

HPC

Monroe County Historic Preservation Commission MINUTES

Monday April 10, 2017 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

Absent – Commissioner Donna Bosold and Commissioner Kate DeLoach

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

Adoption of Minutes from the March 6, 2017 meeting.

Bert Bender motioned to approve the minutes from the March 6, 2017 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. **ANDREW TOBIN** is proposing as built revisions in the construction of a previously approved, new single family residence at 243 Tavernier Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00477860-000000 and legally described as:

Lot 7, Block 8, LARGO BEACH, according to the Plat thereof, as recorded in Plat Book 1, Page 108, of the Public Records of Monroe County, Florida, and any other property or interest in or adjacent to said lot including any riparian or littoral rights and any filled lands.

Staff presentation and recommendation

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

Applicant presentation

Andrew Tobin presented the project and said at the last meeting there was concern that I did this work with the idea that it is easier to ask for forgiveness than to ask for permission. Some people have told him he should just finish but he came back to the HPC anyway. He brought three

photos of the house under construction. The first was of the front elevation. He did not like the jail-like look of the three approved windows so he changed it. He did the same on the side elevation as shown in the second photo. The third photo was of the rear of the house and depicts an extended overhang for better protection from the weather.

Mr. Tobin said he did not like the way the front porch looked so he added a roof over it. The structure itself has two roofs, a flat roof over the main structure and a sloped roof on the lower portion.

On the left side of the house he was proposing a railing/wall with cable sections alternating with solid wall sections for privacy as they are building a large home next door.

Mr. Tobin then presented photos 4-16 showing all the neighboring structures on the street and explaining they were non-contributing. He is in a VE13 flood zone and built to VE14.

Bert Bender, yes that is required in the Building Code.

Mr. Tobin also provided an overlay map of Tavernier and a Plat of the Largo Beach Subdivision. He sees only one contributing structure in the area. He also presented affidavits from two architects, Markus A. Frankel and David Boerner that had reviewed the guidelines and the plans.

Mr. Bender asked if he could interject. He noted that after reviewing the project in relation to the guidelines the only issue he now has is with the alternating cable railing and solid wall sections. It should be either one or the other.

Mr. Tobin said a solid wall would work for him.

Mr. Tobin said he built two other houses before, one on the ocean and one on the bay. The wood on the house on the ocean had problems due to the environment, which is why he has gone to concrete for this house. He said architect, David Boerner is here if anyone has questions.

Public testimony

There was no public testimony.

Board discussion

Mr. Bender said if Mr. Tobin is amending the application so that the rail on the left side elevation is solid, I have nothing further.

Anne-Marie Victor-Howe said at the last meeting we had problems with the roof, windows, and railings.

Mr. Bender said he raised the low side of the roof, but not the overall height.

Dr. Victor-Howe said that given what is around this property, she has no problem with this.

Mr. Bender said on the front elevation the window division should be simple, the six panel as shown.

Motion

Bert Bender motioned to approve with the condition that the railing on the left elevation is solid and the large front window is in a simple six panel design. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

2. ANDREW TOBIN is proposing new revisions for construction of a previously approved, new single family residence at 243 Tavernier Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00477860-000000 and legally described as: (continued from the March 6, 2017 meeting).

Lot 7, Block 8, LARGO BEACH, according to the Plat thereof, as recorded in Plat Book 1, Page 108, of the Public Records of Monroe County, Florida, and any other property or interest in or adjacent to said lot including any riparian or littoral rights and any filled lands.

Applicant presentation of additional material

There was nothing further

Public testimony

There was no public testimony.

Board discussion

There was nothing further.

Motion

Bert Bender motioned to approve with the condition that the railing on the left elevation is solid and the large front window is in a simple six panel design. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

Other Business:

Discussion of recommendations from the Monroe County Survey Update Report
Peter Morris handed out a draft of a COA Matrix for the Commissioners to review to be discussed when we have all the members present.

Adjournment.