

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday, October 6, 2014 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Alice Allen called the meeting to order.

Roll Call.

Alice Allen, Chair

Bert Bender

Ray Rhash

Donna Bosold, absent

Jim Clupper, absent

Staff: Rey Ortiz, County Planner

Diane Silvia, Preservationist

Adoption of Minutes from the September 8, 2014 meeting.

Ray Rhash motioned to approve the minutes from the September 8, 2014 meeting. Alice Allen seconded the motion.

Changes to the agenda: Application number 1 was reviewed last as the applicants were not present.

Application for Special Certificate of Appropriateness:

1. SUSAN PARKER, KALEY MILLER AND JUSTIN MILLER are proposing to replace a door, add fencing and paint the exterior of their home located at 120 Sunrise Drive. The subject property is legally described as LT 45 Tavernier Cove No. 1 PB1-103, Key Largo, Monroe County, Florida having Real Estate Number: 00506380-000000. (The door and fence were tabled at the September 8, 2014 meeting).

Applicant presentation of new material

Diane Silvia explained that the applicants were at a funeral out of town but had sent several examples of potential entry doors and a paint color sample for HPC review. They did not have a copy of the survey with them so the proposed fencing can be tabled.

Public testimony

There was no public input.

Board discussion

The Commission members reviewed the three door choices. All agreed the JELD-WEN 9-lite entry door was the most appropriate.

Motion:

Bert Bender motioned to approve the JELD-WEN 9-lite door, unfinished entry door. The door finish can be stained or painted white or brown. The proposed paint color for the exterior of the home, Sherwin Williams "Bath Blue" was also approved. Ray Rhash seconded the motion.

Bert Bender motioned to table the fence. Ray Rhash seconded the motion.

All were in favor of the above motions.

2. GARY THOMAS WHITE AND HEATHER DEANNE are proposing to install 1,460 square feet of pavers for a front yard driveway at their property located at 248 Tavernier Drive. The subject property is legally described as BK 9 LTS 4 and 5 Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00478030-000000.

Staff presentation and recommendation

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

Applicant presentation

Joseph Sylvestri, of Marlin Holding, Inc. Building Contractors, presented the project. He explained they are using pervious pavers.

Public testimony

There was no public testimony.

Board discussion

Bert Bender noted the site plan is showing the pavers in a herringbone pattern with no spacing.

Mr. Sylvestri explained the pavers are made with a new porous material.

Mr. Bender asked how will they be set and are they going to be spaced.

Mr. Sylvestri said on a sand base. The pavers have a knob spacer on them.

Motion

Ray Rhash motioned to approve. Bert Bender seconded the motion.

3. NATIVE RENTAL PROPERTIES, LLC is proposing to construct a new single family residence at their property located at 119 Ocean View Drive. The subject property is legally described as Block 3, LT 8, Tavernier Heights, Key Largo, Monroe County, Florida having Real Estate Number: 00555380-000000.

Staff presentation and recommendation

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

Applicant presentation

Brett Ekblom presented the project. He explained the new house will look like the house shown on the photo submitted with the application.

Public testimony

There was no public testimony.

Board discussion

Bert Bender noted the elevation drawings do not show the details depicted in the photo.

Rey Ortiz asked if they were going to add stairs.

Mr. Ekblom explained there would be no stairs. He plans to bring in about a foot of fill so that the entire lot will be in the X zone.

Mr. Ortiz said if there were any changes they would have to come back to the HPC.

Mr. Bender said the drawings and the photo do not match. You are asking us to approve the photo. He asked what will the exterior finish be.

Mr. Ekblom said it will be stucco with horizontal, hand struck, control joints. It will be bluish gray in color.

Mr. Ortiz noted that the structure in the photo looks like it is larger and would not follow the site plan as presented.

Mr. Bender said the level of documentation is not sufficient to make a decision. There is a lot of vegetation on this lot.

Mr. Ortiz said you are only concerned with design criteria.

Mr. Bender said we are also concerned about context.

Mr. Ekblom said he has a vegetation survey but did not know this is a requirement of the HPC.

Mr. Bender read a passage from the Secretary of the Interior's Standards regarding context,

Monroe County Historic Preservation Commission

MINUTES

Monday, October 6, 2014 2:00 pm

Tavernier Fire House

Page 4 of 4

which clearly included vegetation. It is also included in our Guidelines.

Mr. Ekblom said the lot is 50' X 100', Tier 3, low quality hammock.

Mr. Bender said we do not have enough information to make a decision.

Mr. Ekblom said detailing like what is shown in the phot could be done on a Saturday. He said the trees in the front will stay.

Alice Allen said she has a problem approving anything different than what is submitted on the plans.

Mr. Ekblom said he can have the plans revised.

Motion

Bert Bender motioned to table so the elevation drawings can be modified. He also asked for a color chip for the exterior wall surface. Ray Rhash seconded the motion. There were no objections so the motion carried.

Other Business:

Bert Bender said the submissions are not complete. We need a check list of requirements.

Ray Rhash said Mr. Ekblom is a general contractor, he knows what the requirements are.

Rey Ortiz explained that when there are no short cuts and things are consistent, the process goes much more quickly.

Diane Silvia said it looks like we will be getting a grant to do a historic structure survey update and to revisit archaeological sites recorded by Bob Carr in the 1980's

Adjournment.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".