

HPC

Monroe County Historic Preservation Commission MINUTES

Tuesday July 5, 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, Commissioner Donna Bosold, and Commissioner Anne-Marie Victor-Howe

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

Adoption of Minutes from the June 6, 2016 meeting.

The minutes were not available at the time of the meeting.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness:

1. Robert Hagenbucher Is seeking approval to construct an addition with decking and a screened porch at his single family residence at 142 Ocean View Drive. The subject property is legally described as Lot 3 Block 4 Tavernier Heights PB1-180 Key Largo, Monroe County, Florida having Real Estate Number: 00555440-000000. (tabled at the June 6, 2016 meeting)

Applicant presentation of additional material

The owner, Robert Hagenbucher and his attorney, Patrick Stevens were present to represent the project.

Mr. Stevens presented a folder to each Commission member that contained all of the information presented at the previous meeting plus three additional photos. He methodically went through the Preservation Guidelines and explained how this project met each of these. He explained that the house will look more attractive with a porch and trellis. The project will not encroach on any of the required setbacks and the width will not exceed that existing at the rear of the house.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Monroe County Historic Preservation Commission
Minutes
Tuesday July 5, 2016 2:00 pm
Tavernier Fire House

Board discussion

Anne-Marie Victor-Howe voiced concern over the increased volume of the structure.

Mr. Stevens said that inside they are only adding a bathroom and outside a deck and porch.

Peter Morris explained you would have to establish a relationship between the guidelines and volume and use of the property is outside the purview of the HPC. There are other avenues for appealing vacation rentals.

Dr. Victor-Howe said she does not feel the sliding glass doors are compatible with the character of the Historic District. French doors are more in character. She is still concerned with the volume of the project.

Robert Hagenbucher explained that he chose sliding doors because they are a space saver.

Bert Bender agreed that French doors would be more appropriate. He asked how wide are the proposed sliding glass doors?

Mr. Hagenbucher said they are 6'8" high by 5' wide. He noted the front deck is 10' wide so there would be room for French doors.

Donna Bosold asked if this structure is a modular.

Mr. Hagenbucher said yes.

Motion

Bert Bender motioned to approve with the condition that the proposed sliding doors on the front elevation are changed to 2'6" wide French doors. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

2. Faith Pitts is seeking approval to construct a new single family residence at her property located at 262 Lincoln Avenue. The subject property is legally described as Lot 10 Block 10 Largo Beach PB1-108 Key Largo, Monroe County, Florida having Real Estate Number: 00478240-000000. (tabled at the June 6, 2016 meeting)

Applicant presentation of additional material

Faith Pitts brought photographs of the fish scale detail and of the siding she hopes to use on her new structure. Floor plans were provided prior to this meeting as request at the June 6, 2016 meeting. The previous approval was for a three story structure. She found it would be too expensive to build. She wanted to revise the project to be two stories while retaining the originally approved overall height so they would have a view of the water. Now they have

Monroe County Historic Preservation Commission
Minutes
Tuesday July 5, 2016 2:00 pm
Tavernier Fire House

brought the height down to 29'1". Ms. Pitts also brought a series of blue paint chips for the commission to review for the exterior color. As a neighbor recently painted their house blue she may want to consider yellow for the body of the house. The house trim will be white.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

The Commission reviewed the materials provided.

Bert Bender noted that the value of the color chips provided all fall within an acceptable range.

Motion

Bert Bender motioned to approve the new residence. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

3. John J. Santulli, II is seeking approval to demolish a small ancillary building on his property located at 92003 Overseas Highway. The subject property is legally described as 27-62-38 Island of Key Largo PB1-64 .57 acre 1-64 PT Lot 14, Monroe County, Florida having Real Estate Number: 00089670-000000.

Staff presentation and recommendation

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

Alice Allen said she would have liked to see a photograph showing the entire structure.

Applicant presentation

John J. Santulli, II apologized for not having better photographs. He explained that when he purchased the property this small structure was in very poor condition. He does not allow anyone to go inside because it is too dangerous.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Monroe County Historic Preservation Commission
Minutes
Tuesday July 5, 2016 2:00 pm
Tavernier Fire House

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Donna Bosold said this building is being taxed as a residential unit. She explained to Mr. Santulli that he needs to follow up to be sure to preserve his Rogo unit.

Bert Bender said there is a question as to whether this is a residence or a shed.

Mr. Santulli said there was a bed in it at one time.

Mr. Bender said given its condition demolition is appropriate.

Motion

Bert Bender motioned to approve the demolition as this structure does not rise to the level of protection as that of a historic home. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

Other Business:

Diane Silvia said the draft report for the survey update was sent to the State for review and comment.

Peter Morris reviewed some house-keeping items with the Commission. He said decisions need to be based on the Guidelines and the Secretary of the Interior's Standards for Rehabilitation. They should not use hypothetical or past applications as examples during discussion. In addition, the HPC cannot make determinations about whether a building is contributing or noncontributing. The HPC can make recommendations but the actual decision must be made by the BOCC.

Bert Bender noted that Chapter 12 of the 2014 Existing Building Code is based on the Secretary of the Interior's Standards and is also pertinent.

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".