

# HARC

## Historic Architectural Review Commission

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, August 25, 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:**

August 11, 2009

**STAFF APPROVALS:**

H09-5-21-575 **317 Catherine Street, M. Skoglund**

New fence 120 lineal feet four feet tall picket and six foot tall picket on side and back. New rear porch. After the fact.

H09-7-20-800 **816 Duval Street, MLS Construction Mgt.**

Remove and replace approx. 150 squares of decking and supports (survey attached) on back yard. Will use wood decking per Enid T. 8/17/09.

H09-7-28-824 **508 South Street, The Craig Company/Donald Craig or Barbara Mitchell**

Remove 10.36 s.f. of sod within pool area and replace with pavers. Paver will match existing pavers recently installed (and approved as part of the redevelopment of the resort. See attached photographs and site plan.

H09-7-30-833 **314 Petronia Street, One Call Construction Inc.**

Re-install cement trim over piece in gable trim approx. 60 ln/ft. Replace rotted trim with cement trim approx. 100 ln/ft. Touch-up paint to match existing. Hardi board and concrete non historic structures.

H09-7-30-834 **312 Petronia Street, One Call Construction Inc.**

Re-install cement trim over piece in gable trim approx. 60 ln/ft. Replace rotted trim with cement trim approx. 100 ln/ft. Touch-up paint to match existing. Hardi board and concrete non historic structures.

H09-7-30-835 **310 Petronia Street, One Call Construction Inc.**

Re install cement bond trim . Replace rotted trim w/cement trim approx. 100 ln/ft. Touch up paint to match existing.

H09-7-31-841 **1101 Fleming Street, Pauline M. Sherman**

1-Installation of 36 in gate on Fleming Street 4' high. 2-Installation of approximately 110 lineal ft of lattice under porch and house pressure treated wood.

- H09-7-31-847 **223 Truman Avenue, Adrian Poitier/Conquering Lion Construction**  
Replace rafter tails and apply hurricane straps. Same length of existing. Deteriorated elements due to humidity.
- H09-7-31-848 **223 Truman Avenue, Arian Poitier/ Conquering Lion Construction**  
Remove and replace two concrete staircases at front of church.
- H09-7-31-849 **223 Truman Avenue, Adrian Poitier/ Conquering Lion Construction**  
Move rear door to new fenestration. Back door of Hall.
- H09-7-31-850 **11 Nassau Lane, Boston Brick Co.**  
Installation of old Chicago brick paver patio; approx. 233 sq ft, removal of approx. 50 sq/ft of existing pavers, and replace red clay walkway with old Chicago brick. All within property boundaries.
- H09-8-03-851 **419-B Duval Street, One Call Construction Inc.**  
Paint front of building the same color, paint front trim white.
- H09-8-03-852 **906-C Frances Street, A Plus Roofing**  
Install 1500 sq/ft (15 sqs) of 26 Galvalume v-crimp metal roofing. Existing roof is V-crimp.
- H09-8-03-853 **806 Elizabeth Street, Phillip Allen**  
Build 8' by 8' covered porch and 16' Handicap Ramp. After the fact install railings. Construction is on the back of the house which is attached to a non historic addition.
- H09-8-03-854 **815 Catherine Street, Finer Lines Inc.**  
Installation of a 6' wood fence. Around near of property 2 sides approx. 191 ln/ft. Fence will be set back 10 feet from the right of way perpendicular to the Street see survey map per Enid t 8/4/09.
- H09-8-03-857 **916 James Street, Sub Zero Inc.**  
Install 3 1-ton mini split units.
- H09-8-05-860 **1408 Petronia Street, Key west A/C**  
Replace existing 3 1/2 ton. Install Air cond. equipment.
- H09-8-05-861 **1319 Duval Street, Brian Mc Kendry**  
Change existing window to match existing door on back of property.
- H08-8-05-862 **801 Georgia Street, Leila & Maciboba (Deco Comm)**  
Painting the exterior, trim and doors. Scheme #1 trim-Raindrop Sw6485, overhang-Jack Frost -BM 729, doors-Terra Cotta Tile BM 2090-30 per Enid t 8/10/09.

H09-8-05-863 **427 Catherine Street, Susan Haskell**

Aluminum panels on front windows only if there is a hurricane coming. Current wood shutters would remain in place as they are. Removable panels channel needs to be painted same wall color.

H09-8-05-864 **800 Fleming Street, Millennium Paint of Key West**

Repaint exterior to match existing color.

H09-8-05-865 **1127 Southard Street, Papa's of Key West**

Preparation and paint exterior siding Marlboro Blue, Shutters-Van Deusen Blue and trim-super white.

H09-8-06-866 **Waterfront play house @ Mallory Square/Salinero Enterprises Inc.**

Remove existing A/c wall units. Fill in with cement stucco to match existing wall. Stucco will match existing texture. Replace 2 existing alum. windows with hurricane impact windows. Paint with same existing color per Enid T 08/07/09.

