



**City of Key West
Historic Architectural Review Commission**

**Meeting Agenda
For
September 22, 2009- 3:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street**

The City of Key West Historic Architectural Review Commission will hold a public hearing on Tuesday, September 22, 2009 at 3:00 p.m., in the City Commission Chambers of Old City Hall located at 510 Greene Street, Key West, Florida.

1. Roll Call/ Call to order

2. Invocation

3. Approval of Agenda

4. Approval of the Historic Architectural Review Commission public hearings Minutes for:

- a. August 25, 2009
- b. September 8, 2009

5. Items for public hearing

a. Old Business

1. Major Development Application and Demolition, Second reading

- (a) **MDP1-Request for demolition of two non contributing buildings and new construction of two structures for the City of Key West-525 Angela Street 604 Simonton Street, Michael B. Ingram- MBI-K2M Architecture (H09-08-10-878)- Replace 525 Angela Street, 604 Simonton Street with new Administration building fire**

station and garage. Provide new landscape, pedestrian areas and infrastructure.

2. Second reading for demolition

- (a) **D1- Request for demolition and new construction- 510 Elizabeth Street, Thomas E. Pope Architect (H09-08-28-981)** – Demolish existing non contributing structure. Build new single family house and accessory unit.

3. Tabled items

- (a) **T1- After the fact request to enclose back portion of first floor- 11 Pierce Lane, Steve Saling (H09-06-19-701)** – The addition is minor in nature, see floor plan and exterior elevations. Construction is wood and wood frame- non structural on a non historic property.
- (b) **T2- Request to built a two story shed- 309 Amelia Street, Dennis Beebe, Solaria Architects (H09-08-19-932)**- Build new accessory shed.
- (c) **T3-Request to paint fence and install art work and paint building in various blue shades- 1019 White Street, Mary J. Pfund (H09-08-28-972.5)** - Change fabric of existing awning to sun flower yellow. Repaint building blue with dark blue adding into light blue. Paint fence three shades of blue and install art work.

b. New Business

1. Applications requiring clarification

- (a) **CL1- Request for façade improvements and ADA requirements- 1206 White Street, Carlos Rojas AIA (H09-09-10-1041)** Replace awning. Repair and paint façade. Add stone base to façade. Add ADA parking space. Add ADA ramp. Non contributing building.
- (b) **CL2-Request to build a booth- 715 Duval Street, Carlos Rojas AIA (H09-09-10-1042)**- Replace kiosk with booth, 8' x 8'; 64 square feet and 9'-2" to peak of roof.
- (c) **CL3-Request to remove existing roofing material and replace with different material- 1312 Reynolds Street, Dan Ace Roofing (H09-09-11-1044)**-Remove concrete shingles. Replace with v-crimp. Ten squares.
- (d) **CL4-Request for demolition of one structure, built new structure and other improvements-1124-1126 Margaret Street, Thomas Kelly (H09-09-11-1047)**- Remove screen-in porches on the two front cottages, remove shed roof at rear of cottages and replace with gable roofs. Remove building at rear and replace with

two story structure. New pool at rear, pool accessory building at rear.

- (e) **CL5- Request for a second floor addition and exterior renovations-405 Frances Street, Thomas E. Pope, Architect (H09-09-11-1054)** - Interior and exterior renovations. New wood windows and doors. Second floor addition over existing first floor non historic addition.

2. Other business

(a) Ordinance draft review

1. An ordinance of the City of Key West Florida amending Chapter 114 of the Code of Ordinances entitled "Signs"; creating a historical marker definition and exception, providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

6. Adjournment

Interested parties may appear at the public hearing(s) and be heard with respect to the proposed items. Copies of the applications are available from the City of Key West Building Department located at the first floor of 604 Simonton Street, Key West, Florida, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Anyone who may wish to appeal any decision made by the Historic Architectural Review Commission at this meeting will need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence which the appeal will be based- Florida Statute 286.0105.

ADA Assistance: Anyone needing special assistance at the Historic Preservation Review Commission public hearing due to disability should contact the City of Key West at (305) 809-3972 at least two days prior thereto.

Please note that one or more City Commission members may be present in this meeting.

