

# 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 25, 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:**

**H08-02-29-258.5 610 Greene Street, Cold Town**

Small weather head vents on side of building can't see from street.

**H08-03-03-259 324 William Street, Toolbox GC-Kevin Melloncamp**

Replace 5 pair of wood board & batten shutters on right side. Paint classic Burgundy to match existing.

**H08-03-03-260 1220 Grinnell Street, Michael J. Dalsin**

Paint body of house soft beige with white trim around windows and doors.

**H08-03-03-261 524 Bahama Street, Greg Harden**

Power wash dwelling. Scrape & sand, caulk all cracks. Prime all bare wood glass front upper windows. Prime & finish coat to siding, trim soffits & windows. Siding color light pink as is. Trim color Benj. Moore Glo white. No color change.

**H08-03-03-262 920 Catherine Street, Gary the Carpenter**

Remove built roof system & gutters and replace with new white rubber membrane & new white 6' seamless gutter.

**H08-03-03-263 704 Duval Street, Papa's Painting**

Paint front of 704 Duval Street back to white. Existing color.

- H08-03-04-264 **313 Catherine Street, H.E. Goodley, Inc**  
Repair & replace eight windows & two doors with impact resistant doors.
- H08-03-04-266 **1435 Washington Street, Dunn General Contractors**  
Remove metal jalousie windows in rear of main house 3 replace with impact single hung windows, stucco over siding in rear to match existing house stucco, 400 sqs.
- H08-03-04-267 **1435 Simonton Street, IDC Construction LLC**  
To ad a 4' high PVC coated wire fence w/MTLpost. Fence will be sandwiched in by plants on both sides. Revision 08-71.
- H08-03-04-268 **Mobile Vendor, Jan Nelson**  
MVL new sales cart 4' ft wide 7'ft 3" long. Pic. Inc.
- H08-03-04-269 **508 South Street, A Plus Roofing**  
Install 1500 sq/ft (15) of v-crimp metal roofing.
- H08-03-04-270 **1109 Georgia Street, Hurricane Shutters of Key West**  
HARC Guideline approved Hurricane panels on all openings. Removable armor screen on left front porch.
- H08-03-05-271 **1220 Grinnell Street, Mike Dalsin**  
Remove of 2' x 55' of existing sidewalk between 122 of 1218 Grinnell Street. In very poor condition & also to install reflection lateral line. Removal of rotted tree in rear.
- H08-03-05-272 **1015 Fleming Street, Michael Eden**  
Patch some stucco and paint over it.
- H08-03-05-273 **900 Caroline Street, Island Ref. & A/C**  
Replace existing roof-top AC unit no duct work 5-to package unit.
- H08-03-06-274 **#3 Scheppens Lane, Dan Ace Roofing**  
Install Grace Ice & water shield, then v-crimp.
- H08-03-06-275 **1112 Watson Street, Sub Zero Inc.**  
Change out a 3.5 ton split system.
- H08-03-06-276 **416 Margaret Street, Hurricane Shutters of Key West**  
6 Doors & 10 windows with HARC Guideline approved aluminum & Lexan, removable Hurricane panels.
- H08-03-06-278 **825 Duval Street, Christian Cano**  
1-Wall 3X8' (24 sq/ft) 3/4 B.C. ply topcoat w/ exterior white letters 12' black, "DELI GROCERY".

- H08-03-06-279 **825 Duval Street, Christian Cano**  
1-Wall sign 36' X 24' 3/4 BC ply topcoat exterior Gloss white letters 2' 9 tall black, " DELI GROCERY"
- H08-03-07-280 **205 Whitehead Street, Gary the Carpenter**  
Remove & replace 90' of 6' 1/2 round Galvalume gutter & down spouts to match existing.
- H08-03-07-283 **726 Caroline Street, Anthony V. Falcone**  
1-Hanging sign wood, 3'X3'.3', "FAST BUCK'S AT HOME".
- H08-03-10-284 **201 William Street, Doug Bradshaw**  
Impact door & window.
- H08-03-10-285 **802 Southard Street, Castro Construction**  
Remove and repair siding and trim (150 sq/ft). Remove and replace deck. New paint to match.
- H08-03-10-286 **105 Whitehead Street, A-Plus Roofing & Construction, Inc.**  
Install 800 sq/st of 8 squares of Cooley C-3 white 60 mil shingle ply.
- H08-03-10-287 **1223 White Street, Mater Roofing & Construction, Inc.**  
62 squares 5-v-crimp roofing.
- H08-03-10-288 **208 Duval Street, Alberto DeAndrea**  
Photography and paintings of Key West.
- H08-03-10-289 **1117 White Street, Maxwell Urethane Roofing**  
Apply to 4000 sq/ft of roofing 1 1/2 poly urethane Rt-2716 k re-silicone coating over urethane.
- H08-03-10-290 **1206 South Street, Claudia Milne**  
Demolition of 320 square foot cottage.
- H08-03-11-291 **711 Galveston Lane, Original Painting co. LLC**  
Prime, caulk, sand and two (2) coats of white finish paint. Remove wood slats and build new.
- H08-03-11-293 **115 Front Street #101, Sub Zero Inc.**  
Change out of a 3 ton condenser.
- H08-03-11-294 **327 Peacon Lane, Debon Air Mech.**  
2-Duct-less. Replace with new 9000 BTU 12000 BTU.

H08-03-11-295 **523 Elizabeth Street, Jan Isherwood**

Demolish exterior stairs and replace. Remove decking on both porches and replace w/5/4 x 4 T & G. Remove 4 foundation piers and reconfigure to Historic period of concern. Add front stairs and side railings.

