

# HPC

## Monroe County Historic Preservation Commission

### MINUTES

Monday June 3, 2024



### 2:00 PM Regular Meeting:

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

#### **Roll Call.**

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

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

#### **Adoption of the Minutes from the meeting on May 6, 2024.**

Edward Blanco motioned to approve the minutes of the meeting on May 6, 2024. Barbara Bauman 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. MARK AND SHARON WARREN** (File #2024-080) ARE SEEKING APPROVAL TO CONSTRUCT A TIKI HUT IN THE REAR OF PROPERTY LOCATED AT 180 SUNRISE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00506150-000000 AND DESCRIBED AS A PARCEL OF LAND WITHIN SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST, MONROE COUNTY, FLORIDA.

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

Diane Silvia read the staff report noting the applicable Guidelines and Standards.

#### **Applicant presentation**

Robyn Serafine, agent for the owner, represented the project. As far as the structure and zoning goes, we are in compliance with that. If it ever had to be removed, it could be easily done. There are no unsightly features.

#### **Public testimony**

There was no public testimony.

#### **Staff response**

There was no staff response.

## **Board discussion**

Kate Deloach said she lives on that street and does not believe the tiki hut will be visible from the right of way.

## **Motion**

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

## **Discussion**

- 1. A public meeting to consider whether to make an advisory recommendation regarding the adoption of an update to the Tavernier Historic District Preservation Guidelines (approved by the Monroe County Board of County Commissioners pursuant to Ordinance No. 019-2005) prepared by Archaeological & Historical Conservancy Inc. The public was invited to submit comments or suggestions at this meeting in person or by Zoom.**

Bob Carr, Director of the Archaeological and Historical Conservancy, Inc. did a power point presentation outlining the Tavernier Historic District Preservation Guidelines update. He explained this is a draft and they will be working on revisions recommended by the County and are still awaiting comments from the State.

Mr. Carr said Tavernier has a long history as shown on early maps from the 18<sup>th</sup> and 19<sup>th</sup> centuries. He showed an early British map dating to 1774. The area was settled way before the railroad and based on agriculture, especially pineapples. Aerial photos depicted the settlement growth through time. He showed the commercial center in a 1935 photo and explained most of those buildings had flat roofs and parapets with a mission rival look. This is the heart of Tavernier. It needs the greatest attention in terms of making sure that the guidelines are followed. This is the area that will stimulate commercial and retail interest.

Mr. Carr showed several photos of structures that have been successfully preserved and maintained in the District. He reviewed the different architectural styles found in the District with photographs: frame vernacular; masonry vernacular; and mid-century modern. Most of the structures are small in scale. The matrix which the County provided helps staff and property owners determine what kind of certificate is required for contributing and noncontributing structures. He noted the one thing missing from the matrix is the construction of new buildings which would require a special certificate of appropriateness. The guidelines discuss windows, exterior finishes, porches, doors, site development and landscaping, signage, and ADA addition to commercial structures. The guidelines also address the importance of maintenance and appropriate infill structures. Looking to the future with climate change, the guidelines address elevating structures and impact window replacement. Chapter 8 discusses the financial benefits for maintaining a structure's historic integrity. The Appendices include the Secretary of the Interior's Standards for Rehabilitation and other useful information.

The Guidelines also acknowledge the likelihood of archaeological sites in Tavernier. We know there are gravestones, historic trash deposits, and cisterns. There is also evidence of Aboriginal

use of the area. Mr. Carr showed a photo of a British token with a date of 1837. He found this in the 1960's on a site in Tavernier. This section of the guidelines makes people aware there is the potential for the discovery of buried cultural deposits with ground disturbance related to construction activity.

Kate Deloach said it is good that archaeology is being included. When they bought their house, about a dozen historic bottles were found beneath it. She feels many of the other historic homes probably have similar deposits.

Diane Silvia said in this section we should point out that whatever artifacts are on private property belong to the property owner. We just want to see, identify, and record it.

Mr. Carr said there is also a misconception that the use of a property where cultural deposits are located would be limited. This is not the case.

Ms. Silvia said in addition the location of archaeological sites is confidential and held by the State.

Ms. Silvia said she provided the HPC with her suggestions, the document with Planning's revisions, and a document on the history section by Brad Bertelli.

Ms. Deloach said, "I think overall, this is great." We have been talking about this update for a long time. This is a good clear guide that will help people understand what their options are, especially with regard to flood and wind.

Brian Shea said this is a good combination of preservation and moving forward. He recommends changing the photos that relate to current code cases as we do not want to immortalize these things that were done without approval.

Mr. Carr said we will be deleting some of those images. In addition, property addresses will be deleted for the sake of privacy. If you have anything else let Diane know.

Ms. Silvia said the HPC needs to make a recommendation for approval for this to go forward to the Planning Commission.

Devin Tolpin said Planning has submitted a memorandum and their revisions that included the recommendation to delete certain photos as stated on the record by Brian Shea.

Brian Shea motioned to recommend acceptance of the updated guidelines with revisions. Kate Deloach seconded the motion. As there were no objections, the motion carried unanimously.

**Other Business:**

No other business.

**Adjournment.**

As there was no other business, the meeting was adjourned.