

# HPC

## Monroe County Historic Preservation Commission

### MINUTES

Monday August 7, 2023



### 2:00 PM Regular Meeting:

#### **Call to Order.**

#### **Roll Call.**

Present and answering to roll call were Chair Commissioner Brian Shea, Commissioner Brad Bertelli, and Commissioner Kate Deloach and Commissioner Edward Blanco. Commissioner Barbara Bauman was absent.

Staff present: Derek Howard, Assistant County Attorney  
Devin Tolpin, Principal Planner  
Diane Silvia, Preservationist

Brad Bertelli motioned to allow Kate Deloach to participate remotely due to medical necessity. Edward Blanco seconded the motion. As there were no objections, the motion carried unanimously.

#### **Adoption of the Minutes from the meeting on July 10, 2023.**

Brad Bertelli motioned to approve the minutes of the meeting on July 10, 2023. Edward Blanco seconded the motion. As there were no objections, the motion carried unanimously.

#### **Changes to the Agenda.**

There were no changes to the agenda.

#### **Applications for Special Certificate of Appropriateness**

**1. JOSEPH B. WOLKOWSKY** (FILE #2023-149) IS SEEKING APPROVAL TO CONSTRUCT AN ACCESSORY STRUCTURE ON PROPERTY LOCATED AT 185 COCONUT ROW, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00566030-000000, AND DESCRIBED AS A PORTION OF BLOCK 1, ACCORDING TO THE AMENDED PLAT OF TAVERNIER BEACH ON KEY LARGO, AS RECORDED IN PLAT BOOK 1, PAGE 201, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

#### **Staff presentation and recommendation**

Diane Silvia read the staff report noting the applicable standards and guidelines.

#### **Applicant presentation**

Joseph B. Wolkowsky presented the project. He explained that the building height was necessary so the new building can extend over the existing eleven-foot-high CBS shed. He noted he may be back here to ask to increase the height of the ground below the building. He intends to plant vegetation all around it. The new structure will be forty feet away from the neighboring house. The setbacks for the main house are nonconforming, but this new structure will have to meet the

required setbacks. This new structure will not be visible from the two abutting roads.

### **Public testimony**

James Anderson, a neighbor at 181 Coconut Row, explained he has no issue with the proposed new structure.

### **Staff response**

Devin Tolpin explained once the building permit is submitted the entire scope of the project will be reviewed for compliance with the Land Development Regulations. She also noted that if the Commission is going to make any specific conditions regarding the structure without requiring revised plans, that these are clearly noted.

### **Applicant response**

Mr. Wolkowsky said he would like to be able to add shutters without having to come back with new plans. He prefers not to have to go back to his draftsman as it took so long to get this done. Yes, for example, he will commit to installing shutters.

### **Board discussion**

Brad Bertelli said he has no problem with the shutters, but with the building height as it is not in keeping with the character of the neighborhood.

Mr. Wolkowsky said there are multi-story buildings across the street and towards the ocean.

Brian Shea said you may have to go back to your draftsman as your plans say the roof peak is at 31 feet.

Ms. Tolpin said any changes will have to be reflected on the plans prior to permit submittal.

Mr. Wolkowsky said, so what you are saying is it appears to be a math error.

Edward Blanco asked about the roof material.

Mr. Wolkowsky said it will be concrete.

Brian Shea said concrete is not a compatible material. It should be standing seam, v-crimp, stamped metal, or composition tile. Would you consider v-crimp?

Mr. Wolkowsky said even though the main structure may possibly be considered contributing, this is a stand-alone structure. There are six or seven houses with concrete roofs within eyesight, especially along the ocean. Metal roofing would reduce the cost but also reduce the strength. There will also be about eight inches of insulation under the concrete so it will stay cooler.

Edward Blanco said he could add metal over the concrete.

Mr. Wolkowsky said the roof will not be visible because of the building height and its low slope roof. If he adds metal to the concrete roof, it will add to the cost of the project. He said he does

not really like the height either as it kind of looks out of proportion. The problem is the structure next to it. He could probably chop a section out of this flat-roofed CBS shed.

Brian Shea said this is the shed shown on the site plan.

Mr. Wolkowsky said the shed is an old structure that probably dates to the time of the main house. he would like to use a board and batten finish.

Brian Shea said the appearance of height would be diminished with lattice.

Mr. Wolkowski said he was expecting three feet of lattice below the structure. He would bring the lattice across from column to column. He would paint the lattice to match the shutters. For the exterior finish he would like to do board and batten in plaster. The main house is plastered over block. He does not want to use lap siding on a building that small.

Kate Deloach asked if he would lower the structure. H said

Mr. Wolkowsky said the new building will overlap the shed in a triangular shape by about a foot and a half. He is not in love with the eleven-foot height but does not want to disturb the shed.

Diane Silvia asked if the new structure could be moved forward.

Mr. Wolkowsky said no as this just barely meets the 25-foot setback. He said his draftsman said the base of the stairs could project in the setback.

Ms. Tolpin said that is not correct. She asked about the cistern locations as they appear to be in the secondary side setback.

