



City of Key West, FL

Old City Hall
510 Greene Street
Key West, FL 33040

Meeting Minutes Historic Architectural Review Commission

Tuesday, January 11, 2011

3:00 PM

Old City Hall

ADA Assistance: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, including requesting materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), or information on access available to individuals with disabilities, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m. If you are hearing or voice impaired, please call 305-809-1000.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Enid Torregrosa stated that Item number 7 requested to be postponed. She added that Commissioner Muench would like to add a discussion topic on demolition by neglect, and Commissioner Rojas would like to add a discussion topic on the revision to the demolition ordinance.

Nils Muench made a motion to approve the agenda; the motion was seconded by Bryan Greene. Motion carried.

Approval of Minutes

1 December 14, 2010

Nils Muench made a motion to approve the minutes; the motion was seconded by Daniel Metzler.

Action Items

Old Business

- 2 Request to demolish back porch, renovations to existing house and built an attached addition to the back of existing house- #1415 Olivia Street- Applicant David Knoll, Architect (H10-01-742)- **Second Reading**

David Knoll presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve the second reading for demolition; the motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas, Green and Chairman Molinet.

Nays: None

Bryan Green made a motion to approve design; the motion was seconded by Carlos Rojas.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas, Green and Chairman Molinet.

Nays: None

APPROVED

New Business

- 3** Request to remodel front façade of non contributing house, replace partial roof. New pool and deck on rear facing doors- # **504-506 Catherine Street -Applicant Carlos Rojas, AIA Architect (H10-01-746)**

Carlos Rojas recused himself from the dais.

Carlos Rojas presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Greene made a motion to approve the design; the motion was seconded by Daniel Metzler.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Green and Chairman Molinet.

Nays: None

APPROVED

- 4** Request to built a new frame addition at rear of non historic building- # **505 Front Street- Applicant David Salay, Architect Bender & Associates (H10-01-814)**

David Salay presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Greene made a motion to approve; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas, Green and Chairman Molinet.

Nays: None

APPROVED

- 5** Request to build a carport porch not attached to historic structure and remodel side of new addition to reconfigure windows- **#313 Truman Avenue- Applicant Schroeder Builders (H10-01-824)**

Carlos Rojas recused himself from the dais

Joe Schroeder presented the project. He requested that the commission postpone the item.

Daniel Metzler made a motion to postpone; the motion was seconded by Bryan Greene. Motion carried.

POSTPONED

- 6** Request to demolish shed non historic sheds in rear- **#504-506 Catherine Street- Applicant Carlos Rojas AIA, Architect (H10-01-829)**

Carlos Rojas represented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve the first reading for demolition; the motion was seconded by Bryan Greene.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Green and Chairman Molinet.

Nays: None

APPROVED

- 7** Request to construct pergola- **#623 Fleming Street- Applicant Gary Burchfield (H11-01-05)**

POSTPONED

- 8** Request to install air conditioning louvers and relocate three air conditioning units to their previously approved location and away from street view- **# 417 Eaton Street- Applicant William P. Horn, Architect (H11-01-006)**

William Horn presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Greene reviewed the site plans with Mr. Horn.

Enid Torregrosa clarified the position of the air conditioning units for the Commission.

Rudy Molinet asked why the applicant chose metal louvers over wood. Mr. Horn stated that metal louvers were already being used on the building and they would last longer than wood louvers.

Nils Muench made a motion to approve; the motion was seconded by Carlos Rojas.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Metzler, Muench, Rojas, Green and Chairman Molinet.

Nays: None

APPROVED

- 9 Request to install a detached sign with LED back lit letters and a five square feet hanging sign, signs copy *Southern cross Hotel- #417 Eaton Street- Applicant William P. Horn Architect/ Southernmost Sign Inc (H11-01- 008)*

William Horn and Carl Reid presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Greene expressed concern over the size and ADA compliance of the non-hanging sign.

Carl Reid stated that they were trying to integrate artwork into the environment.

Rudy Molinet stated he had a problem with the size of the free standing sign.

Nils Muench cited page 48 of the guidelines.

Ron Ramsingh reviewed the outdoor display definition.

Bryan Greene cited page 49 of the guidelines relating to inappropriate location.

Ron Ramsingh stated that the guidelines on page 49 have justification to deny the application.

Bryan Greene made a motion to deny based on page 49 of the guidelines paragraph 1; the motion was seconded by Nils Muench for discussion.

Carlos Rojas requested the motion be amended to approve the hanging sign and deny the freestanding sign based on page 49 paragraph 1 of the guidelines.

Bryan Greene accepted the amendment and made a motion to approve the hanging sign and deny the freestanding sign pursuant to page 49 paragraph 1 of the guidelines; Nils Muench seconded the amended motion. Motion carried.

APPROVED hanging sign and DENIED free standing sign.

HARC Planner's Report

Comments from Commissioners

Nils Muench discussed page 54 of the guidelines concerning procedures for demolition with city staff.

Carlos Rojas discussed demolition of non-historic structures with city staff.

Adjournment

Carlos Rojas made a motion to adjourn; the motion was seconded by Nils Muench. Motion carried.

Interested parties may appear at the public meeting and be heard with respect to the proposed items. Copies of the applications are available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. Applications can also be viewed online at www.keywestcity.com.

Anyone who may wish to appeal any decision made by the HARC 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.

Please note that one or more City Commission members and/or Planning Board members may be present at this meeting.