

HARC

Historic Architectural Review Commission
27 March

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

Applications for consent agenda.

Applications requiring clarification.

Tabled (projects tabled from previous meeting).

Other business.

Adjournment.

STAFF APPROVALS:

H07-03-05-284 **325 Catherine, Chris Garcia**

New 12' X 17' swimming pool.

H07-03-05-285 **822 Eaton Street, Eric Dickstein**

New 10' X 20' pool.

H07-03-05-286 **411 Truman Avenue, Michael Keith**

Repaint house as existing.

H07-03-05-287 **512 Front Street, D&V Commercial A/C**

Change out two condenser's on walk-in with hurricane stand.

H07-03-05-288 **401 Duval Street, Boston Brick Co.**

Install new polished limestone edging and grave markers in raised mausoleum.

H07-03-05-290 **1221 Pearl Street, Gary the Carpenter**

Install 2 sky lights on rear roof.

H07-03-05-291 **812 Johnson Street, Jodi Weyman**

Deck at rear of house.

H07-03-06-292 **1022 James Street, Catherine Dixon**

300 sq. ft. of gray pavers.

- H07-03-06-293 **1022 James Street, Catherine Dixon**
100 feet of white picket fence 4' high with 3 gates.
- H07-03-06-294 **110-124 Simonton Street, David Lee Roofing**
Install 1-ply modified roofing in hot asphalt.
- H07-03-06-295 **1003 Emma Street, Daniel Calabro**
Replace 3 ½ boards and paint white.
- H07-03-06-296 **1209 United Street, F & W Fence Company**
Replace chain link fence in parking lot with 6' black aluminum, same style as Western Service Property, 35 lin. ft. w/ 2 gates.
- H07-03-07-297 **124 Duval Street, Sub Zero, Inc.**
Change out 2 ½ ton A/C.
- H07-03-07-298 **403 Caroline Street, Rodger Townsend**
Repair window and door trim and posts as existing.
- H07-03-07-299 **646 William Street, Republic Builders**
Replace jalousies with wood windows. Refurbish porch rail and corner trim. Paint as existing. Install hurricane panels.
- H07-03-07-300 **600 White Street, the Studios of Key West**
Install wall sign 24" X 42" "The Studios of Key West."
- H07-03-07-301 **121 Duval Street, Sub Zero, Inc.**
Change out 5 ton A/C.
- H07-03-07-302 **921 Truman Avenue, Kasayuki Kon**
Paint roof silver.
- H07-03-08-303 **509 Whitehead Street, Karl Walters**
Paint exterior of building tan.
- H07-03-08-304 **736 Olivia Street, Judy Blumenkranz**
Replace block wall with 42" white picket fence at front property line.
- H07-03-08-305 **323 Fleming Street, John Rodgers Roofing**
Replace metal shingle roof with 24 gauge metal shingles.
- H07-03-08-306 **1215 Watson Street, Gary Clark**
Rebuild rear porch and porch roof.
- H07-03-08-307 **1227 Duval Street, Republic Builders, Inc.**
Build 4' slab on ground around pool.

- H07-03-08-308 **129 Duval Street, Gary the Carpenter**
Install new double doors to match adjacent.
- H07-03-08-309 **412 Grinnell Street, Linda Batindvic**
Paint as existing, pale yellow.
- H07-03-08-310 **1410 Olivia Street, J. J. Fairbank**
3' X 3' slab for propane tank.
- H07-03-09-311 **1907 Staples Street, Sub Zero, Inc.**
Install two 2 ton A/C's with 16 drops.
- H07-03-09-312 **1904 Staples Street, Sub Zero, Inc.**
Install a 2 ½ ton A/C's with 10 drops and a split system.
- H07-03-09-313 **1908 Staples Street, Sub Zero, Inc.**
Install a 3 ton A/C's with 10 drops and a 1 ton mini split system.
- H07-03-09-314 **333 Fleming Street, Michael Miller**
Install wheelchair lift and ADA threshold to existing deck.
- H07-03-09-315 **Higgs Beach Pier, Monroe County**
Reconstruction of pier.
- H07-03-09-316 **1324 Newton Street, Otis Cheatham**
Resurface pool.
- H07-03-09-317 **1019 South Street, Richard Spencer**
Revised railing style. Install hardiboard siding.
- H07-03-09-318 **1018 James Street, Dan Ace Roofing**
Remove asphalt shingles and some metal shingles and install v-crimp
(affidavit for economic hardship).
- H07-03-09-319 **830 Caroline Street, Key West Woodworks- Karen Wray**
Install 1 wall sign and 1 hanging sign "Art @ 830 Gallery & Studio."
- H07-03-09-320 **427 Caroline Street, Dan Ace Roofing**
Replace metal shingle roof with a metal shingle roof.
- H07-03-12-321 **403 Eaton Street, One Call Construction Inc.**
Install 1200 sq/ft v-crimp silver coat 200 sq/feet.
- H07-03-12-322 **405 Eaton Street, One Call Construction Inc.**
Install 350 sq/ft of metal shingles.