Mr. Wolkowsky said these are plastic cisterns for collecting rainwater. He wants to retain the height and add three feet of lattice, so the existing shed remains unchanged. He wants to make the new building strong, and a concrete roof will make a difference in the strength. You will not be able to see the roof.

Mr. Shea asked what the roofing material is on the main house.

Mr. Wolkowsky said it is a flat roof with rolled roofing.

Mr. Bertelli said to be clear concrete is not an acceptable roof material. He is sympathetic to the issue, but we do not want to set precedence.

Mr. Wolkowsky said from the map online still shows the main house as noncontributing. It is an old Florida house. He noted the work previously approved for the main house could not be done because it was non-contributing and would be over 50% of the home value.

Mr. Shea said you may want to consult staff about the 50% rule.

Ms. Deloach said she is opposed to the concrete roof. She agrees that the diagonal lattice so often seen is not desirable.

Mr. Wolkowski said he will not use the plastic diagonal lattice.

### **Motion**

Brian Shea motioned to approve the project to include staff recommendations subject to the following conditions: as the structure height cannot be reduced because of the existing shed, that three feet of lattice is added below the perimeter of the structure; the structure has a board and batten finish; wood shutters are added; and roofing is standing seam, v-crimp, stamped metal, or composition tile.

Brad Bertelli and Kate Deloach seconded the motion. As there were no objections, the motion carried unanimously.

**2. ANDRES PALOMO AND LEE ANN SCHAFFHAUSEN (FILE #2023-150) ARE SEEKING APPROVAL TO INSTALL A POOL DECK ON PROPERTY LOCATED AT 228 TARPON STREET, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00506730-000000 AND DESCRIBED AS PART OF LOT 19, ALL OF LOT 21, AND PART OF ROAD, SINGLETON'S ADDITION, TAVERNIER COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 135, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.**

### **Staff presentation and recommendation**

Diane Silvia read the staff report noting the applicable standards and guidelines.

### **Applicant presentation**

There was no one present to represent the project.

### **Public testimony**

There was no public testimony.

### **Board discussion**

There was no board discussion.

### **Motion**

Brad Bertelli motioned to approve the project as planned. Brian Shea seconded the motion. As there were no objections, the motion carried unanimously.

**3. MARK AND SHARON WARREN (FILE #2023-161) ARE SEEKING APPROVAL TO CONSTRUCT A POOL AND POOL DECK ON PROPERTY LOCATED AT 180 SUNRISE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PROPERTY IDENTIFICATION NUMBER 00506150-000000 AND DESCRIBED AS LOTS 27, 28, 29, 30, 31, AND ADJACENT BAY BOTTOM AND PROMENADE LYING EASTERLY OF LOTS 27, 28, AND THE RESERVED PARCEL BETWEEN LOTS 29, 30, AND TARPON STREET AND DRIVEWAY SOUTH OF SUNRISE DRIVE OF TAVERNIER COVE NUMBER 1,**

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 103, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA.

**Staff presentation and recommendation**

Diane Silvia read the staff report noting the applicable standards and guidelines.

**Applicant presentation**

There was no one present to represent the project.

**Public testimony**

There was no public testimony.

**Staff response**

Devin Tolpin noted the pool and deck will have to comply with the 25-foot required setback.

**Board discussion**

There was no board discussion.

**Motion**

Brian Shea motioned to approve the project as planned. Kate Deloach seconded the motion. As there were no objections, the motion carried unanimously.

**4. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** (FILE #2023-162) IS PROPOSING TO REMOVE AND RECONSTRUCT CONCRETE SIDEWALKS ON PROPERTY LOCATED AT 44800 OVERSEAS HIGHWAY, PIGEON KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00106120-000000 AND DESCRIBED AS ALL OF PIGEON KEY, AN ISLAND APPROXIMATELY 5.31 ACRES LOCATED AT MILE MARKER 45, ALONG THE OLD SEVEN MILE BRIDGE, LOT 1, SECTION 13, TOWNSHIP 66 SOUTH, RANGE 31 EAST, TALLAHASSEE MERIDIAN, AND DEEDED TO THE OVERSEAS ROAD AND TOLL BRIDGE DISTRICT FROM THE FLORIDA EAST COAST RAILWAY COMPANY BY DEED DATED NOVEMBER 9, 1936, AND RECORDED IN DEED RECORD G-6, PAGES 46 TO 55, AND THEREAFTER DEEDED TO MONROE COUNTY BY WARRANTY DEED, RECORDED AT OR-15, PAGES 374 TO 376.

**Staff presentation and recommendation**

Diane Silvia read the staff report noting the applicable standards and guidelines.

**Applicant presentation**

Kelly McKinnon represented the project.

**Public testimony**

There was no public testimony.

**Board discussion**

There was no board discussion.

**Motion**

Brad Bertelli motioned to approve the project as planned. Edward Blanco seconded the motion. As there were no objections, the motion carried unanimously.

**Other Business:**

Diane Silvia said the design guideline grant agreement has been reviewed by Assistant County Attorney Christine Limbert and is now in review at the County Administrator's Office.

**Adjournment.**