

HPC

Monroe County Historic Preservation Commission MINUTES

Monday, June 3, 2013 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Bert Bender called the meeting to order.

Roll Call.

Bert Bender, Acting Chair

Donna Bosold

Ray Rhash

Alice Allen, absent

Jim Clupper, absent

Staff: Rey Ortiz, County Planner

Diane Silvia, Preservationist

Adoption of Minutes from the March 4th and May 6th 2013 meetings.

Ray Rhash motioned to approve the minutes of the March 4, 2013 meeting. Donna Bosold seconded the motion. Bert Bender passed the gavel to Ray Rhash. Bert Bender motioned to approve the minutes of the May 6, 2013 meeting. Donna Bosold seconded the motion.

2:00 pm Regular Meeting

Applications for Special Certificate of Appropriateness:

1. HAROLD McMAHON is proposing to revise previously approved applications (July 30, 2012 and March 4, 2013) for renovations to the house located at 198 Lowe Street. The revisions are to alter the entry side elevation and the road side elevation. The subject property is legally described as BK 3 AMD Plat of Tavernier Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00566320-000000.

Staff presentation & recommendation

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

Applicant presentation

David deHaas, designer and agent for the owner, represented the project. He explained that this revision is to remove the large porch area and replace it with a clean flat roof within the columns. The window will be a large piece of glass.

Public testimony

Pat Ketchum, the neighbor at 197 Lowe Street, noted she really approves of what Harold

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McMahon is doing. This will be a spectacular addition to the neighborhood. At present he has a large arch that looks like a mosque. If he squares this off it will be much more appealing.

Staff response

There was no staff response.

Board discussion

Donna Bosold asked if this proposal includes all the windows.

Mr. deHaas said only this one entry window as the others have already been approved.

There were no further questions.

Motion

Donna Bosold motioned to approve the project as proposed. Ray Rhash seconded the motion. All voted in favor of the motion.

Other Business:

Diane Silvia asked that the Commission members send her letters of support for the Survey grant application. She also reminded them of the upcoming cemetery restoration workshop on June 20th in Key West being hosted by the Florida Archaeology Network as part of the Viva 500 program. These presenters will be doing a program at the Dry Tortugas on June 21st and at the Eco Discovery Center on June 22nd.

Donna Bosold pointed out that we need to do something about having meetings for very simple items. The long drive is a hardship for a proposed project that is very simple to review. She asked about the possibility of conference calls.

Rey Ortiz, County Planner, said conference calls are not allowed.

Ms. Bosold then asked about increasing the scope of staff approvals.

Mr. Ortiz explained that if the exterior appearance of a property is not changed the application is free and he approves it. If the exterior appearance changes at all then they must apply for a Special Certificate of Appropriateness and it must come before the Commission.

Ms. Silvia noted that the language in the ordinance is not consistent. In one section it says this pertains to renovation, rehabilitation, restoration, or demolition (Section 134-53). In another section (Section 134-57) it states "any work ... that will result in a change to the original appearance of a designated historic property."

Bert Bender and Ray Rhash also agreed the scope of staff approvals should be increased. The Commission agreed we should speak to Steve Williams about possibly modifying the ordinance

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and that we can discuss this at the next meeting.

Mr. Ortiz noted that a state administrative law judge as upheld the Planning Commission's decision to deny the application for the Homeland Security Building at the old FKEC property. They could go on to appeal to a higher court.

As there was no other business, Donna Bosold motioned to adjourn. Ray Rhash seconded the motion.

Respectfully submitted,
Diane Silvia