



HPC

Monroe County Historic Preservation Commission

MINUTES

Monday, March 5, 2012, 2:00 p.m.

Tavernier Fire House, 151 Marine Ave., Tavernier

Call to Order.

Alice Allen called the meeting to order.

Roll Call.

Alice Allen, Chair

Bert Bender

Jim Clupper

Marjorie Mearns, absent

Diane Silvia, Preservationist

Pedro Mercado, Assistant County Attorney

Adoption of Minutes from the December 5, 2011 meeting.

Bert Bender motioned to approve the minutes of the December 5th 2011 meeting. Jim Clupper seconded the motion.

Applications for Special Certificate of Appropriateness:

243 Tavernier Drive

Project Description

The property is a vacant waterfront lot located between two existing 2-story structures on Tavernier Drive. Andrew Tobin is proposing to construct a single family home with two stories over parking. The home will have a stucco finish with decorative stucco banding, single lite French doors, multi-lite- single hung windows, decorative fixed lite architectural windows, louvered vinyl shutters, and a flat roof with a gable end wall at the front elevation. The roof surface will serve as a roof terrace and house mechanical equipment. Two gravel drives will provide access to grade level carports.

Staff presentation.

Diane Silvia presented the staff report, noting the applicable guidelines and standards regarding the proposed project as they pertain to new construction in the Tavernier Historic District.

Applicant presentation

Larry Nix, Designer, represented the project and agreed the staff description was a good summary of the project. He explained the first habitable floor must be elevated above flood due to FEMA requirements. The ground level stairway enclosure will have break away walls. He explained the parking area can be enclosed with lattice. He submitted floor plans and as scaled elevation of the streetscape.

Public testimony.

There was no public testimony.

Board discussion.

Bert Bender said the most important thing to protect in the Historic District is scale. He explained there is a great deal of variety in the architecture of Tavernier. This project should be viewed as part of the whole District.

Alice Allen said she always views the district as a whole. The historic structures are important to her for who built them and what occurred in them.

Jim Clupper said the waterfront is dominated by large buildings. It is sad to see historic neighborhoods surrounded by multi-story buildings.

Mr. Bender said there are some mitigating circumstances with this project as there are multi-story buildings and it is a dead end street. He noted this project maximizes lot coverage, setbacks, and height. The scale is most important.

Mr. Nix said this is the last vacant lot on the street. He feels they have satisfied everything except scale.

Mr. Bender asked about the fenestration rhythm of the side elevations.

Mr. Nix requested an approval with conditions.

Mr. Bender said he is going to table this. No one has to maximize everything. He would like to see the scale of the structure reduced.

Motion.

Bert Bender motioned to table the project requesting they reduce the scale of the new structure by reducing size and height. He noted he would be glad to discuss this with Mr. Nix and Mr. Tobin. Jim Clupper seconded the motion. As there were no objections, the motioned carried.

Workshop item: 207 Tarpon Street, Cynthia Martin. Revision to previously approved roof line change.

This item was withdrawn from this agenda.

Monroe County Historic Preservation Commission
Minutes
Monday, March 5, 2012, 2:00 p.m.
Tavernier Fire House
Page 3 of 3

Other Business:

Diane Silvia noted we will have another meeting soon as we have an application for a deck.

Pedro Mercado said we may also be reviewing a solar project proposed for Pigeon Key.

Adjournment.

As there was no other business, Bert Bender motioned to adjourn. Jim Clupper seconded the motion.

Respectfully submitted,

Diane Silvia