



## City of Key West, FL

Old City Hall  
510 Greene Street  
Key West, FL 33040

# Meeting Minutes Historic Architectural Review Commission

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Tuesday, October 12, 2010

3:00 PM

Old City Hall

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**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

Board members present included Bryan Green, Rudy Molinet, Nils Muench, Carlos Rojas, and Chairman George Galvan

### Approval of Agenda

Enid Torregrosa stated that the applicant for Item number 2 had withdrawn the application

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

### Approval of Minutes

#### 1 September 14, 2010

Bryan Green stated that he had two changes to the minutes; the first was the clarification of a statement, and the second was a minor spelling error.

Nils Muench stated that he believed the motion on Item number 5 was incorrectly stated in the minutes

Ron Ramsingh cited a minor spelling correction.

Rudy Molinet made a motion to postpone the minutes so staff could make corrections and look into the motion on Item number 5; it was seconded by Bryan Green. Motion carried.

POSTPONED

### Action Items

#### Old Business

- 2 Request to build addition, new pool with deck and new guest house - #922 Thomas Street - Applicant Seatech Inc. (H10-01-425)

WITHDRAWN

- 3 Request for demolition of non historic additions, construction of new additions, new swimming pools and site improvements - #911 Watson Street - Applicant Matthew Stratton, Architect (H10-01-435)**

The applicant's representative Ginny Stones presented the project. She stated that this was the second reading for demolition.

Public comment:

The following Public Comment was read into the record by recording secretary Patrick Wright:

Judy Clarke 1008 Olivia Street

Enid Torregrosa stated that she had responded to the inquiry from Ms. Clarke. She then presented her Staff Report. She stated that proposed demolition was non historic and could be reviewed by the board, as well as the proposed plans.

Nils Muench stated he was sympathetic towards the neighbors concerns.

Nils Muench made a motion to approve; it was seconded for discussion by Bryan Green.

Rudy Molinet stated that he was not present at the last meeting and he would have to abstain from voting.

Carlos Rojas stated that he objected to the project based on the guidelines concerning additions, historic renovations, and new additions.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green, Muench, and Chairman Galvan

Nays: Commissioner Rojas

APPROVED

### **New Business**

- 4 Request for demolition of existing additions on the rear and second floor, new one story kitchen and porch, add new dormers, new doors and site improvements - # 426 Elizabeth Street - Applicant David Salay Architect, Benders and Associates (H10-01-474)**

Architect Bert Bender represented the project.

No public comment.

Enid Torregrosa presented her Staff Report. She stated that the proposed demolitions are non historic additions to the house, and can be considered by the board. Concerning design she stated that a one story addition and porch was being proposed as well as three new dormers. Mrs. Torregrosa stated that the main door was being replaced as well as installation of a pool and equipment which will not be visible from the right-of-way. She added that the design was in keeping with the guidelines with the exception of certain design aspects of the porch addition.

Nils Muench asked for clarification with staff that the molding on the porch was the only issue staff had concerning design. Staff confirmed that this was the only issue. Nils Muench made a motion to approve the

design with the exception that the molding be altered with staff's approval; it was seconded for discussion by Rudy Molinet.

Bryan Green discussed the position of the pool/air conditioning equipment and its fencing on the lot with Mr. Bender.

Carlos Rojas stated cited the guidelines concerning dormers on page 27. He asked the applicant if any documentation existed that proved that there were dormers present in those locations historically.

Mr. Bender stated that he believed there had been dormers historically but he could not confirm this.

Rudy Molinet asked the applicant what colors were being used. Mr. Bender stated they had not discussed color with his client.

The motion was made by Nils Muench to approve design with the exception of the molding; it was seconded by Rudy Molinet.

The Chairman requested the clerk call the roll.

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

Nays: None

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

APPROVED

**5 Request to build an hexagonal one story addition - #630 Eaton Street - Applicant William Rowan, Architect (H10-01-478)**

Architect William Rowan represented the project. He stated that they proposed a hexagonal 1 story addition to the bedroom on the rear of the property.

No public comment.

Enid Torregrosa presented her Staff Report. She stated that the applicant should coordinate with landscaping concerning the root systems of an old tree on the back portion of the property. She added that the addition is in compliance with the guidelines.

Mr. Rowan stated he would coordinate with the Landscaping Department.

Carlos Rojas made a motion to approve the project as submitted; it was seconded by Nils Muench with the exception that Mr. Rojas would accept a friendly amendment to his motion that the root systems of the tree be protected. Mr Rojas accepted the amendment. Motion carried.

APPROVED

**HARC Planner's Report**

Enid Torregrosa stated that the Planning Director Amy Kimball-Murley could not be present at the meeting to discuss the proposed ordinance concerning HARC membership.

Enid Torregrosa discussed the status of the columns at 936 United Street with the commissioners.

Rudy Molinet expressed his concern that these columns have not been turned. He asked the attorney what steps could be taken to correct this.

Assistant City Attorney Ron Ramsingh stated that one of the commissioners who voted for the approval would have to make a motion to rescind, and the item would be placed back on the agenda. He stated that it would have to be noticed for the next meeting as a motion to rescind.

Rudy Molinet requested that the item be noticed on the next agenda.

Nils Muench questioned the ability of the board to make conditional approvals.

Enid Torregrosa stated that the Building Application read "turn columns as approved by HARC".

Ron Ramsingh gave the commissioners an update on the litigation process concerning solar panels and white roofs.

### **Comments from Commissioners**

Nils Muench made comments concerning the proposed ordinance on commission membership.

The commissioners and staff commended Chairman Galvan on his service to HARC over the years, the conclusion of this meeting being the end of his term.

### **Adjournment**

A motion to adjourn was made by Carlos Rojas; it was seconded by Rudy Molinet. 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](http://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.