



# HPC

## Monroe County Historic Preservation Commission MINUTES

Tuesday September 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 Donna Bosold, Commissioner Kate DeLoach, 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 August 1, 2016 and June 6, 2016 meetings.

Kate DeLoach motioned to approve the minutes of the August 1, 2016 meeting. Anne-Marie Victor-Howe seconded the motion.

Donna Bosold motioned to approve the minutes of the June 6, 2016 meeting. Anne-Marie Victor-Howe seconded the motion.

### Changes to the Agenda.

There were no changes to the agenda.

### Applications for Special Certificate of Appropriateness:

1. **Nancy N. Wall** is proposing to install chain link fencing 4 feet high on the west side yard at Lot 11, Tavernier #2. The subject property is legally described as Lot 7, the Northeasterly 25' of Lot 8, Lot 11 and Lot 12, Block B, Tavernier #2, according to the Plat thereof, as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida having Real Estate Number: 00556040-000000.

### Staff presentation and recommendation

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

### Applicant presentation

Nancy N. Wall and Randolph D. Wall presented the project. Mr. Wall said they are proposing fences for two lots. This lot already has chain link along the front. They are requesting this fence on the west side yard. In the following application it is for the rear yard.

### Public testimony

There was no public testimony.

### Board discussion

Donna Bosold asked if they plan to build another house on this lot.

Monroe County Historic Preservation Commission  
MINUTES  
Tuesday September 6, 2016 2:00 pm  
Tavernier Fire House

Mr. Wall said they do not know at this time.

Alice Allen said is they ever replace the existing front chain link fencing it should be replaced with a wood picket fence.

Ms. Bosold agreed.

Anne-Marie Victor-Howe feels chain link is inappropriate and that this new fence and the existing front chain link fence should be wood picket fences. Tavern Drive is very historic. There are two historic homes across the street.

Kate DeLoach agreed with Alice and Donna that if they replace the chain link in front of the property in the future, it should be with a picket fence.

Dr. Victor-Howe said there are two historic homes across the street. The fencing should all be wood picket.

Peter Morris said the decision should be based on the proposed scope of work and how it relates to the guidelines.

### **Motion**

Donna Bosold motioned to approve the chain link fencing on the west side yard. Kate DeLoach seconded the motion. A roll call vote was held. Donna Bosold, Kate DeLoach, and Alice Allen voted in favor of the motion. Anne-Marie Victor-Howe objected to the motion. Therefore, the motion carried.

**2. Nancy N. Wall** is proposing to construct a new single family residence, a detached covered porch, 2 car parking spaces, and chain link fencing 4 feet high on the Southwest side yard at Lot 7 and the Northeasterly 25' of Lot 8, Tavernier #2. The subject property is legally described as Lot 7, the Northeasterly 25' of Lot 8, Lot 11 and Lot 12, Block B, Tavernier #2, according to the Plat thereof, as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida having Real Estate Number: 00556000-000000.

### **Staff presentation and recommendation**

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

### **Applicant presentation**

Nancy N. Wall and Randolph D. Wall presented the project. In response to the staff report, Mr. Wall said the driveway will be composed of gravel, the roof will be poured concrete, and the exterior walls will be stucco over CBS.

### **Public testimony**

There was no public testimony.

Monroe County Historic Preservation Commission

MINUTES

Tuesday September 6, 2016 2:00 pm

Tavernier Fire House

**Staff response**

Barbara Bauman pointed out that this application has not gone through the Planning or Building Departments. They are proposing the porch as a detached accessory structure so that it can be located within the required rear 20' setback for a house. An accessory structure can have a 10' setback. She asked that if they approve this if the motion could include the caveat that if the detached porch fails to be approved by Planning or Building the remainder of the project can still go forward.

**Board discussion**

Anne-Marie Victor-Howe said a poured concrete roof is not one of the preferred types.

Mr. Wall said they want concrete to make this house as hurricane proof as possible. He said they could install cement tiles or apply a treatment to create the texture of tile.

Donna Bosold agreed with Dr. Victor-Howe that plain concrete is not appropriate. She explained the house design fits well in the neighborhood.

Mr. Wall said if this was a perspective drawing a person with a 5'6" vision level would not even see the roof. He asked for approval of a faux tile finish that would be trowel applied.

Dr. Victor-Howe asked about the exterior color.

Nancy Wall said it would be a pastel.

Ms. Bauman said the Building Department does not issue permits for residential painting.

Dr. Victor-Howe said they should have shutters.

Mr. Wall said they are using impact windows.

Ms. Bosold said he cannot use Bahama-style shutters as they would extend into the setback. He could add muntins to create 2 over 2 windows.

Dr. Victor-Howe asked about the existing vegetation on the site.

Mr. Wall said one exotic tree will have to be removed and the Poinciana tree will have to be trimmed. While most of the vegetation is not native, they want to keep it.

Dr. Victor-Howe said if you are taking the chain link fence partially down for construction, why not replace it with picket fencing.

**Motion**

Donna Bosold motioned to approve with the following conditions:

Monroe County Historic Preservation Commission

MINUTES

Tuesday September 6, 2016 2:00 pm

Tavernier Fire House

- If the detached porch is unable to gain approval from the Planning or Building Departments, the remainder of the project can move forward.
- The roof is either textured to give the appearance of composition tile or they finish the roof is actual composition tile.
- Decorative muntins are added to the windows on the front elevation to give the appearance of two over two windows.
- The driveway is finished in pea rock/gravel or shell; and
- The exterior is painted a pastel color.

Anne-Marie Victor-Howe seconded the motioned. As there were no objections the motion carried unanimously.

**3. Chico Enterprises, Inc.** is proposing to replace three AC condenser units at 91421 Overseas Highway. The subject property is legally described as the Southwesterly 17 ½ feet of Lot 7 and Lots 8, 9, 10, 11 and 12, Block 2, LARGO BEACH, according to the Plat thereof, as recorded in Plat Book 1, at Page 108, of the Public Records of Monroe County, Florida have Real Estate Number: 00477210-000000.

**Staff presentation and recommendation**

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

**Applicant presentation**

Pedro Chico was there to represent the project. He had nothing further to add.

**Public testimony**

There was no public testimony.

**Board discussion**

Donna Bosold asked if this was a like for like replacement.

Mr. Chico said yes. They are the same size and in the same location.

Ms. Bosold asked why did they have to come to a meeting.

Diane Silvia said it is after the fact.

**Motion**

Donna Bosold motioned to approve. Anne-Marie Victor-Howe seconded the motioned. As there were no objections the motion carried unanimously.

**Other Business:**

There was no other business.

**Adjournment.**

The meeting was adjourned.