

HPC

Monroe County Historic Preservation Commission MINUTES

Monday May 2, 2016 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, and Commissioner Anne-Marie Victor-Howe

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

Adoption of Minutes from the April 4, 2016 meeting.

Bert Bender motioned to approve the minutes from the April 4, 2016 meeting. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness:

1. **239 BEACH HOUSE LLC** is seeking approval to demolish the existing single family residence and to replace it with a new single family residence at 239 Tavernier Drive. The subject property is legally described as Lot 6 Block 8 Largo Beach PB1-108 Key Largo, Monroe County, Florida having Real Estate Number: 00477850-000000.

Staff presentation and recommendation

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

Applicant presentation

Lazaro Sanchez, agent for the owner, presented the project and explained he was here to get feedback.

Public testimony

There was no public testimony.

Board discussion

Bert Bender said the application includes two different sets of drawings. The version with the rectangular window with shutters is more appropriate, than the use of a round window with a stucco finish. He also noted that the proposed paver driveway would have to be pervious.

Anne-Marie Victor-Howe explained that brick pavers are more like Key West, not Tavernier.

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Mr. Bender said crushed shell or gravel driveways follow the guidelines.

Mr. Sanchez said he would be fine with that.

Motion

Bert Bender motioned to approve the application with the 5 rectangular windows and all siding on the front elevation.

Diane Silvia said the other three elevations are shown in stucco.

Mr. Bender withdrew the motion.

Mr. Bender reviewed the drawings with Mr. Sanchez and made notations showing lap siding wrapping around the building.

Bert Bender motioned to approve the clarified plans dated May 2, 2016 and signed by Chair Alice Allen that indicated lap siding wrapping around the building and the driveway finished with shell or gravel. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

2. Linda Barrett is seeking approval to install central A/C, replace most of the windows and 3 doors, install 5-vcrimp roofing, and to replace exterior siding with hardy plank siding at her home at 139 Coconut Row. The subject property is legally described as PT Lot 9 Block 1 Amended Plat of Tavernier Beach PB1-201 Key Largo, Monroe County, Florida having Real Estate Number: 00566070-000000.

Staff presentation and recommendation

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

Applicant presentation

Linda Barrett and her Daughter and next door neighbor, Jocelyn Tiedemann presented the project. Ms. Barrett explained that according to the 1965 Property Appraiser's photo of the house it had already been elevated. It had three types of windows, awning, sliding, and jalousie. When she purchased this house it had extensive damage from a fire, water intrusion, and termites. They are proposing hardiboard siding with a cedar mill finish that is nearly identical to the existing wood siding. She presented a sample display with the original siding in comparison with the proposed hardiboard siding. She noted the siding was so bad you could put your hand through it in places.

Peter Morris asked if her open permit was for this property.

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Ms. Barrett said they have a permit to remove the siding and add sheathing. There was a previous permit for V-crimp roofing but it was never installed. She is enjoying this restoration project. Because of its poor condition, other people would have torn it down.

Board discussion

Bert Bender asked if the window configuration is original.

Ms. Barrett said it was like this when she purchased it.

Mr. Bender asked if we can approve hardiboard according to the guidelines as he does not want to create a bad precedent. It does appear visually identical in dimension and thickness.

Kevin Bond reviewed the guidelines for exterior finishes and noted it is unclear.

Mr. Bender asked what their plans are for the two aluminum framed structures in the front yard.

Ms. Barrett said she would like to move one to the side of the house.

Mr. Bender said it would be best to move them out of the front yard.

Barbara Bauman explained she cannot get a permit to cover these structures because they are currently within the front setback.

Per the Applicant's request removal of the aluminum structures was added to this application.

Public testimony

There was no public comment.

Motion

Bert Bender motioned to approve the application as proposed with the condition that the two existing aluminum structures are removed from the front yard and relocated to a location of the property acceptable to Monroe County. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

3. Tavernier Hotel Holdings, LLC is seeking approval to restore the first story of the front façade by eliminating the windows and replacing them with new entry doors at the Tavernier Hotel located at 91865 Overseas Highway. The subject property is legally described as Lots 1-5, and 36-37 Block A Tavernier No. 2 PB2-8. Key Largo, Monroe County, Florida having Real Estate Number: 00555610-000000.

Staff presentation and recommendation

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

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Applicant presentation

Jorge Cepero, agent for the applicant, presented the project. He displayed a photo board with historic photographs of the building from the book by Jerry Wilkinson "Images of Key Largo." One showed the building under construction and another when complete as a theater. Also, there was a photograph showing how it looks now and then another showing how it will look when this project is completed.

Bert Bender asked if the use was going to change.

Mr. Cepero said yes it will be commercial retail.

Mr. Bender asked where will the hotel lobby be.

Mr. Cepero said they will have to determine that later.

Public testimony

Tammy Blackwood, owner of 114 Tavern Drive said they live behind the hotel. They heard it was going to be used as temporary housing for workers that are building a new hotel.

Staff response

Peter Morris said this is outside the scope of the HPC.

Mr. Bender said he was only asking about use to determine if this change was appropriate for an adaptive use.

Applicant response

Ms. Blackwood said the neighborhood is up in arms about this hotel. Cars are in and out and it is poorly managed. Mr. Blackwood said it is out of control and they are throwing trash over the balcony.

Kevin bond said if there is a change of use it will require a public meeting and the neighbors will be notified.

Mr. Cepero said he will communicate these concerns with the management.

Mr. Bond said he would give them his contact information.

Board discussion

Bert Bender said we should have a floor plan.

Mr. Bond agreed.

Barbara Bauman asked if we should start requiring them.

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Mr. Bender said the doors were recessed. He asked if they have a tenant yet.

Mr. Cepero said no but the first floor should be desirable for a commercial use. The building will be a mixed-use. At present there are 17 rooms.

Mr. Bender asked what will happen if you reduce the number of units.

Ms. Bauman and Mr. Bond said there is a potential to transfer them.

Ms. Bauman noted if a new use requires more parking they will have to come back to the HPC.

Anne-Marie Victor-Howe said she does not feel there is enough information to make a decision about this proposed project.

Alice Allen said she does not see any reason we could deny this.

Mr. Bender asked Mr. Bond what uses are allowed here.

Mr. Bond said it would depend, there are as of right and conditional uses.

Mr. Bender encouraged Mr. Cepero to reach out to the neighbors and address their concerns.

Motion

Bert Bender motioned to approve the two proposed front entry French doors with 8 divided lights to match the original doors as closely as possible. Alice Allen seconded the motion. A roll call vote was taken. Alice Allen and Bert Bender voted in favor of the motion. Dr. Victor-Howe voted against the motion.

Other Business:

There was no other business.

Adjournment.