

# HPC

Monroe County Historic Preservation Commission

## MINUTES

Monday, August 4, 2014 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



### Call to Order.

Alice Allen called the meeting to order.

### Roll Call.

Alice Allen, Chair

Bert Bender

Ray Rhash

Donna Bosold, absent

Jim Clupper, absent

Staff: Rey Ortiz, County Planner

Diane Silvia, Preservationist

Steve Williams, Assistant County Attorney, absent

### Adoption of Minutes from the July 7, 2014 meeting.

Bert Bender motioned to approve the minutes of the July 7, 2014 meeting. Ray Rhash seconded the motion.

### Application for Special Certificate of Appropriateness:

1. GEORGINA DIAZ is proposing to install a Savaria wheelchair lift at her property located at 136 Coconut Row. The subject property is legally described as BK 3 SLY ½ LT 2 and all LT3, Largo Beach PB1-108, Key Largo, Monroe County, Florida having Real Estate Number: 00477390-000000.

### Staff presentation and recommendation

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

### Applicant presentation

Georgina Diaz was there to represent the project.

### Public testimony

There was no public testimony.

### Staff response

Rey Ortiz pointed out that this property has the equivalent of two front yards as there is an unoccupied easement marked Poinciana Avenue at the rear property line. Therefore, a 25' setback is required from both the front and rear property lines.

### **Board discussion**

Bert Bender studied the proposed location of the wheelchair lift and determined it should meet these setback requirements.

### **Motion**

Bert Bender motioned to approve the proposed project. Ray Rhash seconded the motion.

2. ROBERT AND JOYCE FORMAN are proposing to add a storage shed, a privacy fence along the alley way and a landscaping hedge at their property located at 108 Coconut Row. They also propose to add coral stone to the corners of their home and to repair and paint the exterior yellow or light green in color. The subject property is legally described as BK 2 LTS 1-3, Largo Beach PB1-108 Key Largo, Monroe County, Florida having Real Estate Number: 00477140-000000.

### **Staff presentation and recommendation**

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

### **Applicant presentation**

Tony Romero presented the project. He explained the shed was given to him and he was unaware that a permit was required. A neighbor complained but he was actually upset about the old shed that is still on the property. Of all the items he has applied for, the shed is his biggest concern as the house has no storage. The old shed will be removed.

### **Public testimony**

There was no public testimony.

### **Staff response**

Rey Ortiz addressed the requested privacy fencing. He explained that along alleys and roads the code clearly states the height limit is 4' if the fence is solid. The height limit can be increased to 5' if the fence is 50% open.

### **Applicant response**

Mr. Romero said he wants the fencing because there are cars in the alley late at night.

### **Board discussion**

Bert Bender asked about the required setbacks, as the property is bounded in 3 directions by US 1, Coconut Row, and the alley.

Rey said the shed would probably require 5' setback from the rear property line.

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Mr. Romero said there is cracking at the corners of his house. He was hoping to cover this cracking with decorative coral stone.

Mr. Bender said adding the stone will not fix the problem. It needs to be repaired. The Commission would not be in favor of adding the stone as this was not an element on this 1930's building. The same stucco finish would be most appropriate.

Mr. Bender said he has no objection to the shed. You said it needs to be upgraded to meet current code.

Mr. Romero said he has spoken to an engineer about this but wanted to make sure he would be allowed to keep the shed before spending any money on it.

**Motion**

Ray Rhash motioned to approve the project with the condition that the fencing meet code requirements and the exterior paint color approved is "Spring Dew A33-1" (Ace color).

3. SUSAN PARKER, KALEY MILLER AND JUSTIN MILLER are proposing to replace the windows of their home located at 120 Sunrise Drive. The subject property is legally described as LT 45 Tavernier Cove No. 1 PB1-103, Key Largo, Monroe County, Florida having Real Estate Number: 00506380-000000.

**Staff presentation and recommendation**

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

**Applicant presentation**

Kaley and Justin Miller presented the project. Ms. Miller said they have just received notice from their insurance company that they are scheduled to be cancelled, due to peeling paint and rusty doors. They would like to add painting to this application. Doors and windows are their main concern.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender asked what kind of windows were in the house originally. The aluminum jalousie windows are not the originals.

Alice Allen said jalousie windows came through Tavernier in the 1950's. It probably had windows like those that were on her house and those that are on Pigeon Key structures, wood sliders.

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Mr. Bender pointed out that aluminum windows are typically not allowed. In this case it is difficult since we do not know what they were originally. He noted the guidelines state that casement, single hung, or double hung are allowed. You can get these as impact windows out of wood but they are more expensive.

Ms. Allen asked about the shutters.

Ms. Miller said the shutters would be removed because the windows will do the job.

Ms. Allen said she has a problem with aluminum windows, especially if the shutters are removed.

Mr. Bender explained the guidelines are clear, we cannot approve aluminum windows. We do not know the style of the original windows, but we do know they were wood.

Ms. Miller said other houses on her street have aluminum windows.

Mr. Miller said they are trying to improve their property. How did other people have this approved? We have plywood shutters and bees are coming in.

Ms. Miller pointed out they have already paid 50% down on these Pino windows and now that money is gone.

Mr. Bender asked about the doors.

Ms. Miller said they would like impact glass doors.

The Miller's asked if they could install the Pino windows if they kept the shutters so the windows cannot be seen.

Ms. Allen said the windows must be wood.

**Motion**

Ray Rhash motioned to table. Bert Bender seconded the motion.

Mr. Miller said can you take the fact it is hurricane season into account. They really want to get something done now. They just want to protect their house.

Jason Adams from Strang Architecture offered to help advise the Millers about window replacement.

4. BALLAST TRAIL,LLC is proposing to revise a previous approval for a new single family residence and to convert the existing Red Cross house into a guest house at 200 Ballast Trail (approved July 30, 2012). The subject property is legally described as LTS 4 and 9 Amos Lowe Homestead, Tavernier, Monroe County, Florida having Real Estate Number: 00090220-000000.

**Revisions Include:**

Pool - Added planter slightly below pool deck with terraced landscaping

Waterfall changed to planter

Removal of berm on eastern portion of site (required by Flood Plain Management)

Breezeway - Deck lowered

Deck - Additional stairs at north end of deck

West elevation - Rafters removed from balconies

South Second Story Volume - Flat roof changed to pitched roof

South Elevation- Volume on first floor removed (required by Flood Plain Management)

South Elevation, South Wing - Additional louvers to the second floor windows

North Elevation - Additional windows

**Staff presentation and recommendation**

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

**Applicant presentation**

Jason Adams from Strang Architecture presented the project. He had large panels showing the revised elevation drawings. Upon review by Floodplain Management in Atlanta, they have to remove the berm. This will soften the appearance of the pool. They are proposing instead, boardwalks down to grade. The deck and pool are elevated. Some windows in the bedrooms will be revised from transom style to casements.

**Public testimony**

There was no public testimony.

**Staff response**

Rey Ortiz pointed out that the overall building height limit is 35' generally measured from the crown of the nearest road.

**Board discussion**

Bert Bender asked if they allowed him to raise the pool.

Max said they had to raise the pool about 3' above flood so that water can flow through and not scour out the house.

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**Motion**

Bert Bender motioned to approve the proposed project revisions. Ray Rhash seconded the motion.

**Other Business:**

Discussion on possible revisions to Article III. Archaeological, Historical or Cultural Landmarks, Municode.

This discussion was postponed so that Steve Williams can participate.

Diane Silvia said she has a grant proposal in with the state for a historic and archaeological survey update.

**Adjournment.**

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