- H07-03-12-323 **409 Eaton Street, One Call Construction Inc.**
Install 300 sq/ft single ply.
- H07-03-13-325 **811 Southard Street, Gary the Carpenter**
Construct approx 170 sq of deck around pump house per sheet AZ
- H07-03-13-326 **1009 Eaton Street, Kevin McChesney**
Replace existing decking top with new 2 X 6 P.T. decking 320 sq/ft.
- H07-03-13-327 **322 Elizabeth Street/1 Higgs Lane, Blask Construction Inc.**
Replace rotted gate with new gate (per photos attached) gate dimensions= 7'w X 6'8" h
- H07-03-13-328 **611 Eaton Street, Tony's Roofing Co.**
26 gauge Galvalume metal shingles.
- H07-03-13-329 **1020 Olivia Street, Deborah McNamara**
10ft X 6ft high side to be shadowbox front gate match existing stockade 6' high X 10ft high.
- H07-03-14-330 **1026 Thomas Street, David Knoll, Architect**
First phase of construction of original HARC approved design.
- H07-03-14-331 **908 Fleming Street, Dennis Savoie**
Replace existing siding. New roof design back Lanai.
- H07-03-14-332 **1212 Simonton Street, Tony's Roofing Co.**
2700 s.f. 5-v-crimp metal roofing.
- H07-03-15-334 **1023 Southard Street, Redco Construction Inc.**
Remove and replace carport. Paint to match existing colors, wood construction, wood gable vent, v-crimp roofing. Total height 13'.
- H07-03-15-335 **519 Duval Street, David Lee Roofing**
Remove existing roof, install 30 lf felt, 1 ply self adhesive base sheet stack flashing, 1 flashing stucco stop, self adhesive cap sheet, secondary waterproofing, 5-vcrimp metal.
- H07-03-15-336 **115 Front Street # 307, Ocean Air Co.**
Replace 3-ton Air handler and condenser as change out.
- H07-03-15-338 **1124 Grinnell Street, Christopher Fogarty**
Remove and replace 3.5 squares of metal shingles over louver roof. Paint and maintenance other roof areas and add screws to comply w/Code. Remove and replace damaged or rotten wood and sheathing to allow new metal roof.

H07-03-15-339 **1400 Duval Street, Dan Burley-General Manager**
Repair Rip Rap damaged by Wilma.

H07-03-15-340 **615 Caroline Street, Brian K. Donovan**
Replace rotten wood on existing porch floor 200 sq/ft fascia and posts.

H07-03-15-341 **1023 White Street, Marc Nelson**
1-Wall sign 59X35.5, 1-Hanging sign 34.625 X 20.775, 1/2 " PVC-vinyl letters, 1/4 PVC-vinyl, "ISLAND CITY TILE".

H07-03-16-343 **600 Block of Louisa Street, B&K of South Florida Inc. /Bryan Dollar**
Electrical equipment relocation concrete slab removal.

H07-03-16-344 **205 Elizabeth Street, Southernmost Signs**
1-A-Wall sign 36 X 36, 2-B-Hanging sign 5 sq/ft, wood routed, "SOPHIA PSYCIC READING".

H07-03-16-345 **129-B Duval Street, Southernmost Signs**
1-A-wall sign 6X2, 2-B-Hanging sign 5 sqft. 1 1/2 Red Cedar sandblasted, "DE: SOL".

H07-03-16-348 **1124 Grinnell Street, A Plus Roofing**
Remove and replace 3.5 sf metal shingles on lower front roof over livable space. Maintenance & paint front porch & upper roofs. Add screens to comply w/code. Remove & replace damaged or rotten roof sheathing, fascia, or soffit to accept over metal.

APPLICATIONS REQUIRING CLARIFICATION:

CL1. H07-03-12-324 **719 Windsor Lane Rear, M. Skoglund**
New 2nd floor addition over existing.

APPROVE _____ DISAPPROVE _____ TABLE _____

CL2. H07-03-14-333 713 Windsor Lane, Susan D. Fulton

Repaint exterior-Paint trim-Green rather than white, other colors the same as existing.

APPROVE_____ DISAPPROVE_____ TABLE_____

CL3. H07-03-15-342 898 United Street, Edward Regensburg

Replace louvered front windows with new louvered windows. See attached photos. The same windows were installed at 1211 Margaret Street. New windows will be the same size as old ones.

APPROVE_____ DISAPPROVE_____ TABLE_____

CL4. H07-03-16-346 520 Mickens Lane, Vincent Mancini

New side porch, 8'0 X 19'-0 all wood with v-crimp metal roofing. (Variance needed).

APPROVE_____ DISAPPROVE_____ TABLE_____

CL5. H07-03-16-347 317 Catherine Street, Vincent Mancini

Renovate Historical structure, retain tin shingle roofing. Add 1 1/2 story, addition at rear with v-crimp metal roofing, impact windows and doors to code, wood decking, pool.

APPROVE _____ DISAPPROVE _____ TABLE _____

CL6. H07-03-16-349 720-D/720-X Simonton Street, Searl and Associates, P.C.

Alt. and additions to both structures. Additions include a 2nd parking space, a room at grade. Additions to 720-X include a second floor and 2nd parking space. Additions to include 720-D include a ground floor bedroom suite addition.

APPROVE _____ DISAPPROVE _____ TABLE _____

CL7. H07-03-16-350 231 Front Street, Adele V. Stones

Owner desires to place a 4th level addition to the existing parking garage to add 98 parking spaces.

APPROVE _____ DISAPPROVE _____ TABLE _____

TABLED ITEMS

T1. H07-01-31-136 **1401 Duval Street, Schroeder Builders**
Rebuild first and second floor porches to original. Remove first floor porch enclosure. Build new porches on right side of building to match original. Approx. 40 linear feet per floor.

APPROVE_____ DISAPPROVE_____ TABLE_____

T2 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_____

T3. H07-03-01-271 **1201 Duval Street, Creative Construction, Inc.**
Substitute 2 X 6 treks decking for 2 X 6 wood decking on balcony over Duval Street for durability and appearance.

APPROVE_____ DISAPPROVE_____ TABLE_____

T4. H07-03-01-274 **1115-1117 Von Phister Street, Gary Thomas**

Demolish existing 2 story frame building. Building is unsafe and non-contributing.

APPROVE_____ DISAPPROVE_____ TABLE_____

Other Business: