

Historic Architectural Review Commission

Meeting Minutes

September 14, 2010 – 3:00 p.m.

City Commission Chamber
Old City Hall, 510 Greene Street
Key West Florida



The Key West Historic Architectural Review Commission held a public hearing on **Tuesday, September 14, 2010 at 3:00 p.m.**, in the **City Commission Chamber located at Old City Hall, 510 Greene Street, Key West Florida.**

1. **Roll Call** Board member present included Bryan Green, Rudy Molinet, Nils Muench, Carlos Rojas, and Chairman George Galvan
2. **Pledge of Allegiance**
3. **Approval of Agenda**

George Galvan called for a nomination for chair of the Historic Architecture Review Commission.

Carlos Rojas made a motion to nominate George Galvan as chair of HARC; Rudy Molinet seconded the motion.

George Galvan stated that his term on HARC expires after the first meeting in October.

Nils Muench stated that he was in favor of electing a chair for a longer period.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Molinet, and Rojas

Nays: Commissioner Muench and Galvan

Ron Ramsingh stated that a vice chair should be appointed.

Nils Muench made a motion to nominate Rudy Molinet; it was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Molinet, Muench, Rojas, and Galvan

Nays: None

Enid Torregrosa stated that Item number 4 of Old Business was staff approved. She added that Item number 6 under New Business was postponed to the next meeting, and the Minutes listed on the agenda for August 31, 2010 were not completed and were not ready to be approved.

4. **Approval of Minutes**
 - a. August 31, 2010
5. **Items for Public Hearing**
 - a. **Old Business**
 2. Request to demolish second floor and left side of existing building, build a second floor addition and renovate existing building- **#710 Bakers Lane rear- Applicant: Michael Skoglund Architect (H10-01-230)**. Demolish second floor of existing building. Demolish left side of structure. Renovate existing building as per enclosed drawings into a single family residence.

Michael Skoglund presented the project. He stated that the second floor addition has been demolished and they planned on adding a new second floor on the back of the building.

No public comment.

Enid Torregrosa reviewed her staff report stated that this is the second reading for demolition. She stated that the proposed demolition is non-historic, and recommends that it can be considered by the commission. She stated that regarding design review the applicant submitted copies of a Certificate of Appropriateness from May 1997, but the scope of work and design does not match what the applicant is currently proposing. In May 1997 there were not expiration dates given to Certificates of Appropriateness. The main house in the front of the lot is contributing, but the back structure is not historic. Staff understands that the proposed project is inconsistent with the guidelines as well as mass and scale in the neighborhood, staff recommends denial.

Bryan Green asked the attorney to clarify for the board that they are able to reach a different conclusion than that made in 1997, he referred to the guidelines page 11 paragraph 7.

Ron Ramsingh stated that because the application had changed it was possible for the board to disapprove the new application because of substantial changes to the application.

Nils Muench stated that the application violated the guidelines on page 37 guidelines 3 and 4.

Carlos Rojas asked staff why they were recommending denial.

Enid Torregrosa reviewed her staff report.

Carlos Rojas asked if the project would need variances.

Enid Torregrosa stated that the project would need variances.

Nils Muench made a motion to deny based on the guidelines from page 37.

Enid Torregrosa asked if the motion was on demolition or design.

Nils Muench stated his motion was to deny the design; it was seconded by Bryan Green for discussion.

The Chairman requested the clerk call the roll.

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

Nays: Commissioner Rojas

DENIED

*NOTE

During the discussion of the motion the commissioners discussed the following:

Rudy Molinet asked for clarification from the Assistant City Attorney Ron Ramsingh on voting procedures for demolition.

Ron Ramsingh stated that it was at the board's discretion on how they wanted to handle the voting procedures for demolition and design.

Bryan Green stated that he would be in favor of having design and demolition being heard at the first meeting, so that the applicant could make changes and the project could be expedited more efficiently.

Rudy Molinet supported Mr. Green's position.

The Commissioners and staff came to a consensus that they would hear demolition and design at both meetings.

3. Request to remove two non historic additions and built a new two story addition- **#513 Truman Avenue Applicant: Dar Castillo Affiliated Design and Construction Management (H10-01-243)** Remove two non historic additions on rear and construct a two story rear addition.

City Commissioner Terry Johnston presented the project representing Affiliated Design and Construction Management. She stated that it is a contributing structure and the purpose of the second building was to house two deed restricted affordable housing units. The first level would be 900 square foot with an entrance to the two front offices. The proposed height for the structure would be 27 feet. Colors would stay the same as the current building and the roof would be v-crimp.

No public comment.

Enid Torregrosa stated that the proposed structures for demolition are non-historic, and staff recommends that the demolition can be considered by the commission. As far as design staff noted problems with mass and scale because of the two story addition. Staff reviewed the application and recognized that it is not consistent with the guidelines.

Bryan Green stated that he did not support the project as proposed. He stated the main reasons were because of an issue regarding mass and scale in the neighborhood, as well as a misleading site plan.

