



# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday November 2, 2015 2:00 pm

Tavernier Fire House, 151 Marine Ave., Tavernier

### Call to Order.

### Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Bert Bender, Commissioner Donna Bosold, and Commissioner Ray Rhash

Staff present: Barbara Bauman, Planner  
Peter Morris, Assistant County Attorney  
Diane Silvia, Preservationist

### Adoption of Minutes from the October 5, 2015 meeting.

Donna Bosold motioned to approve the minutes from the October 5, 2015 meeting. Bert Bender seconded the motion.

### Changes to the Agenda.

Item 1, 120 Sunrise Drive was withdrawn from the agenda.

### Applications for Special Certificate of Appropriateness:

1. KALEY MILLER, JUSTIN MILLER, AND SUSAN PARKER are proposing to remove the current aluminum jalousie windows and replace with new impact windows (identical to those that were just approved for 153 Tavernier Trail) at their home located at 120 Sunrise Drive. The subject property is legally described as Lot 45 Tavernier Cove, NO 1 PB1-103 Key Largo, Monroe County, Florida having Real Estate Number: 00506380-000000. (Tabled at the September 1, 2015 meeting).

WITHDRAWN FROM THE AGENDA.

2. GARY BRODKIN is proposing to construct a new, two-story single family residence at his , property located at 215 Tarpon Street. The subject property is legally described as Singletons Addition to Tavernier Cove PB-1-135 Key Largo Lot 26, Key Largo, Monroe County, Florida having Real Estate Number: 00506780-000000.

### Staff presentation and recommendation

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

### Applicant presentation

Gary Brodtkin, property owner, had nothing further to add.

### Public testimony

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There was no public testimony.

**Board discussion**

Bert Bender said there is a one story house next door to this property. Do you know what the flood elevation is.

Mr. Brodtkin said no.

Mr. Bender said the drawings show the house at 9 ½ feet above grade. You probably only need half of this.

Barbara Bauman said the property is at AE 11.

Mr. Bender said the use of open bays is very contemporary and is seen up and down the Keys.

Mr. Brodtkin said the house on one side has an open bay while the one on the other is single story.

Donna Bosold said she agrees with Mr. Bender.

Mr. Bender also suggested he look at window proportions, Historic windows are usually taller than wide, not wider than tall.

Mr. Brodtkin wants to retain the open space under the house to make it usable for parking. There are a substantial number of homes like this.

Mr. Bender said we are trying to protect the integrity of the historic district. If every house was raised this would be different.

Mr. Brodtkin said his lot is narrow at 50' wide so he needs more vertical space to accommodate parking. He does not want to be singled out. There are many houses on stilts.

Ms. Bosold said the house next door was built before the formation of the Historic District in 2005.

Mr. Brodtkin said there are many homes in the area on stilts that are not changing the look of the neighborhood. He noted that bringing the scale down so we do not have usable space is a problem. However, he is willing to change design aesthetics.

**Motion**

Bert Bender motioned to deny.

Peter Morris said you have another option, to continue the project so the applicant can present

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additional information.

Mr. Bender said the applicant stated he does not want to give up any open space.

Donna Bosold seconded the motion, with discussion.

Mr. Bender said it would be reasonable to go 1' above base flood.

Mr. Brodtkin said he would be willing to work on reducing the height above grade.

Mr. Bender withdrew his motion.

Bert Bender motioned to continue this application. Ray Rhash seconded the motion. The motion carried unanimously.

3. ANDRES PALOMO AND LEE ANN SCHAFFHAUSEN are proposing interior improvements and to remove one window and add two new PVC windows in the master bath and laundry area and to remove and replace the existing A/C condensing unit #1 (in the same location) at their home located at 228 Tarpon Street. The subject property is legally described as PT Lot 19 and all Lot 21 and PT Road, Singletons Add Tavernier Cove, Key Largo, Monroe County, Florida having Real Estate Number: 00506730-000000.

Staff presentation and recommendation

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

#### **Applicant presentation**

Timothy James Slawson (102025 Overseas Highway, suite 2, Key Largo, Florida), project architect and authorized agent for the owners, was present to represent the project. He explained the exterior work was limited to removing an existing window and adding two new PVC windows.

#### **Public testimony**

There was no public testimony.

#### **Board discussion**

Bert Bender asked what material the existing windows are made of.

Mr. Slawson said they are vinyl.

#### **Motion**

Bert Bender motioned to approve. Ray Rhash seconded the motion. The motion carried unanimously.

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**Other Business:**

Diane Silvia said the Cultural Resource Assessment Survey Update grant is out on bid for a consultant. The bid opening will be November 19<sup>th</sup>.

She then asked Peter Morris if HPC approvals for work that was never done are still valid for a new owner when a property is sold.

Mr. Morris said he will research this.

**Adjournment.**

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