

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday August 1, 2022



2:00 PM Regular Meeting:

Call to Order. Brian Shea called the meeting to order.

Roll Call.

Present and answering to roll call were Chair Commissioner Brian Shea, Commissioner Barbara Bauman, Commissioner Brad Bertelli, Commissioner Alice Allen, and Commissioner Kate Deloach

Staff present:

Peter Morris, Assistant County Attorney
Devin Tolpin, Principal Planner
Diane Silvia, Preservationist

Kate Deloach motioned to allow Alice Allen vote remotely based on medical necessity. Barbara Bauman seconded the motion. The motion carried unanimously.

Adoption of the Minutes from the meeting on July 11, 2022.

Kate Deloach motioned to approve the minutes of the July 11, 2022 meeting. Barbara Bauman 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. JUAN R. RAVELO (FILE #2022-109) IS SEEKING APPROVAL TO CONSTRUCT AN ADDITION TO AN EXISTING HOUSE LOCATED AT 143 ATLANTIC CIRCLE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00090060-000000 AND DESCRIBED AS PART OF LOT 17, ACCORDING TO GEORGE L. MCDONALD PLAT OF SUBDIVISION OF THE ALBURY PROPERTY ON KEY LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 64 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (continued from the meeting on July 11, 2022)

Staff presentation and recommendation

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

Applicant presentation

David deHaas, agent for the owner, represented the project. He said the height and size have been reduced and feels this design is in keeping with the guidelines. The size is slightly smaller than the existing structure. The height is in keeping with the guidelines on page 20, Figure 37. This is totally in keeping with the illustrations in the guidelines. It is a good design and is in keeping with the guidelines. The front of the house faces sideway to the street facing the park.

They will try to replicate the block railing on the existing porch for the new addition. They are planning to match the materials used on the historic house as much as possible. There is already impact glass single

hung windows on the historic house they will replicate. They will also use asphalt shingles to match the existing roof. They have worked very hard on this and hope they can have an approval. I have not submitted any NOA's but hope the pictures showing the existing windows will provide the necessary information.

Public testimony

There was no public testimony.

Staff response

Devin Tolpin said this project will be reviewed for compliance during the permitting process.

Board discussion

Alice Allen asked does this mean we are reviewing this on drawings we do not have.

Kate Deloach said we have the drawings Diane sent. She asked what is the square footage of the addition. What we do not have is the difference in the height and square footage.

Mr. deHaas said he thought he had the square footage in the emails. I do not have that in front of me. I will have to dig it out. I can tell you we are just a couple of square feet smaller than the existing house.

Diane Silvia said 1,062 square feet.

Mr. deHaas said what we are proposing is just under that, 1,040 or 1,030. The height has been reduced by dropping the roof down to touch the existing roof. It will have a very low slope. It is still a little above the required height for flood, but it is seriously within keeping with the guidelines for height. We are not blocking anyone or obscuring any view. The presentation on the street will be greatly enhanced. We are matching the look of the historic house. We are lower than some of the surrounding properties. We are down two feet lower.

Barbara Bauman said she is uncomfortable not knowing what the proposed square footage is.

Mr. deHaas asked if he could be sworn in under oath. I believe I sent those square footages to Diane in an email. On my honor the proposed addition will be 20 or 30 square feet smaller.

Ms. Allen said she is just not comfortable with the lack of documentation. This house is important to the District and was built by the Albury's to match the Red Cross houses. That image is going to go away. Peter Morris said it seems like for several Commissioner's it is not Mr. deHaas lack of credibility, it is the lack of sufficiently detailed information.

Ms. Allen said the Albury's had their original house where the pavilion is now in Settler's Park. They then built this house as a copy of a Red Cross building for protection from storms. Their original house had been wood and was very exposed on the large open lot. This is an important building.

Mr. deHaas said he understands your concerns and they have worked very hard to preserve the appearance of the historic house. They have created a link between the existing house and the addition. The guidelines say the old should be separated from the new and that is what we have done. What we are proposing is an enhancement and totally in keeping with the guidelines. If you approve this application, it can be with the condition that the addition cannot be larger than the existing house.

Ms. Allen said she wants to see full documentation before she approves this. This is not a matter of mistrust. Brian Shea said we also had discussion on the "L" shaped configuration. Page 19, Figure 35 of the

guidelines does show that configuration with a line through it.

Mr. deHaas said yes, so what we are proposing is correct.

Mr. Shea said the diagram shows a line through it.

Mr. deHaas said our addition is at the rear. The house is sideways to the street.

Brad Bertelli pointed out as the house is situated sideways to the street and it would be better if the addition were on the other side of the house so when you are driving by the view of the historic house would read the same.

Ms. Bauman said the house is adorable and the view will be different.

Mr. Morris said the options to the Commission are to approve, deny, or continue this application. He would request is there is not a majority vote, that out of courtesy to the applicant this item be continued to a date certain, which would be the next regularly scheduled meeting of the HPC so the additional documentation can be provided.

Ms. Silvia asked Mr. deHaas if they are planning to add gutters as water from the addition will be dumping on the roof below.

Mr. deHaas said absolutely if it is allowed.

Ms. Tolpin pointed out that if you are including gutters or anything else it needs to be included on the plans.

Ms. Allen said we need more details.

Motion

Alice Allen motioned to continue this item to the September HPC meeting so the applicant can submit complete documentation for this review. Barbara Bauman seconded the motion. A roll call vote was held. All voted in favor of the motion, therefore the motion carried.

Mr. deHaas said on page 20 it states additions should not obscure or adversely impact the historic scale. We are not obscuring or hurting the historic scale. My client will receive better insurance rates by going up in height. We will come back with more details. It was helpful that you approved the pavers last month. Thank you.

Kate Deloach thanked Mr. deHaas for working with them on this. He has done a good job with differentiating the old from the new. We need to see the square footage of the addition, for what was originally proposed and what is proposed now and any other details.

Ms. Bauman said we also need NOA's as that is a requirement for the application.

Other Business: There was no other business.

Adjournment.

As there was no other business the meeting was adjourned.