

HPC

Monroe County Historic Preservation Commission MINUTES

Monday December 7, 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 November 2, 2015 meeting.

Bert Bender motioned to approve the minutes from the November 2, 2015 meeting. Donna Bosold seconded the motion.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness:

1. 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. (continued from the meeting of November 2, 2015).

Applicant presentation of new material.

Gary Brodtkin explained his architect has not had time to complete the revised design. He requested that this item be tabled until the meeting in February.

Motion

Bert Bender motioned to continue to the February meeting. Donna Bosold seconded the motion. The motion carried unanimously.

2. CONSTANCE GANNAWAY SMITH is proposing to replace approximately 352 square feet of rotted wood roof with concrete to match the rest of the poured concrete roof on her building located at 91971 Overseas Highway. The subject property is legally described as Lot 15 PB1-64 PT, Island of Key Largo, Monroe County, Florida having Real Estate Number: 00089960-000000.

Staff presentation and recommendation

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

Applicant presentation

Constance Gannaway Smith said the construction date of the building is 1982. She does not know where the Property Appraiser's records include a 1950 date and has tried to get that corrected. This application is to repair the wood portion of the building which is leaking. According to Don Horton during construction the owner ran out of money for more concrete so they finished the work with wood.

Public testimony

There was no public testimony.

Board discussion

Donna Bosold said that is correct.

Motion

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

3. AARON J. VETTER is proposing to replace the existing asphalt shingle roof with a white metal 5-vcrimp roof at his home located at 125 Coconut Row. The subject property is legally described as Square 1 Lot 7 Amended Plat of Tavernier Beach PB1-201 PT, Key Largo, Monroe County, Florida having Real Estate Number: 00566210-000000.

Staff presentation and recommendation

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

Applicant presentation

Aaron J. Vetter representing the project said he had nothing to add.

Public testimony

Constance Gannaway Smith said she has known Mr. Vetter a very long time and he is a man of his word.

Staff response

Diane Silvia said the only concern is the white colored vcrimp. Our guidelines do not address this.

Board discussion

Bert Bender said he was going to discuss the color. He asked if the house next door has a white roof.

Mr. Vetter said yes and there are several others on the street.

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Donna Bosold said this has been an issue in Key West for several years.

Bert Bender said there is nothing in the guidelines about roof colors. What if someone wanted to paint their roof chartreuse?

Barbara Bauman said she will begin asking applicants for the roof finish color.

Peter Morris said this can tie into work on a color palate for the guidelines.

Alice Allen asked what is the issue with white roofs. There are white roofs here historically.

Mr. Bender said then that is like the Custom's House in Key West. He replaced it with a red roof because historically it was red.

Ray Rhash asked if that roof was tile.

Mr. Bender said it is a metal tile. He noted the Secretary of the Interior's Standards do have some allowance for energy saving products.

Motion

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

Other Business:

Alice Allen asked Peter Morris about whether or not previous HPC approvals would automatically go to a new owner.

Mr. Morris said it would be like real property the seller would have to give it to the new owner.

Diane Silvia said the Monroe County Survey Update Grant is going for final BOCC approval on Wednesday. The low bid was still \$5,800 higher than the award amount. The Historic Florida Keys Foundation agreed to fund this difference.

Ms. Silvia explained that with the exception of Bert Bender who is being re-appointed at the Wednesday BOCC meeting, all of the HPC members are set to expire in January and will be re-appointed, with the exception of Jim Clupper, at the BOCC meeting in January. She asked Mr. Morris why these terms all coincide. Normally it is best to have staggered terms.

Andy Tobin had spoken with the Commission prior to the meeting about the possibility of giving staff the ability to approve minor deviations.

Donna Bosold said she would like to have a discussion on allowing staff approvals for minor deviations at the next meeting.

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Diane Silvia said she would like to see staff approvals allowed for some roofs as it is ridiculous to make people wait for roof permits in most cases.

Peter Morris said add this to the agenda and we can discuss it and may be able to get it heard at the February BOCC meeting.

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".