Please publish on Thursday, September 17, 2009

HARC

Historic Architectural Review Commission

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, September 22, 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:

Agenda Changes/Approval:

Minutes approval: August 25, 2009
September 8, 2009

STAFF APPROVALS:

H09-6-26-728 511 Angela Street, Michael Kempesta/Inn Keeper

Overlay front walkway, steps and porch with 200sq/ft of slate tile. Will not extend to right of way. Building already has concrete steps and concrete porch floors per Preservation Planner 9/3/09.

H09-8-17-914 309 Amelia Street, James Hamilton

Replace front door with traditional 4 panel wood door. Re- install bahama wood shutters. (see photos). After the fact-Will remove lattice and reed fence and will install 4" high picket fence painted white. Finish side will be the neighbors as per phone conversation Sept. 3, 2009 per Preservation Planner 9/3/09.

H09-8-17-915 307 Amelia Street, James Hamilton

Cover existing cement porch with 1 x 4 T &G wood. Paint wood white. Box existing porch columns with 1 x 6. Paint white. Cover existing cement steps with 1 x 6 wood. Install wooden shutters on windows. Paint shutters blue. Paint exterior of house white. Install 4 high fence on side of property. (Photo included.). After the fact-Will remove lattice fence and will install 4' tall picket fence, painted white as per call conversation Sept. 3, 2009 per Preservation Planner 9/3/09

H09-8-19-929 1405 Olivia Street, LT Builders LLC

Repair of five (5) wood windows and install (4) four wood shutters (wood rot). Repairs of windows sashes per Preservation Planner 8/27/09.

H09-8-19-930 323 Grinnell Street, LT Builders LLC

Replace 8 existing wood shutters with new wood shutters. Color black.

H09-8-24-945 720 Galveston Lane, Wayne Garcia Bldg. Contractor

Repair front porch columns, replace lap siding. Replace soffit. Paint house yellow. For front porch per Preservation Planner 8/31/09.

H09-8-27-966 503 Greene Street, Gary the Carpenter

Remove and reframe right hand side of display window and install new ATM machine. Building not listed in the survey. Sign shall not be wider than ATM width and no higher than eight inches. Interior lighting per ATM and other merchandise dispensing is not allowed per Preservation Planner 8/31/09.

H09-8-27-967 631 Greene Street unit-A, Gary the Carpenter

Remove existing booth and construct new 8 x 12 booth to match existing. Paint to match existing colors. Slab elevated for FEMA requirements. New booth will be one foot higher than the existing.

H09-8-28-972 1019 White Street, Mary J. Pfund

1-Wall sign 36" x 18", 1-Hanging sign five square feet. Exterior signs plywood carved. Copy "OUT OF THE BLUE". Projecting sign is less than 5 square feet. Both signs will be oval in shape.

H09-8-28-973 #6 Sunset Key, Sub Zero Inc.

Replace a 4 ton condenser unit with existing power.

H09-8-28-974 407 Wall Street, Sub Zero Inc.

Re install a 2 ton mini split A/C unit.

H09-8-28-977 284 Margaret Street, Paul Menta/Eric Sindone

2-Wall signs 8' long x 15", wood and paint, "CUBAN COFFEE QUEEN". Booth signs will be attached to the walls. Letters will not exceed 12" high per Preservation Planner 9/2/09.

H09-8-31-983 201 William Street, All Keys Gas

Install 3' x 6' x 10' pad (approved) by Engineer. Set two 420 cylinders on pad. Install 3 Bollards to protect tank run gas line to existing regulatory and service tanks. Tanks need to be covered with a solid 4' tall fence per Preservation Planner 9/3/09.

H09-8-31-985 822 Thomas Street, Unlimited Electric

Install 15 kw generator in back yard per drawing. Propane tank 120 Gal. 4-5' tall. This application is just for the generator and not for propane tanks installation or pad construction per Preservation Planner 8/31/09.

H09-8-31-986 607 Duval Street, Elizabeth Scribner

After the fact permit: Touch -up trim around windows and doors with white paint.

