

# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday, February 2, 2015 2:00

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, and Commissioner Jim Clupper

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

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

Since only one of the commissioners present had attended the January 5, 2015 meeting, approval of the minutes will be placed on the March 2, 2015 agenda.

### Application for Special Certificate of Appropriateness:

1. HAROLD McMAHON is proposing the addition of a second story over the existing garage at his property located at 198 Lowe Street. The subject property is legally described as BK 3 AMD Plat of Tavernier Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00566320-000000.

### Applicant presentation of new material

David de Haas, designer, presented the project. As part of the overall renovation of the property, the applicant now plans to add a second story addition over the existing garage. Mr. de Haas intends to make the house more attractive by giving it a retro look appropriate to the late 1950's.

Bert Bender asked why floor plans were not included.

Diane Silvia said floor plans are shown on the revised drawings that were sent via email.

### Public testimony

There was no public testimony.

### Staff response

Rey Ortiz explained floor plans are important so we can ensure there will not be an additional kitchen.

### Applicant response

There was no applicant response.

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**Board discussion**

Mr. Bender asked about the existing garage doors.

Mr. de Haas said they will be replaced with new garage doors.

The commission reviewed several conceptual photographs presented by Mr. de Haas at the meeting.

Mr. Bender noted the drawings do not match the photographs. We cannot approve photographs.

Alice Allen said she could not approve photographs without any dimensions.

Rey Ortiz said the Planning Department needs scaled drawings.

Mr. de Haas said it was not my intention to have you approve the photos.

Mr. Bender said the plans should be revised to follow the conceptual photographs. He noted that the proportions, rhythm, and scale of the design were well done.

**Motion**

Bert Bender motioned to table so the drawings can be revised to follow the conceptual photographs and any further information can be provided. Jim Clupper seconded the motion. Motion carried unanimously.

**Other Business:**

**Discussion on the Monroe County Land Development Regulations regarding the HPC.**

Peter Morris explained that revisions to the Land Development Code have slowed as one planner has left and another is leaving soon.

Diane Silvia noted that Donna Bosold would like to know the status of the ordinance to allow meeting attendance by phone.

Mr. Morris said he would check into it.

**Adjournment.**

Bert Bender motioned to adjourn. Jim Clupper seconded the motion. Motion carried unanimously.