

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday January 8, 2024



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Present and answering the roll call were Chair Commissioner Brian Shea, Commissioner Edward Blanco, and Commissioner Brad Bertelli.

Brad Bertelli motioned to allow Commissioner Kate Deloach and Commissioner Barbara Bauman to participate by Zoom due to medical necessity. Edward Blanco seconded the motion. As there were no objections, the motion carried unanimously. Barbara Bauman was present via Zoom but unable to speak due to technical difficulties.

Staff present: Derek Howard, Assistant County Attorney
Devin Tolpin, Planning & Development Review Manager
Diane Silvia, Preservationist

Adoption of the Minutes from the meeting on December 4, 2023.

Edward Blanco motioned to approve the minutes of the meeting on December 4, 2023. Brian Shea seconded the motion. As there were no objections, the motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Application for Special Certificate of Appropriateness

1. **ANGLERS CLUB MEMBERS ASSOCIATION, INC.** (FILE #2023-291) IS SEEKING APPROVAL TO CONSTRUCT AN ADDITION WITH EXTERIOR IMPROVEMENTS AT THE KEY LARGO ANGLERS CLUB CLUBHOUSE LOCATED AT 50 CLUBHOUSE ROAD, KEY LARGO, MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 000800200-000300 AND DESCRIBED AS THE CLUB FACILITIES UNIT, ANGLERS CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1028, PAGE 2375 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable Standards.

Applicant presentation

Jon Olsen, Architect, presented the project. The project was further represented by Stephen Spenlinhauer, Club Board Member; Chris Everhart, former GM/COO and current Club Historian & consultant; Scott Gross, Facilities & CAM; Nivardo Beaton, Project's Owner Representative; and Alfredo Jara, General Manager/COO.

Jon Olsen provided enlarged drawings and went through the sheets explaining the project scope. They are going to be expanding two areas of the existing kitchen. They will come up to the existing code and life safety requirements. They plan to add 99 square feet on the second floor. The second floor will be divided into suites for use by Club members. There will be an open deck to the egress stairway. The coral rock façade will remain intact. The Club has always appreciated the historic designation as a landmark. The historic interior remains intact.

Public testimony

There was no public testimony.

Staff response

Devin Tolpin explained these are conceptual drawings and the project set submitted for permitting would be reviewed for compliance with the County's Land Development Code.

Board discussion

Brad Bertelli said he is very familiar with the building and the historic elements are not being touched. He has no issues with the project.

Brian Shea said he was pleased to see the walkway going all the way along the front.

Motion

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

DISCUSSION ITEM

1. A public meeting to obtain the Commission's recommendations on a proposed update to the Tavernier Historic District Preservation Guidelines approved by the Monroe County Board of County Commissioners pursuant to Ordinance No. 019-2005 that is being prepared by Archaeological & Historical Conservancy Inc., which entered a contract for the update with Monroe County on September 14, 2023, pursuant to a Small Matching Grant from the State of Florida, Department of State, Division of Historical Resources (Grant No. 24.h.sm.100.003).

Bob Carr introduced himself and Jane Day as the project consultants. He explained that their company, the Archaeological and Historical Conservancy is a non-profit organization. They are doing this project because of their strong interest in maintaining the historic integrity of the Keys. They conducted a field reconnaissance survey just prior to Christmas. The goal is to develop a draft by the end of April.

Topics they will address include: the use of impact windows, elevating structures, native versus non-native trees, roof materials, accessory structures, new construction, the placement of pools, and fencing. Archaeological monitoring of all subsurface disturbance from new construction should be a requirement. Archaeology should become a priority and a permit requirement. Every major city and county have this requirement.

They spoke with a number of community members including contractors, homeowners, and commercial building owners. People they spoke with had a lot of pride in where they live. They were very supportive and wanted to do the right thing but were upset that work at the Tavernier Hotel has not followed the rules.

Dr. Day said they took 253 photographs that included all of the contributing structures in Appendix 3, new construction, and additions. We want to make the new guidelines user friendly. If people have comments, they can send them to Diane, and she will send them on to us. They have also been conducting a literature search to see what other communities are doing with similar issues such as Key West, West Palm Beach, Charleston, the Mississippi Gulf Coast, and consulting the National Park Service Bulletin on adaption to flooding.

Brian Shea said we need to keep an eye on the Senate Bill which came up last year regarding unsafe structures.

Dr. Day said one of the Albury houses appears to be unsafe due to demolition by neglect.

Brad Bertelli said some of these things may be unpopular.

Kate Deloach thanked the team for working on this and said they are welcome to reach out to her for comment.

There was no public comment.

Dr. Silvia asked if there was anything we could do about the Tavernier Hotel violations.

Devin Tolpin said there are code cases open on that property.

Ms. Tolpin explained, today we were here to give the public the opportunity to speak on this discussion item and to obtain recommendations and discussion from the HPC. This meeting was properly noticed. Once the draft report is ready it will go to the Planning Commission for their recommendation before it goes before the Board of County Commissioners. If we receive the draft early enough it will go to the HPC before then. We will let the HPC know when that Planning meeting is scheduled in case they would like to attend.

Other Business:

There was no other business.

Adjournment. As there was no other business, Brian Shea motioned to adjourn. Brad Bertelli seconded the motion. As there were no objections, the motion carried unanimously.