H08-03-11-296 **300 Truman Avenue/Fort Zachary Taylor Historic Sit**

Structural stabilization and masonry restoration of portions of the Civil War Era. Barracks Building Wing or The Fort. Copy the State Division of Historical Resources Review Letter of approval is attached.

H08-03-11-297 **911 United Street, Kellogg Builders Inc.**

Install front gable end window 6/6 w/wood louvered shutters to match existing.

H08-03-12-298 **1435 Simonton Street, Gonzalez Architects**

Install new back-lit channel letter signage to read "STRIP HOUSE". Other signage indicated on drawings to be future work not included in this submittal.

H08-03-12-299 **701 Simonton Street, Truman Painting/ Rich Long**

Repaint body & trim color match. Body Lt. Blue to Lt. Blue trim white to white.

H08-03-12-301 **317 Catherine Street, C.B.S. Services**

Install A/C and ductwork. A/H in attic, C/U rear of home.

H08-03-12-302 **626-A Fleming Street, William E. Koenig**

A/C and Compressor installation 32" wide X 32" deep X 28" high not visible from the Street.

H08-03-12-303 **1111 Grinnell Street A&B, Justin Charles Builders, Inc.**

1111-A Paint 7 scrape siding-Morning sun, and white-trim. 1111-B Remove damaged T-111 and replace with Hardi clapboard siding.

H08-03-12-304 **1111 Grinnell Street, Dorothy Galligan Singleton**

Scrape & repaint white.

H08-03-12-305 **536 Fleming Street, A-Plus Roofing**

Install 200 sq/t 2 square of white 60 mil single ply roofing on new built porch roof.

H08-03-12-306 **906 Fleming Street, A-Plus Roofing**

Install 300 sq/ft (3) of 26 g Galvalume v-crimp metal roofing on new built carport.

- H08-03-12-307 **313 Olivia Street, Keith Pritchett**  
Replace rotted siding with new pressure treated siding. Painting house white Benj. Moore 335 yellow approved by HARC in 2001. 105 sq/ft total siding.
- H08-03-12-308 **608 Angela Street, Dan Ace Roofing**  
Repair valley, re-flash vent. Replace ridge cap, patch install cricket.
- H08-03-12-309 **317 Catherine Street, M. Skoglund**  
Rebuild existing building as per enclose drawings. After the fact.
- H08-03-13-310 **1223 White Street, Raymond Vasquez/Allen Perez**  
65' of 6' picket fence and 10' of 4' picket fence with 1" spacing.
- H08-03-13-311 **1030 James Street, Catherine Yager**  
Replace 4 front doors with Colonial 6 panel wooden doors. Downstairs unit.
- H08-03-13-312 **315 Peacon Lane, William D. Bender**  
Replace approx. 10 sqs ft of cracked cement on drive way.
- H08-03-14-314 **421 Simonton Street, Southernmost Signs**  
1-Hanging sign 5 sq/ft, wood. 1-Window sign glass vinyl 16.7 sq/ft, vinyl applied to glass, "FIXED GEARS".
- H08-03-14-315 **1127 Packer Street, Michael Dailey**  
Exterior Painting: Body-BM-Sundance yellow-2022-50, Shutters-BM-Brilliant Blue-2065-30, and Trim-BM-Brilliant white.
- H08-03-14-316 **211 Duval Street, A Plus Roofing**  
Install 6300 sq/ft of white 60 mil single ply roofing (63 sq/ft) and 400 sq/ft (4) of 26g Galavlume v-crimp metal roofing.
- H08-03-14-317 **205 Elizabeth Street/Lazy Way Unit #H**  
Replace approx. 120 sq/ft drywall, re-hang existing entry door. Remove ceiling in Main room. Block up windows opening. Pour new entry slab (6 x 4). Repair porch roof. Misc. roof repair (25 sq/ft).
- H08-03-14-318 **121 Duval Street, Sub Zero Inc.**  
Replace a 5-ton. Replace unit in the rear of the building on new curb adaptor.
- H08-03-17-319 **907 Georgia Street, Jim and Janice Manari**  
Remove decayed deck (porch) boards. Replace with same material, same size boards same paint color, 324 square felt 3 1/2 Tongue & Groove.

H08-03-17-320 **1209 Grinnell Street, Daniel L. Appel**

Put 12' of lattice work from bottom of house to ground approx. 30' long.

H08-03-17-321 **526 Southard Street, Bender & Associate Architects**

New Gable roof to replace flat roof at detached Garage structure

**APPLICATIONS REQUIRING CLARIFICATION:**

CL1 H08-03-03-07-281 **720 Passover Lane, Trepainer & Associates**

After the Fact: Rear & side deck enclosed to add on to interior kitchen & living room. The deck was downsized.

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

CL2A. H08-03-07-282 **505 Whitehead Street, Michelle Cates Deal**

Remove existing, roof install Grace Ice & Water Shield. Install 5 v-crimp Galvalume total sq footage 1000 sq/feet. Existing roof is metal shingle.

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

CL2B. H08-03-11-292 **507 Whitehead Street, Michelle Cates Deal**

Remove approx. 1000 sq/ft of metal shingles. Install approx. 1000 sq/ft of v-crimp Galvalume metal roofing.

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

CL3. H08-03-12-300 **709 Washington Street, Lloyd Chaisson (LPOA from Thomas May)**

Replace existing portico with new portico that features a single eyebrow arch over the entrance and railings rather than the wall on second story balcony. Railings will be 42", rather than 36" for increased safety. Also extend the balcony over the portico. The new single eyebrow complements half eyebrow arches of 2nd story windows. No change in portico footprint.

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

**TABLED ITEMS**

T1. H08-02-28-249 **920 Cornish Lane, Trepainer & Associates**

Renovate existing structure and build a 2 story rear addition.

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

**Other Business:**

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