

HPC

Monroe County Historic Preservation Commission MINUTES

Monday, November 4, 2013 1:00

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Alice Allen called the meeting to order.

Roll Call.

Alice Allen, Chair

Bert Bender

Donna Bosold (present for regular meeting)

Ray Rhash

Jim Clupper, absent

Staff: Steve Williams, Assistant County Attorney

Rey Ortiz, County Planner (present for regular meeting)

Diane Silvia, Preservationist

1:00 pm Workshop Item

Possible revisions to the Design Guidelines and to Article III. Archaeological, Historical or Cultural Landmarks, Municode.

Alice Allen explained we are here to discuss possible revisions to our Ordinance.

Bert Bender referred to the document provided by Donna Bosold that shows the breakdown of HARC approvals in Key West. He noted that 90% of the applications in Key West are staff approvals. The things they approve are projects involving like for like replacements, roofs, fences, and for noncontributing buildings, changes that follow the guidelines. Having more staff approvals would be better for the applicants. He asked Steve Williams how to we go about doing this.

Steve Williams said he and Rey Ortiz would prepare a draft of the changes for HPC review. Once this was agreed upon it would go to the County Commission for approval. It would probably be on the consent agenda for bulk approval.

Mr. Bender reviewed the minutes from the July 1, 2013 meeting. He said the sections of concern that were discussed as inconsistent were Sec.134-53 and Sec. 134-57.

Diane Silvia asked if we want to have an expiration date for Certificates of Appropriateness. This has become a concern of other Certified Local Governments.

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The Commission members thought there should be a 1 to 2 year expiration date if they have not pulled a permit. They agreed a 2 year period would be more reasonable.

2:00 pm Regular Meeting

Adoption of Minutes from the September 9, 2013 meeting.

Donna Bosold motioned to approve the minutes of the September 9, 2013 meeting. Ray Rhash seconded the motion.

Applications for Special Certificate of Appropriateness:

1. THE PIGEON KEY FOUNDATION is proposing to install a new solar hot water heater system to assist one of the buildings with its energy efficiency. The subject property is physically located at 44800 Overseas Highway and is legally described as Pigeon Key Lot 1 G-6-46/55 OR15-374/376 OR1541—420/424 (Rest Cov) OR1604-541/45 (Rest/Cov), Monroe County, Florida having Real Estate Number: 00106120-000000-13-66-31.

Staff presentation & recommendation

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

Applicant presentation

Kelly McKinnon, Executive Director of the Pigeon Key Foundation, presented the project. He explained the equipment will be on the south side of the building to capture the most sunshine. The tank and its stand will be 79" high and 22" in diameter and be placed under the building's overhang. The panels are 5.6' X 5.9'. There will be an educational sign explaining the solar system.

Rey Ortiz asked if they are raising the tank because of flood elevation.

Mr. McKinnon said no it is because hot water rises.

Mr. Ortiz suggested that if the HPC approves this, they do it to follow the required flood elevation.

Board discussion

Bert Bender asked if the panels were black.

Mr. McKinnon said they are dark.

Mr. Bender said they will be dark on the black roof.

Mr. McKinnon said no and explained they will be mounted on a stand on the south side of the

building.

Mr. Bender asked if the angle of the panel shown in the illustration is correct.

Mr. McKinnon said the panel stand is adjustable.

Mr. Bender said the best solution is to put the panel on the roof and tank inside the building.

Mr. McKinnon said they would have to remodel the building. The existing indoor water heater is being removed and will be re-used in another building.

Donna Bosold asked how the panel will work under the overhang.

Mr. McKinnon said it will be located beyond the overhang.

Mr. Bender said the angle shown in the illustration will not work here. It would be best to locate it on the roof. He feels we should encourage the use of solar energy for historic properties but all work should follow the Secretary of the Interior's Standards.

Public testimony

There was no public input.

Applicant response

Mr. McKinnon explained the intent here is to showcase green technology.

Mr. Bender said this equipment should be located in an inconspicuous place. Historic preservation should also be showcased. In Key West an applicant wanted to place panels on the roof facing the street. Bert re-designed the location to capture more sun but they did not want to do it that way because they were trying to market solar panels.

Donna Bosold said she is troubled by the tank location.

Mr. McKinnon said they are trying to be the most cost effective and efficient and to showcase the technology.

Mr. Bender reviewed the Guidelines for Sustainability (p.14). The HPC is not here to showcase technology but to protect historic integrity. Under these guidelines free standing panels are not recommended. Dark panels on a black roof would be less intrusive.

The Commission requested a floor plan of the building showing the location of the existing water heater and drawings of the system they are proposing. They will need a licensed contractor for the installation.

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Mr. McKinnon said Coral Marine Construction will be their contractor.

Mr. Ortiz said, if you get the drawings which you will need to obtain a permit, they will have something to review.

Motion

Bert Bender motioned to table so that other options can be explored and more information can be provided. Donna Bosold seconded the motion.

2. THE PIGEON KEY FOUNDATION is proposing to install a removable gate within the opening of the existing saltwater pool. The subject property is physically located at 44800 Overseas Highway and is legally described as Pigeon Key Lot 1 G-6-46/55 OR15-374/376 OR1541—420/424 (Rest Cov) OR1604-541/45 (Rest/Cov) , Monroe County, Florida having Real Estate Number: 00106120-000000-13-66-31.

Staff presentation & recommendation

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

Applicant presentation

Kelly McKinnon, Executive Director of the Pigeon Key Foundation, presented the project. He explained this saltwater pool was built by the University of Miami. They would like to enclose the opening with this removable mesh covered underwater gate so it can serve as an aquarium for research specimens. It is 17' long and 7.6' deep. It will be wide enough to walk over.

Public testimony

There was no public input.

Board discussion

Bert Bender asked why the gate is removable.

Mr. McKinnon said it could be put away in storms.

Motion

Bert Bender motioned to approve the gate as proposed. Donna Bosold seconded the motion.

Discussion of Sue Heim's request to change the minutes of the August 5th 2013 meeting.

The Commission discussed Sue Heim's proposed changes. The minutes are not intended to be verbatim. No action was taken.

Other Business:

Alice Allen acknowledged receipt of the letter from Jill Patterson regarding Settler's Park.

As there was no other business, the meeting was adjourned.