

HPC

Monroe County Historic Preservation Commission MINUTES

Friday November 8, 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 Erica Poole. Commissioner Brad Bertelli was absent.

Staff present: Derek Howard, Assistant County Attorney
Devin Rains, Planning & Development Permit Services Manager
Stephanie Reed, Planner
Diane Silvia, Preservationist

Adoption of the Minutes from the meeting on September 9, 2024.

Kate Deloach motioned to approve the minutes of the meeting on September 9, 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.

Commissioner Kate Deloach recused herself from Applications 1-3 as she has worked for the Pigeon Key Foundation.

Applications for Special Certificate of Appropriateness

1. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (FILE #2024-135) IS SEEKING APPROVAL TO PAINT A MURAL ON THE EXISTING FIRE SUPPRESSION WATER TOWER 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.

Applicant presentation

Kelly McKinnon represented the project.

Public testimony

There was no public testimony.

Staff response

Stephanie Read said Planning had no issues and they have applied for a building permit.

Board discussion

There was no board discussion.

Motion

Erica Poole motioned to approve. Barbara Bauman seconded the motion. As there were no objections, the motion carried unanimously.

2. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (FILE #2024-176) IS SEEKING APPROVAL TO REMOVE THE EXISTING V-CRIMP ROOFING AND INSTALL WHITE 5V-CRIMP ROOFING ON THE SLOPED ROOF AND BITUMEN MEMBRANE ON THE FLAT ROOF OF THE EDUCATION SHED/TOOL SHOP 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.

Applicant presentation

Kelly McKinnon represented the project. This is one of two sheds on the island. He explained the roof slope is too low to use the individual metal shingles. Engineering would not allow it. They would like to use 5 V-crimp.

Public testimony

There was no public testimony.

Staff response

Stephanie Read said Planning had no issues and they have applied for a commercial roofing permit.

Diane Silvia asked if they were still proposing to use the modified bitumen roofing.

Applicant response

Mr. McKinnon said the roof would just be v-crimp.

Board discussion

Brian Shea asked if the finish will be white.

Erica Poole said the project description is for a white finish and the recommendation is for a galvalume finish.

Mr. McKinnon said they would like the galvalume finish.

Motion

Brian Shea motioned to approve 5 V-crimp roofing with a galvalume finish. Barbara Bauman seconded the motion. As there were no objections, the motion carried unanimously.

3. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (FILE #2024-181) IS SEEKING APPROVAL TO REMOVE THE EXISTING ROLL-ON ROOF SYSTEM AND INSTALL A STAMPED SHEET METAL ROOF SYSTEM OR A CERTAINTED WHITE ROLL-ON SYSTEM ON THE ROOF OF THE ASSISTANT PAINT FOREMAN HOUSE 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.

Applicant presentation

Kelly McKinnon represented the project. He explained they were unable to find a source for the stamped sheet metal roof system. The manufacturer is no longer producing it. He met with Alissa Slade Lotane on this issue and the white roll-on roofing was seen as an acceptable roof system. The existing roofing is black roll-on which has caused excessive heat problems for the building.

Public testimony

There was no public testimony.

Staff response

Stephanie Read said Planning had no issues.

Board discussion

There was no board discussion.

Motion

Erica Poole motioned to approve the white roll-on roofing. Barbara Bauman seconded the motion. As there were no objections, the motion carried unanimously.

Other Business:

There was no other business.

Adjournment.

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