

# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday, August 3, 2015 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



### Call to Order.

### Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Bert Bender, Commissioner Jim Clupper, and Commissioner Ray Rhash  
Absent- Commissioner Donna Bosold

Staff present: Barbara Bauman, Planner  
Rey Ortiz, Senior Planner  
Peter Morris, Assistant County Attorney  
Diane Silvia, Preservationist

### Adoption of Minutes from the July 6, 2015 meeting.

Bert Bender motioned to approve the minutes of the July 6, 2015 meeting. Ray Rhash seconded the motion.

### Application for Special Certificate of Appropriateness:

1. SOUTHERNMOST VENTURES, LLC is proposing to pressure wash and paint their two main buildings located at 91461 Overseas Highway. The subject property is legally described as Largo Beach-Key Largo PB1-108 Lots 4-6 & NE'LY 7.5 Lot 7 BK 2, Key Largo, Monroe County, Florida having Real Estate Number: 00477170-000000.

### Staff presentation and recommendation

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

### Applicant presentation

Jackie Valador, representing the painting contractor, said the owner wants paint colors that will make the building recognizable. She had no further comments.

### Public testimony

There was no public testimony.

### Board discussion

Bert Bender said the colors submitted are garish.

Ms. Valador said the owner wants the building to be recognizable.

Mr. Bender said as noted in the staff report you can paint the building as existing or look through

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the old layers of paint for the buildings original historic color. You probably do not need to go that far. He asked if she is willing to consider other colors. We cannot tell you what to do. We can only review this according to the guidelines.

Peter Morris said you cannot tell them what paint color to use.

Rey Ortiz said they can paint the building the existing color with a Regular Certificate of Appropriateness.

Alice Allen said the submitted colors are shockingly bright for the historic district.

Mr. Ortiz asked if they table this would they like to see newly submitted paint color choices before the next meeting.

Mr. Morris said that would be fine but the HPC would have to note this was reviewed ex parte, that is not reviewed ahead of time as a group.

**Motion**

Bert Bender motioned to table so that new color choices can be submitted. Ray Rhash seconded the motion. Motion carried unanimously.

2. CATHERINE KETAY is proposing to remove and replace the existing asphalt shingle roof with 5 V crimp panels, remove and replace existing aluminum windows with newer aluminum windows, and to upgrade a door with a new aluminum door at her property located at 146 Coconut Row. The subject property is legally described as BK 3 LTS 4 and 5, Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00477400-000000.

**Staff presentation and recommendation**

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

**Applicant presentation**

Krissy Lynn, agent for the owner presented the project. She had no comment.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender asked if the replacement windows are going to fit in the existing openings.

Ms. Lynn said one window is going to be changed into a door. The other windows will fit the existing openings.

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Alice Allen asked about the proposed door dimensions.

Ms. Lynn said probably 2' 6".

Ms. Allen asked if the current door is aluminum.

Ms. Lynn said yes.

### **Motion**

Bert Bender motioned to approve the proposed project as submitted. Ray Rhash and Jim Clupper seconded the motion. Motion carried unanimously.

3. ROBERT AND JOANNE THIBEAU are proposing to install a 6' wood stockade fence at their property located at 125 Lowe Street. The subject property is legally described as 34 62 38 (Parcel A) Island of Key Largo PT Lot 10, Key Largo, Monroe County, Florida having Real Estate Number: 00090270-000300.

### **Staff presentation and recommendation**

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

### **Applicant presentation**

Robert and Joanne Thibeau, property owners, were present to represent the project. They had no comment.

### **Public testimony**

There was no public testimony.

### **Board discussion**

Bert Bender asked where the stockade fence will be located.

Ms. Thibeau said at the sides and rear of the property.

Rey Ortiz noted that on the side property line there is a 4' height limit for the first 25'.

Mr. Bender asked if they plan to install a front fence.

Ms. Thibeau said not at the current time, they are just trying to keep people from walking through the property.

### **Motion**

Bert Bender motioned to approve the project as submitted. Ray Rhash seconded the motion. Motion carried unanimously.

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**Other Business:**

Peter Morris explained the BOCC would be reviewing the Comprehensive Plan Update in late August, probably in Marathon.

**Adjournment.**

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