Carlos Rojas stated that the project violated the guidelines on page 37 numbers 4 and 7.

Rudy Molinet stated that he could not support due to mass and scale.

Nils Muench made a motion to deny based on page 37 of the guidelines numbers 1-4 and 7; it was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

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

Nays: None

DENIED

4. Request to install two signs- **#830 Truman Avenue- Applicant: Southernmost Signs (H10-01-283)** One wall sign of aluminum fabrication 14 square feet free standing letters reading *Silver Palms Inn* and one double faced pole sign.

STAFF APPROVED

5. Request to replace existing back stairs and built new deck on second floor and stairs- **#313 Amelia Street- Applicant Sea Tech of the Florida Keys Inc. (H10-01-299)** Replace existing rear stairs and landing with new stairs and wood deck.

Johns Paul Castro presented the project. He stated that the major change they have made since the last meeting is moving the deck back three feet.

No public comment.

Enid Torregrosa reviewed her staff report. She stated the addition was inconsistent regarding additions alterations and new construction, as well as mass and scale with the surrounding neighborhood.

Nils Muench stated that he felt it was an intrusion on the privacy of the neighborhood.

Bryan Green stated that the lot coverage was at 67%, and already too much.

Nils Muench made a motion to deny based on page 37 of the guidelines paragraph 4.

John Paul Castro questioned whether the deck was considered an addition.

Enid Torregrosa stated that this was considered an addition.

Nils Muench accepted a friendly amendment to his motion.

Nils Muench made a motion to deny based on page 37 numbers 4 through 7, page 39, and page 41; it was seconded by Rudy Molinet. Motion carried.

DENIED

New Business

6. Request to install a ticket booth- **#129 Duval Street- Applicant Marius Venter (H10-01-328)** - Movable ticketing booth four feet by four feet by thirty six inches high.

POSTPONED

7. Request for demolition on back, new additions, and restoration- **#711 Bakers Lane- Applicant Bender and Associates Architects, David Salay (H10-01-334)** Remove contemporary addition from one story wood frame residence. Restore historic front portion of house. New bathroom and porch at rear of house. New entry and carport at side of house.

David Salay presented the project. He stated that the front of the building is a one story residence built before 1912. He proposed the demolition of a side and rear addition, and restoration on the front of the house. The restoration would restore siding and windows on the front of the house, with one addition on the side of the house and two on the back as well as the addition of a carport. All additions will be one story and lower than the primary structure.

No public comment.

Enid Torregrosa reviewed her staff report. She stated that this is the first reading for demolition and design. She stated that the three structures that they are proposing to demolish are non-historic. The project proposes the restoration of the traditional aspects of the house including the addition of a

front door. She stated that the proposed project is in keeping within the guidelines with the exception of the proposed carport.

Nils Muench stated that the carport violates the guidelines on page 40 paragraph 5.

Rudy Molinet asked the applicant and if there was any historical proof of a carport.

David Salay stated that there was no historical evidence of a carport on the Sandborn maps.

Bryan Green stated that there is limited space for parking on Bakers Lane. He stressed that because of the parking problem the carport becomes a necessary part of the design and he supports its approval. He stated that he interpreted the guideline on page 40 as giving flexibility for the board to determine on a case by case basis if carports are appropriate. He felt in this case the carport was integral to the design and appropriate.

Nils Muench disagreed.

Rudy Molinet stated that he was not in support of the carport and it was clear in the guidelines.

Nils Muench stated that carports are unnecessary.

Carlos Rojas made a motion to approve the design of the project without the carport sighting page 40 of the guidelines paragraph 5; it was seconded by Nils Muench

The Chairman requested the clerk call the roll.

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

Nays: None

Carlos Rojas made a motion to approve the demolition; it was seconded by Bryan Green. Motion carried.

APPROVED

8. Request to build a new carport- **#619 Thomas Street- Applicant Paul Cox (H10-01-338)** Build new carport over existing driveway.

Paul Cox presented the project. He stated it was off the streetscape and he had letters of support from both neighbors.

Public comment:

Horace Mobley 609 Thomas Street.

Russel Pope 621 Thomas Street

Enid Torregrosa reviewed her staff report. She stated the carport was inconsistent with the guidelines.

Nils Muench made a motion to deny based on page 40 of the guidelines paragraph 5; it was seconded for discussion by Rudy Molinet. He asked staff if there was a different interpretation in

the guidelines from the previous applications on whether the carport was attached to the main structure.

Enid Torregrosa stated that the project that included a carport that he was replacing had a garage on the property previously.

Carlos Rojas stated that if the carport was smaller and farther back on the property it could be appropriate, he recommended the board table the item so that the applicant might come back with different dimensions.

Nils Muench asked Carlos Rojas what the function of a carport was.

Carlos Rojas stated that it was an accessory structure for the parking of a vehicle.

Paul Cox stated that the owners want the carport because they leave a car outside six months of the year and the sun and weather damages the paint.

