

# HARC

Historic Architectural Review Commission

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, March 10, 2009 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, or call for an appointment at (305) 809-3972.

**Call to Order:**

**Roll Call:**

**Invocation:**

**Minutes approval:** February 24, 2009

**STAFF APPROVALS:**

**H09-2-13-138 326 Duval Street, A Plus Roofing**

Paint the original metal shingle roof and the v-crimp metal roof on the rear addition using Silver Brite Aluminum roof paint.

**H09-2-13-139 205 Whitehead Street, Joe Caffrey/Tony Gawf**

Replace 250 s.f. of 1 x 4 T&G flooring on 2nd floor front porch. Repair rotted column bases, four in total.

**H09-2-13-140 624 United Street, Douglas H. Miller**

Paint body of house Coral as per old photos submitted. Repaint shutters Purple. Repaint trim white as existing.

**H09-2-13-143 702 Whitehead Street, Schroeder Builders**

Front: Siding, Turrets, Bell Tower, Soffit and Fascia: Re-nail and replace as needed, 1X6 wood clap board, 1X6 pine trim and molding, scrape, prime and paint white. Jealousy Windows: Replace 14 jealousy non historic windows with 14 double hung, single pane PGT hurricane impact windows, Bronze aluminum frame to match upper existing stained glass windows frames.

**H09-2-17-144 613 Eaton Street, David Hutchinson**

Repaint right side of house, (siding only), upper front porch doors, right/ upper porch windows with existing colors only. Benjamin Moore colors 1005-Hazewood, 1066-creekbed see attached.

**H09-2-17-145 405 William Street, Nippers Painting**

Sand & paint two (2) sides of house same color-HC-116-Guilford Green.

**H09-2-17-146 330 Caroline Street, Serge Gerass LLC**

Porch repair /replace 3 existing floor beams with new 13' 2" x 8" wood beams.

- H0-2-17-147 **1011 Truman Avenue, A-Plus Roofing**  
Install 200 sq/ft of white 60 mil TPO single ply on rear porch deck as existing.
- H09-2-17-148 **1127 Von Phister Street, Holtkamp Construction**  
Remove and replace 14 existing windows 6 over 1. Install corrugated metal removable storm panels. Channels to match existing trim/ house colors.
- H09-2-17-151 **1121-Olivia Street, Tony's Roofing Co.**  
Remove 5-vcrimp place back 5-vcrimp 700 sqs.
- H09-2-18-152 **621 Duval Street, The Awning Guys Inc.**  
New awning & welded frame approx. 45 sq/ft.
- H09-2-18-153 **522 Petronia Street, Elaine Malsin**  
Replace 1 rotted porch railing, identical to old existing railing.
- H09-2-18-154 **408 William Street, Ronald Koloski**  
Scrape, sand and paint house using existing color, yellow mustard.
- H09-2-18-155 **833 Olivia Street, Jimmy Nath Painting**  
Paint roof, prime roof with SPHO and paint metal roof with aluminum silver color.
- H09-2-18-156 **812 Fleming Street, Cred Construction LLC.**  
Replacement of existing wooden deck with the same materials 22' x 8'.
- H09-2-19-157 **#5 Sunset Key, The Poolman of Key West Inc.**  
Retile waterline of pool and spa. Resurface interior of pool and spa. Clean and repaint rear deck area.
- H09-2-19-158 **All Duval Street, City of Key West**  
Installation of 28 recycling cans. Existing model of trash cans that have been refurbished for recycling. Color recycling green.
- H09-2-19-159 **829 Baptist Lane, Paul Doucette**  
Re-install existing gate removed by neighbor. 4' high by 27 inches wide Wood gate.
- H09-2-19-160 **333 Simonton Street, Hurricane shutter of Key West**  
HARC Guideline approved removable Hurricane panels on openings. Channels will be painted with same color of building/ trim.