H09-8-06-867 **122 Duval Street, Brian McKendry**

Ground level leak repair add 2 by10 under existing 2 by10 attach flashing and add gravel to help drainage.

H09-8-06-868 **114 Fitzpatrick Street, Sub Zero Inc.**

Install a 4 ton with 11 drops within set backs.

H09-8-06-870 **814 Eaton Street, A Plus Roofing**

Install a 60 mil single ply valley then maintenance and paint the old Victorian metal shingle roof..

H09-8-06-871 **326 Whitehead Street, A Plus Roofing**

Re-install 276 sq/ft 5" K-Stule white seamless gutters and 195 sq/ft of conduction pipe.

H09-8-06-872 **512 Greene Street, Trepainer & Associates, Inc.**

Revised approved site plan.

H09-8-07-874 **518 Frances Street, Eric Hecht**

On west side of (a) 45 feet of 6 ft high solid picket fence. White w/capitals (B) 40 feet of 6 foot high open picket fence white, w/capitals; Contiguous w/ (A); 5 feet of 6 foot high open picket fence white connected to house & (B); with 36 inch gate. The two neighbors signed on building permit application. Gate will be flush with house main wall façade.

- H09-8-10-876 **532 Fleming Street, Shirley Ezmirly**  
Excavate 4" fill, place 2 #4 bar, place and finish 3000 psi concrete slab 1' x 20' x 6' for gate slope on owner property.
- H09-8-10-877 **206 Olivia Street, Robert Porcaro**  
Repair /replace rotten siding. Approximately 300 linear feet. Prime and paint entire house. Body -weson flax-HC5 Benjamin Moore, trim-white. Less than 10% of siding replacement.
- H09-8-10-879 **318 Admirals Lane, Gary the Carpenter**  
Re install 42' of white seamless gutter on west side of house.
- H09-8-10-882 **1024 Packer Street, ART-Z Painting Key West, FL**  
Paint exterior of house and fence at above address. Color of house body is PPH-40 (Lovely Blue Ski). Color of house trim is NA-14 (Fair view Dome). Color of fence is (white).
- H09-8-10-883 **712 Duval Street, One Call Construction Inc.**  
Repair a new board trim under upper deck as new with Dutchman patch and remove and replace apprx. 10 lineal ft of rotted trim paint trim with paint under deck, Light blue approx. 900 sq/ft. Repair will be in kind. Replicating exact gingerbread design.
- H09-8-11-885 **429 Caroline Street, Southernmost Signs**  
1-Wall sign 3 sq/ft , wood, ".GHOST & MYSTERIES TOURS" Owner of building needs to remove old Ghost Tours signs that are located on CBS fence, corner of Caroline and Duval Streets prior to this proposed installation per 8/11/09.
- H09-8-11-886 **302 Fleming Street, Hauber Inc.**  
Replace fuel piping on outside of wall to generator. In-kind replacement.
- H09-8-11-887 **424 Fleming Street, Ruby's Painting**  
Brush and roll paint on south and southwest exterior wall Coral Buff- 024.
- H09-8-11-888 **606 Greene Street, One Call Construction Inc.**  
Put 4 inch by 20 inch, approx. 5 sq/ft concrete retention wall against stall building with polyurethane sealer in gap. Side of building- four feet between the two existing buildings. Ground water is filtrating to the interior of the building.
- H09-8-11-889 **1221 Newton Street, Total Temp. Inc.**  
Replace existing A/C unit 4 ton.

- H09-8-11-890 **631 United Street, Haven Burkee, Architect**  
Replace 6 panel, non historic door with new 3 panel door. Same dimensions of existing fenestration. .
- H09-8-11-891 **605 Free School Lane, Key King Enterprises Inc.**  
Replace existing gate 6 feet long and 6 ft high. Replace 3 6 x 6 posts paint white. Install approx. 42 ln/ft lattice wood fence at back attached to existing chain link fence rear of property. Replace 4 x 8 cover for pool equipment box.
- H09-8-12-892 **1010 Windsor Lane, Morse Builders Inc./Rodger Morse**  
Replace existing Conch shingles metal roof with same. Replace with same shingles per Enid T. 8/12/09.
- H09-8-12-893 **606 Frances Street, Hurricane Shutters of Key West**  
HARC guideline approved removable hurricane panels on all 23 openings. Channels need to be painted in white.
- H09-8-12-894 **223 Truman Avenue, Conquering Lion Construction**  
Deletion of expansion joint on new staircase landing.
- H09-8-12-895 **425 Greene Street, Cold Town**  
Replace two existing 5 ton pkg A/C's with 2 5-ton split A/C's.
- H09-8-12-896 **715 Duval Street, Dan Ace Roofing**  
Install modified rubber to flat roof where deck was located to front area.  
See specs.
- H09-8-12-897 **245 Front Street, James P. Vernon**  
Replace existing damaged wood deck board as needed for safety with wood boards.
- H09-8-12-898 **57 Front Street, James P. Vernon**  
Remove and replace roof deck above exterior stairs and deck only above interior space (no penetration into interior space) of damaged caused by rain water (approx. 500 sq/ft total). In-kind using wood.
- H09-8-13-899 **1307 Reynolds street, Sub Zero, Inc.**  
Install two 2 ton A/c with 14 drops 3 exhaust fans and 1 drop vent, on the back yard.
- H09-8-13-900 **831 Johnson Street, Total Temp. Inc**  
Install new ductless A/C unit.