- H09-8-31-987 **600 Frances Street, Sky Limit Construction LLC**
Remove 4 concrete piers and build 4 piers, level the floor. For foundation and interior floor per Preservation Planner 9/1/09
- H09-8-31-988 **316 Elizabeth Street, Hurricane Shutters of Key West**
Removable Hurricane panels on all openings. Channels white
- H09-8-31-989 **Southard Street (ROW), TAMPOA-Sun Block & Tile**
Revision to permit# 09-359. Changing design of gates not size. Gates will be one solid panel and are folding -set on each end of Southard Street. As per Ron Ramsingh e-mail HARC has jurisdiction just in the aesthetics of the metal panels. Will not have any effect on what HARC previously approved per Preservation Planner 8/31/09.
- H09-8-31-990 **832 Whitehead Street, Pete Pollman**
Exterior front fence is white. We are repainting it white.
- H09-8-31-991 **702 Whitehead Street, A Plus Roofing**
Tear off old metal shingles 5/8 ply wood roof sheathing. Install 5550sq/ft 55 1/2 squares of 24g Galvalume Victorian metal shingle roof system. Install new gutters. Half around gutters as per architect's specifications Preservation Planner 9/1/09.
- H09-8-31-991 **1405 Petronia Street, Key West A/C & Ref. Inc.**
Install 2 1/2 ton Central Air cond. System. Back of the house per Preservation Planner 9/1/09.
- H09-9-01-992 **205 Elizabeth Street, Paver Dave Inc.**
Brick walkways 800 squares.
- H09-9-01-993 **538 Porter Lane, Paver Dave,**
Replace wood deck with sand set paver patio. Will not abut right of way per Preservation Planner 9/3/09.
- H09-9-01-994 **713 Whitehead Street, Terry Austin/Rain Saver Gutters**
Re install 6' seamless Gutters and Downspouts.
- H09-9-01-995 **712 Duval Street B, Southernmost Signs**
A-1-window sign 62" w x 4 1/4" h, B-1 Hanging sign 5 sq/ft. A-Wall sign vinyl on window, B- Hanging sign Red Cedar, " GREENE WORLD GALLERY".
- H09-9-02-999 **414 Louisa Street, David Knoll, Architect**
Re application for replacement of v-crimp roofing with metal shingle roofing at Historic portion approximately 935 sq/ft.

H09-9-02-1000 823 Elizabeth Street, Gary the Carpenter

Remove existing gutter and replace with new 6' white seamless gutter and one downspout. Back of the house per Preservation Planner. 9/02/09.

H09-9-02-1002 223 Petronia Street, Zulma Segura

1-Hanging sign 42"w x 33 " h x 1-3/4" thickness, High density urethane Dibond sign panels, vinyl, acrylic, "COLUMBIAN GRACE". One window sign over central transom copy "DELICIOUS COLUMBIAN FOOD" letters will not exceed 12" tall per Preservation Planner 9/3/09.

H09-9-02-1003 804 Whitehead Street, Martin Moore

Temporary chain link construction fence, 8' tall (213 l.f. of fence) After the fact. Temporary 180 days or less per Preservation Planner 9/02/09.

H09-9-02-1004 1220 Grinnell Street, Mattingly Construction Inc.

Complete approx. 900 sq/ft of exterior siding. Complete interior of single Family Residence according to blue prints provided. Painting of interior and exterior. As per approved plans on August 28, 2007 by HARC, per Preservation Planner 9/3/09.

H09-9-02-1005 1218 Grinnell Street, Mattingly Construction Inc.

Remove addition to front patio roof and rebuild to original size. Complete interior and exterior construction of single Family Residence according to blue prints provided. Painting interior and exterior. Roof and deck extension to be removed as per plans approved on Sept. 28, 2007 by the HARC.

H09-9-02-1006 512 Angela Street, Sam Dickson

1-Hanging sign 12" x 60" wood, VILLAS KEY WEST LUXURY ROOMS & SUITES". Letters will be no taller than 8.8 " 5 square feet per Preservation Planner 9/02/09.

H09-09-02-1007 617 Front Street #22, Sub Zero

Install 2 ton A/C with 5 drops and 1 exhaust fan.

H09-09-02-1008 617 Front Street #21, Sub Zero

Install 2 ton A/C with 5 drops and 1 exhaust fan.

H09-9-03-1009 700 Margaret Street, Nils Muench

Repair one window; replace rotted sill, paint white; repair and paint shutter for this window; paint same color, Hunter Green; exterior paint on lower level front façade only for doors; doors, door trim and wood siding, trim white.