- H09-2-19-161 **923 Seminary Street, Nippers Painting**  
Paint shutters same color Chrome Green. Paint deck same color Grey.
- H09-2-19-162 **1107 Watson Street, Ellen m. Engleson**  
Paint exterior siding of home soft yellow-Twinkle-390A-3u. Paint trim & shutters white-Ultra Pure white-1850. Paint front door blue-Daring Indigo-600D-7. Paint stoop dark Grey.
- H09-2-19-163 **#5 Hunts Lane, Ken Haley Herriot**  
Revise 2nd floor casement windows for proper egress (Fire Code request) in sleeping area to allow for proper framing. All the rest of the windows to remain as approved. Second & fifth windows to be 3 x 3 for egress. Fourth window eliminated due to location in attic closet. All other 2nd floor casements to be 2 X 3 to provide for framing. First floor back façade sidelights for center French door to be eliminated as dimensions will not accommodate them. This will be on the new approved addition.
- H09-2-19-164 **505 Southard Street, Southernmost Signs**  
1-Hanging sign 5 sq/ft, wood & aluminum hanger, "PROJECT LIGHT HOUSE".
- H09-2-20-165 **615 Mickens Lane, Mattingly Construction Inc.**  
Remove existing 2' x 4' decking. Replace damaged joists & resurface with new 2" x 6" wood deck material approx. 500 sq/ft. Replace damaged 4 x 4 posts in existing rear fence. Replace two 2' x 6' single lite wood doors with new. New doors to match existing.
- H09-2-20-166 **830 Center Street, Joseph L Lorditch**  
Paint the exterior of the house exactly the same colors as the house Presently is painted. HC-142-Stratton Blue & white.
- H09-2-20-167 **701 Elizabeth Street, Monroe Services Co**  
Replace A/C on side of house. A/C fenced in and on street side.
- H09-2-20-168 **929 Truman Avenue, Island Doors & Windows**  
1-wall sign 18" x 144", painted wood sign, "ISLAND DOORS & WINDOWS". Letters will be 10" high.
- H09-2-20-169 **606 Truman Avenue #12, A Plus Roofing**  
Maintenance and paint old galvanized metal roofing.
- H09-2-20-170 **1022 Catherine Street, A Plus Roofing**  
Install 1200 sq/ft of 26 g Galvalume v-crimp metal roofing as existing.
- H09-2-23-171 **606 Grinnell Street, Southwind Pools**  
New in ground concrete pool: 8' X 12' on back yard.

H09-2-23-172 **1422 Catherine Street, Tony's Roofing Co.**

Replace 5-v-crimp with 5 v-crimp 500 sq/ft.

H09-2-23-174 **#5 Huts Lane, Thomas E. Pope, P.A.**

Single lite doors at rear HARC approval- H08-08-28-1013.

H09-2-24-175 **528-530 Simonton Street, Classical Keys Painting**

Touch-up paint on front of Simonton Street same colors as is. Teal Tone-663, Ocean Front-660, & Yellow Bisque-220.

H09-2-24-176 **300 Petronia Street Unit#1, Sub Zero Inc.**

Install a 3 1/2 ton with 7 drops 1 exhaust fan. New building.

H09-2-24-177 **300 Petronia Street Unit#2, Sub Zero Inc.**

Install a 3 1/2 ton with 7 drops and 1 exhaust fan. New building.

H09-2-24-178 **300 Petronia Street Unit#3, Sub Zero Inc.**

Install 3 1/2 ton with 12 drops 2 exhaust fan & 1 dryer vent. New building.

H09-2-24-179 **300 Petronia Street Unit#4, Sub Zero Inc.**

Install a 3 1/2 ton with 12 drops 2 exhaust fans & 1 dryer vent. New building.

H09-2-24-180 **1127 Packer Street, Dan Ace Roofing**

Remove 6 sq/s Conch shingles. Replace with Conch shingles

H09-2-24-181 **306 Front Street, Gary the Carpenter**

Install corrugated storm panels on front & rear entrance doors. Panels to be place only in the event of hurricanes. Channels will be painted same color as walls/ trim.

H09-2-24-182 **407 Front Street, Gary the Carpenter**

Replace double door on Front Street side of building. Install corrugated panels in the event of hurricane. Metal channels to be painted same color as walls/ trim.

H09-2-24-183 **815 Duval Street, Adrian Poitier/Conquering Lion Construction**

Lower existing 6' open picket fence to 4' to comply with code and HARC guidelines at front of property facing Petronia Street. Code Enforcement Case.

H09-2-24-185 **800 Fleming Street, Gareth Crevoe**

Remove existing aluminum 8/8 single hung windows & replace w/new aluminum single hung windows. Remove bars. 35 new windows 6/6.

- H09-2-24-186 **1102 Duval Street 1102-G, D & L Construction LLC**  
Caulk and fix screen on upper window. Replace with like screening.
- H09-2-24-187 **1102 Duval Street 1108-G, D & L Construction LLC**  
Replace broken dryer vent on outside of building. Replace with like.
- H09-2-24-188 **1102 Duval Street 1102-G, D & L Construction LLC**  
Replace door blanks of French door. Paint to match. Replace with like 15 lite all wood door blank.
- H09-2-25-190 **1411 Eliza Street, Leon Williams**  
This is a renewal of HARC approval received 8-22-2006 (H06-08-11-1201) with a couple of small revisions. On 1st floor all existing jalousie windows to remain. Double hung window in lieu of 2-double hung windows at west end of Great room and Master bedroom above. At second floor, the cantilevered balcony replaces a 4' cantilevered porch with roof.
- H09-2-25-191 **401 Emma Street, Sunblock & Tile Inc.**  
Repair existing curbs to same as existing concrete.
- H09-2-25-192 **701 Petronia Street, Janet Hinkle**  
Replace broken single pane, double hung aluminum window with same window. Repair 4' gate with similar wood materials.
- H09-2-26-193 **522 Petronia Street, Elaine Malsin**  
Construct new entry gate to replace old rotted gate. Old gate made inoperative from previous night attempted break-in.
- H09-2-26-194 **Bay View Park Pavilion, City of Key West/Richard Sarver**  
Paint wood work and re-stucco, tile and general repairs.
- H09-2-26-195 **1120 Seminary Street, Keys Roofing Inc.**  
Re-roofing; tear off existing roof; install grace ice & water shield; install 3" x 3" 26ga Galvalume eave drip; install 26ga 5-vcrimp Galvalume metal roof.
- H09-2-26-196 **830 Fleming Street, Sheila Mullins**  
1-Wall sign 25X 28.75, 90 1/2 X 7 1/2, letters are 7" high, Digital print on PVC "FLEMING STREET GALLERY".
- H09-2-26-201 **309 1/2 Whitehead Street, Karen Wray Key West Woodworks**  
1-Hanging sign 36' X 20" oval carved Mahogany, "BARTON SMITH, P.L. COUNSEL at LAW".

H09-2-26-202 **305 Duval Street, Mattingly Construction Inc.**

Build 2 walls to close in existing satellite bar at rear deck. Install solid door, install approx 14 linear ft of wall and install 5/8 P.T. over framing.

**APPLICATIONS REQUIRING CLARIFICATION:**

CL-1. H09-02-23-173 **328 Whitehead Street, Bender & Associates Architects**

Two new exterior doors at the rear porch. Substitute new window for existing door at rear porch. Enlarge second floor bedroom space.

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

CL-2. H09-02-26-198 **1500 Alberta Street, Thomas E. Pope, Architect**

General maintenance and repair at rear of property. Replace railing, decking and doors at rear of non historic addition. Exterior painting as per plans.

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

CL-3. H09-02-27-203 **3 Higgs Lane, David and Judith Descoteau**

Proposed construction of an attached bedroom addition to house. A request for a set back variance was denied. This application is a resubmission with modified plans.

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

CL-4. H09-02-27-207 **1410 Pine Street, Michael Miller Architect**  
Wood frame roof over existing second floor rear porch.

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

CL-5. H09-02-27-209 **918 Center Street, Thomas Kelly**  
Remove existing structure and construct new frame building.

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

**TABLED ITEMS**

No tabled items for this meeting

**Other Business:**

1. Right of way guidelines on the Historic District. Presentation by John Wilkins-  
Public Facilities/ ADA Coordinator, Building Department