- H09-8-14-903 **600 White Street (Historic Armory), The Studios of Key West**  
Touch -up and repaint same colors. Front steps, door trim, railing. Cistern front wall. Rear Handicap access ramp (adding skid resistant granules).
- H09-8-14-905 **513 Noah Lane, Sub Zero Inc.**  
Replace a 3.5 ton split system with existing power A/c in the attic.
- H09-8-14-906 **510 Greene Street, John Rodger Roofing Inc.**  
Install two 6" corrugated down spout on front of bldg. The State Historic Preservation Office approved this new downspouts see email per Enid T. 8/17/09.
- H09-8-14-907 **515 Louisa Street-unit-"A", Guillermo Orozco**  
Replace existing chain link fence and replace with 36" height wood picket fence. Remove existing railing at porch (see pics). Remove all existing metal windows and doors . Install new metal impact resistant upright doors and windows. Replace wood louver shutters to match existing with wood shutters. Remove existing deck and fence at rear and install 5' x 9' pool and wood deck and wood picket fence around 6' tall picket.
- H09-8-14-908 **329 Margaret Street, D& L Star Construction LLC**  
Replace 14 windows in a non-contributing structure. Actual windows are aluminum double pull and jalousie windows. To be replaced with high impact single hung aluminum. Windows will be 6/6 and will use same fenestration measurement. House has different types of metal glass jalousie and casement windows.
- H09-8-14-909 **329 Margaret Street, D & L Star Construction LLC**  
Repair smoke and fire damage to inside of house and rear room roof. Remove asphalt back roof and rafters on shallow shed roof non-historic and replace with same.
- H09-8-17-910 **902 Thomas Street, Cissy Boureikos**  
After the fact: Install small satellite dish on Southside of top floor porch entry way. Installed on second floor back/side of porch.

**OLD BUISNESS:**

1. Two and a half story-guideline revisions.

**TABLED ITEMS**

T1.H09-6-19-701 **11 Pierce Lane, Mr. Steve Saling**

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. After the Fact.

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

T2. H09-07-29-830 **5 Hutchinson Lane, Dennis B. Beebe, Architect Solaria Design**

Rear two story addition. Increase of footprint by 120 square feet. Non historic original structure.

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

**NEW BUSINESS:**

**APPLICATIONS REQUIRING CLARIFICATION:**

**Major Development Plans:**

MDP1. H09-07-17-797 **512- 514 Duval Street, Thomas E. Pope, Architect**

New two stories, three units commercial building to replace fire damaged structure.

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

MDP2.H09-08-10-878 **525 Angela Street- 604 Simonton Street, Michael Ingram, Architect, MBI-K2M Architecture**

Replace 525 Angela Street, 604 Simonton Street with new administration building, fire station and garage. Provide new landscape, pedestrian areas and infrastructure.

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

**Clarification Items:**

- CL1. H09-8-04-858 **1305 Petronia Street, Frank White-Key West Boyz**  
After the fact application for demolition of a significant deteriorated structure in the historic district and request for Certificate of Approval for construction for new/replacement residential structure of approximately 1350 square feet per the attached plans.

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

- CL2. H09-8-03-855 **618 Duval Street, One Call Construction**  
Paint wall white. Paint trim red. Change awning to red.

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

- CL3. H09-8-03-856 **618 Duval Street, One Call Construction**  
One projecting sign 5 square feet, PVC with copy Cowboy Bill's Honky Tonk Saloon Key West. One awning sign band 8 inches by 30 inches sign band repeated on sides and front of awning's valance with white vinyl letters reading "Cowboy Bill's".

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

CL4. H09-8-07-875 **416 Eaton Street, Michael Miller, Architect**

Revision of approved HARC application no. H08-05-09-588.

Replace neon strip with four sconces, relocate sign and change paint colors.

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

CL5. H09-08-14-902 **118 Duval Street, The Awning Guys**

Recover existing awning frame with new canvas and new color, approximately 165 square feet.

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

**New Business:**

**Adjournment**