maze.
- H08-01-24-102 **801 Fleming Street, One Call Construction Inc.**  
Silver coat roof 2500 sq/ft. Install 90 linear ft of drip edge.
- H08-01-25-103 **1401 Duval Street, TG Enterprises of Key West, inc**  
New exterior stairs as per plans.
- H08-01-25-105 **301 Whitehead Street, Kelly's Caribbean**  
Touch-up paint building-white.
- H08-01-25-106 **1330 Simonton Street, Ana L. Aguiar**  
Porch deck-grey area, railings-white.
- H08-01-25-107 **56 Front Street/Truman Annex, A Plus Roofing**  
Install roof screws in existing v-crimp metal roof to bring fastenings pattern up to current Code.
- H08-01-25-108 **261 Margaret Street, Morse Builders Inc.**  
Replace shade roof over walkway six squares v-crimp.
- H08-01-28-109 **526 Southard Street, Kevin McChesney**  
Install new roll roofing over flat roof of garage, 420 sq/ft.
- H08-01-28-110 **815 Duval Street, Kamradt/Richard Goldstein Trust**  
Re-paint 8' fence 47' long.
- H08-01-28-111 **703 Fleming Street, Hurricane Shutters of Key West**  
HARC Guideline approved removable aluminum Hurricane panels all 39 openings.
- H08-01-28-112 **906 Southard Street, Teixeira Enterprises**  
Construct 6' h picket fence along West side & 4' h picket fence on East side. Install 1 pedestrian gate & 1 motor vehicle gate; Gates 4' high.
- H08-01-28-113 **1 Duval Street, Keys Roofing, Inc.**  
500 sq/ft Re-roofing. Tear off existing roof. Install 753h base sheet 4' lapped felt dry-in 1/4 per ft tapered insulation set in Hot Asphalt. Install 3' x 3' 26 g Galvalume eave drip. Install modified bitumen roof. Existing roof next to new construction.

- H08-01-28-114 **614 Greene Street#3, McKendry Builders**  
Paint cistern to existing 2 X4 white. Replace existing bath fixture.
- H08-01-28-115 **1 Duval Street, Key Roofing Inc.**  
Paint cistern to existing 2 X4 white. Replace existing bath fixture.
- H08-01-28-116 **536 Fleming Street, Sub Zero Inc.**  
Install 2.5 tons A/C with 34 drops.
- H08-01-28-117 **906 Fleming Street, Scott Armstrong**  
Revision to previously approved plans.
- H08-01-28-118 **1000 Eaton Street, James Canepa Inc.**  
Repair planters in front of building.
- H08-01-28-119 **830 Simonton Street, James Canepa Inc.**  
Remove existing asphalt shingle roof. Install new 26 g 5-vcrimp metal roofing.
- H08-01-28-120 **511 Caroline Street, Rodger Townsend**  
Replace 500 sq/ft of 5/4 X 4 decking with same. Replace rotted wood at deck landing.
- H08-01-28-121 **1321 South Street, Cameron Jewell**  
Painting exterior walls Benj. Moore, white trim, rosemary sprig-stucco, and fern wood green-brick
- H08-01-29-122 **506 Elizabeth Street, Charlie Wolfson**  
Replacing former shutters with 12 pairs T&G side hinge PT wooden shutters.
- H08-01-29-123 **720 Elizabeth Street, Redco Construction Inc.**  
Change all windows for all three units to 6 over 6 wood windows.  
Eliminate approved exterior set of French doors w/2 fixed panels and  
Install 2 sets of single light French doors.
- H08-01-29-124 **529 Grinnell Street, Joan McMahon**  
Outside sand & stair porch floors.
- H08-01-29-125 **601 Front Street, Carlos Rojas A1A**  
Install concrete islands for electric gates.
- H08-01-29-126 **701 Duval Street, Phil Anderton/Graffiti**  
Repaint existing color white.
- H08-01-29-127 **631 Southard Street, Redco Construction Inc.**

Remove and replace 975 sq/ft of existing siding with like lap siding wood.

H08-01-29-128 **520 Duval Street, Allied General Contractors**

Revision to HARC#07-12-06-1414 eliminate 2 columns relocate entry columns.

H08-01-30-129 **335 Duval Street, Sub Zero Inc.**

Elevate 8 condensing units on aluminum stands.

H08-01-30-130 **1110 Petronia Street, Tony's Roofing co.**

Tear off 5-v-crimp place back poly stick dry-in.

H08-01-31-131 **1106 Windsor Lane, Allied General Contractors**

Replace rotten siding & trim (250 sf) paint exterior (+/- 1080 sf).  
Install plastic lattice skirting (240 sf 120 lf).

H08-01-31-132 **1428 Whalton Street, Nippers Painting**

Paint fence same color pure white-OC-64, Paint one wall off the house same color Manchester tan HC-81.

H08-01-30-133 **720 Simonton Street, A Plus Roofing**

Install 925 sq/ft (9 1/4) of Cooley C-3 60 mil single ply on new built structure.

H08-01-30-134 **1203 Duval Street, Brian McKendry**

1-detached sign 36" X 20", wood, "SHARON WELLS KEY WEST LIGHT GALLERY".

H08-01-30-135 **1201 Duval Street, Brian McKendry**

1-detached sign 18" x 40", carved wood, "SOUTH POINTE GALLERY AUTHENTIC VINTAGE POSTERS".

H08-01-30-136 **729 Love Lane, Brian & Janet Umphrey**

Porch renovations.

H08-01-30-137 **709 Washington Street, A Plus Roofing**

Install 2400 sq/pt of Cooley roof system. Install grade water & ice underlayment.

H08-01-30-138 **322 Southard Street, McAlhany Construction**

Install Colonial shutters 3 hurricane rated to met FBC Code.

H08-01-30-139 **115-A Petronia Street, Charliemae Major**

Paint exterior yellow and white trim as existing.

- H08-01-31-140 **615 Mickens Lane, Harshman Painting LLC**  
Re-paint existing trim & siding to match existing color-white.
- H08-01-31-140 **717 Catholic Lane, Key West A/C**  
Install 1-3 ton central A/C system.
- H08-01-31-141 **1100 Truman Avenue, Classical Keys Painting**  
Pressure wash & paint all white trim only.
- H08-01-31-143 **1300 Virginia Street, William Rowan Architect**  
Revise window and door layout to existing HARC approved plans.
- H08-01-31-144 **1328 White Street, concrete Solutions of the Florida Keys, LLC.**  
Demolish and restructure bell tower pursuant to engineered plans.  
(concrete restoration).
- H08-01-31-145 **632 Whitehead Street, Keys Roofing, Inc.**  
2-squares of 5 v-crimp metal roofing on rebuilt existing porch on green  
building on Whitehead Street.
- H08-01-31-146 **718 Duval Street, Sub Zero Inc.**  
Install 3-2-ton A/C with 24 drops.
- H08-01-31-147 **1501 Olivia Street, Timothy Brown**  
Replace existing brick patio and pathway.
- H08-02-01-148 **#7 Nassau Lane Willard Robinson**  
Exterior painting, body-white, and trim-beige.
- H08-02-01-149 **1013 Howe Street, Truman Painting/Richard Long**  
1-power wash ext. 2-Paint body-Behr Green Trance. 3-Pait trim-white.
- H08-02-01-150 **312 Virginia Street, Key West A/C**  
Install 3-ton Central A/C system.
- H08-02-01-151 **1405 Duval Street, Debon Air Mech.**  
Change out of old exhaust fans for equal.
- H08-02-01-152 **806 Carey Lane, A Plus Roofing**  
Maintenance and paint metal roofing.

**APPLICATIONS REQUIRING CLARIFICATION:**

CL1. H08-01-14-42 **804/812 South Street, Tom Creighton**

Revision of existing permits #06-05230/ #06-5232. Add 19” cantilever to entire length of front deck. Approx. 63 sq/ft of deck. Concrete slab, roof & deck posts remain in exact locations.

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

CL2. H08-01-25-104 **618 Catholic Lane, Carlos Rojas A1A**

Construct small accessory structure, pool house 11' X 18'.

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

CL3. H08-02-01-153 **1413 Grinnell Street, Michael Miller Arch.**

Raised existing carport.

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

**TABLED ITEMS**

- T1. H07-11-02-1303-B 300 Petronia Street/801 Thomas Street/Bi-State Realty/Jim Marsh Gen. PTR**  
New construction of 2 1/2 Story mixed use building.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLED\_\_\_\_\_

- T2. H08-01-11-38 730 United Street, John Wilkins Florida Building Consultants**  
Demolish rear damaged portion of existing structure. Replace with 2 story addition.

APPROVE\_\_\_\_\_ DISAPPROVE\_\_\_\_\_ TABLED\_\_\_\_\_

**Other Business:**

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