- H09-09-03-1010 **223 Petronia Street, Zulma Segura**
Exterior paint on lower level front façade only for doors; door, door trim and wood siding. Trim white per Preservation Planner.
- H09-09-03-1011 **831 Johnson Street, Guillermo Orozco**
Modify window size along east elevation; new window to be 6/6 wood Marvin; install new wood Bahama shutters at front of original historic building, 3 shutters, new metal Bahama; 7 colonial style at addition (sides 9 near elevation); paint color for outside walls and nine shutters.
- H09-09-03-1012 **1311 Olivia Street, Richard Peter Matson**
Replacing rotted lower plank in upstairs porch railing; paint white
- H09-09-03-1013 **824 Duval Street, Anchor Aluminum Products of South Florida**
Install 25 accordion shutters to second floor and rear windows and door. White to match window color. Does not include storefront on first floor. Building is non contributing.
- H09-09-03-1014 **1006 Packer Street, Southwind Pools**
Remove existing spa (fiberglass) and deck. Build new in ground concrete 8'x 20' pool.
- H09-09-04-1015 **606 Truman Avenue, #3, Rainbow Painters, Inc.**
Repaint exterior same as existing; siding Rainer Gray #2129-66; trim, white; shutters, Buckland Blue #HC-51; porch ceilings, Jamaican Aqua #2048-60. Same as existing colors per Preservation Planner 9/4/09.
- H09-09-4-1016 **700 Waddell Avenue, David Knoll, Architect**
Extension of existing utility roof and reroofing/upgrade of existing A/C and refrigerant equipment, minor electrical work.
- H09-09-04-1017 **920 Cornish Lane, Surfside Aluminum of the Florida Keys**
Install 113' white seamless gutter; 96' 2'x3 downspouts. Installations will not be in the front of the house.
- H09-09-08-1018 **308 Peacon Lane, Erica Mikula, Erica's Pool LLC**
Install DHW solar panel and tank with PV panel to run circulation pump; tank will be located where existing hot water heater is, on back porch; 4'x10' solar panel on south facing roof.
- H09-09-08-1019 **203 Simonton Street, Curry A/C**
Change out of existing 5 ton condensing unit to be set on existing roof girder previously approved.

H09-09-08-1020 **714 Windsor Lane, M.E.E. Inc**

Install one 20kw home standby generator with remote monitor. Generator is not as high as A/C condensers and mounted on garage roof with A/C condensers. Generator will be 29" tall.

H09-09-08-1021 **1215 Royal Street, Mattingly Construction, Inc.**

Remove and replace approximately 16 l.f. rotted lap siding; paint exterior of house with light blue, Honolulu blue, Benjamin Moore 2066-60 and white trim Benjamin Moore, Cotton Balls, OC-122. Less than 10% of new wood siding.

H09-09-08-0122 **614 White Street, Kevin Malloy**

Build deck 6'x 20' at rear of house. Set back from side of property line 5. Deck will be raised 20" from grade. After-the-fact.

H09-09-09-1023 **1016 Duval Street, Dar Castillo, Affiliated Design and Construction Managers, LLC**

Change color of siding to SW 7747, Recycled Glass;
Change color of shutters to SW7060, Attitude Gray
All trim to remain white.

H09-09-09-1029 **703 Duval Street, Chris Robinson**

Just putting a fresh coat of paint on shop. Change of color from white to eggshell.

H09-09-10-1030 **714 Olivia Street, Unit 7, Key King Enterprises, Inc.**

Remove 7 french doors and replace with new 15 light wooden French doors; remove louvered windows (2) and replace with glass block. We will install steel corrugated galvanized removable shutters on all openings.

H09-09-10-1031 **724 Duval Street, Hurricane Shutters of Key West**

HARC Guideline approved removable lexan hurricane panels on 2 doors and 2 transoms above doors. Track color will match trim.

H09-09-10-1032 **4-6 Charles Street, McKendry Builders**

Band stage in back of property, approximately 300 square feet. Revision to previous HARC approved plans.

H09-09-10-1033 **1220 Grinnell Street, Mattingly Construction, Inc.**

Paint exterior colors attached, house Soft Beige, 2156-60 and trim Super White.

H09-09-10-1034 **1218 Grinnell Street, Mattingly Construction, Inc.**

Paint exterior colors attached, house Spirit in the Key, Benjamin Moore 676, trim Soft Mint, Benjamin Moore 2041-60.

H09-09-10-1035 **Porter Court Condominiums, Leroy Enterprises Pools and Renovations**

Install a 6" x 6" perimeter line tile and 2" x 6" mud cap, 38 s.f. of tile; install depth markers, numbered tiles and universal no diving markers; apply gem coat exposed aggregate to interior of pool and spa shell (resurface).

