

HPC

Monroe County Historic Preservation Commission MINUTES Monday July 1, 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 Brad Bertelli, Commissioner Barbara Bauman, and Commissioner Edward Blanco.

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

Adoption of the Minutes from the meeting on June 3, 2024.

Kate Deloach motioned to approve the minutes of the meeting on June 3, 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

Kate Deloach recused herself from item 1, as she has worked for the Pigeon Key Foundation.

1. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (FILE #2024-106) IS SEEKING APPROVAL TO DEMOLISH AND RECONSTRUCT PORTIONS OF THE PORCHES AND RAILINGS AT THE SECTION GANG QUARTERS BUILDING AND THE ASSISTANT BRIDGE TENDER'S HOUSE AND TO ADD NEW ADA RAMPS 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 Guidelines and Standards.

Applicant presentation

Kelly McKinnon, Executive Director of the Pigeon Key Foundation, represented the project. He explained they have designed these ramps to be as unintrusive as possible while still meeting ADA standards and requirements.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

There was no board discussion.

Motion

Barbara Bauman motioned to approve. Brad Bertelli seconded the motion. A roll call vote was held. Barbara Bauman, Brad Bertelli, Brian Shea, and Edward Blanco voted in favor of the motion, therefore, the motion carried.

2. SUNRISE TRAIL, LLC (FILE #2024-107) IS SEEKING APPROVAL TO PERFORM EXTERIOR RENOVATIONS INCLUDING RELOCATING WINDOWS ON THE SOUTHEAST WALL AND INSTALLING FRENCH DOORS ON THE NORTHWEST WALL OF THE EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 141 SUNRISE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00506030-000000 AND DESCRIBED AS A PARCEL OF LAND IN 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

Timothy Bricker, project designer, represented the project and said this is primarily an interior renovation. To accommodate the floorplan, they are removing the four existing windows on the southeast elevation and relocating the openings for four replacement windows. Two windows will be for bedroom egress and two smaller windows for the bathrooms. None of these windows are visible from the street. A pair of French doors will be installed on the northwest wall opening onto an existing porch. They plan to re-use the tongue and groove ship lap siding removed for the French door installation as infill for the existing window openings. He did a porch addition with a really nice railing on this house not too many years ago. The HPC loved the railing. It is a lovely house, and the owners just want to redo the interior.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

Brian Shea said the NOA is for aluminum sliding doors, while the plans show out-swinging French doors.

Mr. Bricker said that is an error then. The plans show out swinging French doors. They will be multi-pane which is more in keeping with the Historic District.

Kate Deloach asked if there was a way to find out where the door was located that was removed in 2005.

Diane Silvia said she did not know and asked Mr. Bricker if he knew.

Mr. Bricker said he did not know.

Devin Tolpin said that is something that could be researched if you continued the item.

Barbara Bauman said it looks like the plans used when they did the window replacement were modified for this project. She asked if the photos of the existing windows were on the same wall.

Mr. Bricker said yes, he could not get a photo of the entire wall in one shot.

Mr. Shea said the narrow windows are four over four and the larger windows are six over six.

Ms. Bauman asked how many windows are you removing.

Mr. Bricker said five. One on the rear and four on the southeast wall.

Mr. Shea said the fireplace is being removed, but the chimney is remaining.

Mr. Bricker said there is no reason to remove the chimney, it is not in the way of the window location. Currently the fireplace is nonfunctioning.

Brad Bertelli asked if there is a way to ensure that the chimney will not be removed.

Mr. Shea said to clarify there are two smaller windows on each side of the chimney that are four over four. The larger windows are six over six.

Mr. Bricker said yes.

Mr. Bertelli said he thinks relocating the windows and installing the doors is okay and his concern is that the existing chimney remains on the exterior. In addition, that French doors are installed, not a sliding glass door.

Motion

Brad Bertelli motioned to approve with the condition that the chimney remains in place, the larger replacement windows are configured as 6 over 6 and smaller windows are 4 over 4, and out swinging French doors are installed, not the sliding glass doors as shown on the NOA provided. Edward Blanco seconded the motion. A roll call vote was held. Brian Shea, Kate Deloach, Edward Blanco, and Brad Bertelli voted in favor of the motion. Barbara Bauman voted against the motion. The motion carried.

Other Business:

There was no other business.

Adjournment.

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