Bryan Green stated that moving the carport back will further eliminate space for planting and it is highly visible.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Molinet, and Muench

Nays: Commissioner Rojas and Chairman Galvan

DENIED

9. Request to renovate historic house, new stairs and fence-#1901 Flagler Avenue- Applicant David Knoll Architect (H10-01-343) Exterior renovation and the addition of new stair, balcony and site fence.

David Knoll presented the project. He reviewed the scope of renovations in further detail. He stated that historically the first floor of the residence was used as commercial and the top floor was used as residential.

No public comment.

Enid Torregrosa reviewed her staff report. She stated that she had minor questions concerning the design. She reviewed the Secretary of Interior's Standards concerning this contributing historic structure. She reviewed the plans for the braces and stated that the incorporation of braces underneath the cantilevered porches will alter the architectural quality of the balconies. She stated that if structural braces are required for the chamfered corner of the building they should be simple in design and be installed perpendicular to the chamfered corner. The second floor porch and stairs on the eastside of the house will create a false sense of historic development. The historical stairs on the Sandborn maps were a simple parallel set of stairs. She added that the areas proposed for demolition are non-historic. Because this house is outside of the historic district two readings will not be required.

Nils Muench stated that he was in support of the project.

Bryan Green asked when that chamfered corner was cut out and why.

David Knoll stated that it was cut out sometime in the 1960's because of traffic and building collision issues.

Bryan Green asked if there was a way to make the brackets less dominating. David Knoll stated this was possible, but replacing the true cantilevers was not economically sound for his client.

Bryan Green asked the applicant why the staircase was turned 90 degrees.

David Knoll stated that the residence needs to be directly accessible from the sidewalk.

Rudy Molinet asked if the property had been purchased.

Nils Muench asked the applicant to explain the fence.

David Knoll gave the dimensions of the fence and stated that it was powder coated aluminum fence with a gate.

Carlos Rojas stated that he will not approve way v-crimp to replace historic metal shingles, and the fence does not follow HARC guidelines.

Rudy Molinet stated that the property was listed on the Key West multiple listing website.

Carlos Rojas asked if there was going to be an issue with the fence.

Ron Ramsingh stated that when a structure is located outside the historic district, but is a contributing structure the compatibility of the fence with the contributing structure should be considered.

Carlos Rojas made a motion to table; it was seconded by Rudy Molinet. Motion carried.

TABLED

10. Request for demolition of shed and new construction- **#316 William Street- Applicant Bender and Associates Architects, Bert Bender, Haven Burkee (H10-01-347)** Demolition, involuntary, of existing shed and reconstruction of shed to conform to property setbacks.

Haven Burkee presented the project.

No public comment.

Enid Torregrosa reviewed her staff report. She reviewed the major changes from this application to a previous similar one on this site.

Carlos Rojas made a motion to approve the demolition; it was seconded by Bryan Green. Motion carried.

Carlos Rojas made a motion to approve the project as submitted; it was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Molinet, Muench, Rojas, and Chairman Galvan

Nays: None

APPROVED

11. Request for demolition of non historic structures and new construction- **Mallory Square- Applicant William P. Horn Architect (H10-01-355)** Add handicap ramp to hospitality house, re paint exterior, new paving and landscaping. Demolition of all non historic additions and decks to cable hut structure. Add new two story restaurant building.

Bill Horn presented the project. He reviewed the overall site plan with the commission.

No public comment.

Enid Torregrosa reviewed her staff report. She stated that the demolition was on non-historic structures. She stated that the design complied with the guidelines and mass and scale were appropriate and compatible with the urban context.

Rudy Molinet stated that the only issues he had were that the roof was a large pitch and he supported wood siding.

Carlos Rojas stated that he felt a 7/12 pitch on the roof was too much and a lowered pitch would be more appropriate.

Nils Muench thanked the applicant for preserving the historic structure.

Bryan Green asked how the historic structure would be noted.

Bill horn stated that they may have a historic placard or sign to tell the history of the structure

Bryan Green stated that a rounded staircase may be better for the first floor second floor staircase to follow the cylindrical shape of the historic structure.

The applicant stated that it was an issue of the kitchen being on the second floor and the functionality of the project.

Nils Muench made a motion to approve as presented; it was seconded by Bryan Green

Bryan Green asked if the roof could be considered when brought back for a second reading.

Nils Muench rescinded his original motion.

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

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Molinet, Muench, Rojas, and Chairman Galvan

Nays: None

Motion carried.

Carlos Rojas made a motion to approve the design with the stipulation that the applicant will consider lowering the roof line for the second meeting; it was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Molinet, Muench, Rojas, and Chairman Galvan

Nays: None

APPROVED

12. Historic Preservation Planner's Report

Enid Torregrosa welcomed Bryan Green to the commission

13. Comments from Commissioners

Rudy Molinet discussed flexi-pave in the historic district.

14. Adjournment

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

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 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.

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

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