H09-09-10-1036 **Ft. Zachary Taylor, John Rogers Roofing, Inc.**

Install poly stick and corrugated metal roofing as per plans approved by SHPO, 36 squares.

H09-09-10-1037 **729 Thomas Street, Adrian Poitier, Conquering Lion**

Remove and replace damaged siding at upper rear of building; remove lattice under front porch; replace 1 x 6 siding on upper deck; repaint with existing colors and wash technique on front and back on the building facing Petronia Street. Replacement and removal of siding cannot be more than 10%, should use wood siding per Preservation Planner.

H09-09-10-1038 **906 Florida Street, Laura Black**

Paint house Jumel Peachtree, HC-54, and white trim.

H09-09-10-1039 **924 Flagler Avenue, Debon-Air Mechanical**

Replace window units with 2 zone A/C systems as noted on prints.

H09-09-10-1040 **524 Eaton Street, Quincy Perkins**

Painting over graffiti art on Bahama Street side of building. Going back to original colors. Will also paint front doors. Applicant will start painting on Monday September 14, after DRC meeting.

H09-09-10-1043 **1021 Fleming Street, Dan Ace Roofing**

Install v-crimp to new roof at rear and semi-flat roof at rear. Grace as dry-in.

H09-09-11-1045 **621 Eaton Street, Andrea Morgan**

Repaint front wall of house white.

OLD BUISNESS:

MAJOR DEVELOPMENT APPLICATION AND DEMOLITION, SECOND READING

MDP1. H09-8-10-878 **525 Angela Street- 604 Simonton Street, Michael Ingram, Architecture, MBI-K2M Architecture**

Replace 525 Angela Street, 604 Simonton Street with new Administration Building, fire Station and Garage. Provide new landscape, pedestrian areas & infrastructure.

APPROVED _____ DISAPPROVED _____ TABLED _____

SECOND READING FOR DEMOLITION

D1.H09-08-28-981 **510 Elizabeth Street, Thomas E. Pope, P.A.**

Demolish existing non-contributing structure. Build new single family house in accessory unit.

APPROVED _____ DISAPPROVED _____ TABLED _____

TABLED ITEMS

T1.H09-06-19-701 **11 Pierce Lane, Mr. Steve Saling**

The addition is minor in nature, see floor plan & exterior elevations. Construction is wood & wood frame/non-structural on a non-historic property. After the Fact.

APPROVED _____ DISAPPROVED _____ TABLED _____

T2. H09-08-19-932 **309 Amelia Street, Solaria Architects**
Build new accessory shed.

APPROVED _____ DISAPPROVED _____ TABLED _____

T3. H09-08-28-972.5 **1019 White Street, Mary J. Pfund**
Change fabric on existing awning to sun Flower yellow.
Repaint building Blue w/Dark Blue adding into Light Blue.
Paint fence 3 shades of blue and install Artwork.

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**NEW BUISNESS:
APPLICATIONS REQUIRING CLARIFICATION:**

CL1.H09-09-10-1041 **1206 White Street, Carlos Rojas, AIA**
Replace awning. Repair and paint façade. Add stone base to
façade. Add ADA parking space. Add ADA ramp. Non
contributing building.

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CL2.H09-09-10-1042 **715 Duval Street, Carlos Rojas, AIA**

Replace kiosk with booth, 8'x 8': 64 square feet, 9'-2" to peak of roof.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL3.H09-09-11-1044 **1312 Reynolds Street, Dan Ace Roofing**

Remove concrete shingles. Replace with V-crimp. Ten squares

APPROVED _____ DISAPPROVED _____ TABLED _____

CL4. H09-09-11-1047 **1124-1126 Margaret Street, Thomas Kelly**

Remove screen-in porches on the 2 front cottages; remove shed roof at rear of cottages and replace with gable roofs; remove building at rear and replace with 2-story structure; pool at rear; pool accessory building at rear.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL5.H09-09-11-1054 **405 Frances Street, Thomas E. Pope, Architect**
Interior and exterior renovations. New wood windows and doors.
Second floor addition over existing first floor non historic addition.

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ORDENANCE DRAFT REVIEW:

1. An ordinance of the city of Key West Florida amending Chapter 114 of the code of ordinances entitled "Signs"; creating a historical marker definition and exception; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Adjournment