

HPC

Monroe County Historic Preservation Commission MINUTES

Monday August 6, 2018

Tavernier Fire House, 151 Marine Ave., Tavernier



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Donna Bosold, Commissioner Kate DeLoach, and Commissioner Anne-Marie Victor-Howe.

Absent was Commissioner Bert Bender,

Staff present: Devin Rains, Principal Planner
Barbara Bauman, Senior Planner
Peter Morris, Assistant County Attorney
Diane Silvia, Preservationist

Adoption of the Minutes from the July 9, 2018 meeting.

Kate DeLoach motioned to approve the minutes from the July 9, 2018 meeting. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. Jocelyn Tiedeman (File No. 2018-114) is proposing to construct a new single-family residence with a gravel driveway at 144 Sunrise Drive within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00-00506320-000000 and legally described as:

Lot 39, TAVERNIER COVE, according to the Plat thereof as recorded in Plat Book 1, Page 103 of the Public Records of Monroe County, Florida (continued from the July 9, 2018 meeting).

Staff recommendation on revised plans

Diane Silvia said zoning allows for a 35' height limit above the crown of the road or natural grade. The applicant has reduced the height to 25' 1". The home next door at 148 Sunrise Drive is nearly as high. The historic structure at 140 Sunrise Drive is an elevated one story with a steep roof pitch. There is nothing in the guidelines that forbids two-story structures. The fenestration has been improved. In addition, the proposed structure is differentiated from historic structures by the design and materials, fenestration, and stucco banding. She recommended approval.

Peter Morris said that Commissioner Anne-Marie Victor-Howe has signed a Voting Conflict Form 8B which has been submitted to the clerk prior to this meeting as her husband discussed possible financial loss in property values at the previous meeting. She must refrain from voting but may discuss the application.

Applicant presentation

Jocelyn Tiedeman said she researched the community and while most of the 1930's houses were one-story, there are two story examples. 139 Coconut Row, 120 Tavern, and 137 were all multi-level built in the 1930's. Her husband is a licensed drone pilot and went through and determined the height of a number of buildings. She presented photos of structures, with their heights and construction dates and noted on Sunrise Drive, 148 Sunrise Drive is 20' 6" high and 133 Sunrise Drive is 23'2" high. She feels 125 Lowe Street built in 2016 is beautiful while it is large and high home 30'2". There are historic homes across the street from it that are small. She feels her design will benefit the neighborhood. She does not want to upset her neighbors.

Ms. Tiedeman explained the height has been reduced by changing the roof pitch from 5/12 to 4/12. The structure will be set back 25' and will not look like a billboard as was mentioned at the previous meeting. She feels strongly about retaining the vegetation buffer.

Public testimony

A memo and petition against the proposed two-story structure signed by residents of the neighborhood was provided. Lisa Braman, resident at 160 Sunrise Drive, spoke on behalf of herself and the other petitioners. She wants to be a good steward and said the HPC is a good procedure with guidelines that help protect and retain the community character. This street alone has nine historic single-family structures. This home is being built as an investment. Profit can be made with a single-story home more in keeping with the character. She said this is a landmark case and asked the HPC to deny the application.

John Howe, resident at 149 Sunrise Drive, remembers before moving here, driving around on this street and saying this is it. Many of his neighbors feel the same way. They like all the trees and small houses. This proposal does not follow the guidelines. This is a landmark case as Lisa Braman stated. Tavernier is not Key West. People did not have as much money. He walked his dog by 125 Lowe Street and it is huge and out of place. It looks like a wealthy estate.

Linda Barret, Ms. Tiedeman's Mother has been here many years and feel the petition was misguided. The proposed structure is not 35'. She renovated a two-story structure built in 1935. She noted her daughter wants a two-story to keep the footprint small to retain the vegetative buffer. There is nothing in the guidelines that prevents this.

Gregg Mann, Ms. Tiedeman's Step Father, said this is a potentially adversarial situation. He has helped restore several buildings in Tavernier. Ms. Tiedeman was born and raised here, and this is not just about money. The question is, does it meet the guidelines or not? He has been in the Keys for 35 years and loves Tavernier. He feels this design fits right in.

Ms. Braman said they did revise the petition to reflect the correct height.

Mr. Howe said that error came from staff. There is an assumption that this must be a 3 bedroom/ 2 bath house. He would like her to down size the structure.

Staff response

Peter Morris asked Diane Silvia and Devin Rains for potential legal purposes about their backgrounds and experience. Staff responded and then he asked the Commissioners if they agreed Devin Rains and Diane Silvia are experts to please respond with a nod.

Three of the Commissioners agreed with a nod.

Devin Rains said some of the comments he would be making pertain to both applications today. We are looking at a Special Certificate of Appropriateness with this first application based on the Tavernier Historic District Preservation Guidelines which pertains to contributing structures, noncontributing structures, and new construction. The Historic Preservation Commission and the Guidelines are provided for in the Monroe County 2030 Comprehensive Plan, the Livable CommuniKeys Plan, and the Land Development Regulations. Land Development Regulation 110-7 states all decisions of the HPC shall be in writing and adopted by resolution.

Mr. Rains noted both applications have not been through building or environmental review.

Board discussion

Donna Bosold said the windows are different from the small size revised plans shown at the last meeting.

Ms. Tiedeman said these are the architect's drawings.

Anne-Marie Victor-Howe said this project sets a bad precedent. We are encouraging people to build two story buildings. There are a lot of people building that are not coming before the HPC. Other people will come in front of this commission with large massive structures and what will you say. This lot is very small.

Ms. Bosold said she disagrees and that each proposal is reviewed according to its own characteristics. Ms. Tiedeman did get measurements as requested at the last meeting. This design is clearly differentiated from a historic structure. In the future we are going to be seeing requests for higher buildings because of FEMA. The fenestration is improved.

Kate Deloach asked if the parking cone seen in the photo shows the house front setback.

Ms. Tiedeman said yes that is where the front porch starts.

Ms. Bosold said she is very disturbed to hear people are building second stories without permits.

Dr. Howe said not second stories but other building activities without coming to the HPC. People are very unhappy with the HPC because we are not consistent.

Ms. Bosold said if people are building without permits we have some real issues in the neighborhood.

Alice Allen said she is not happy with a two-story structure, especially the front porches. She would like it better if it had a single-story front porch like that proposed for the rear.

Applicant response

Ms. Tiedeman agreed to make that change.

Motion

Donna Bosold motioned to approve with the removal of the second-floor front porch and replicating the rear roof line over the first-floor front porch. Doors to the second-floor porch would be eliminated and windows will remain. Kate Deloach seconded the motion. A roll call vote was taken. Donna Bosold and Kate Deloach voted in favor of the motion. Alice Allen voted against the motion. Therefore, the motion carried.

2. Angler's Club Members Association, Inc. (File No. 2018-138) is proposing clubhouse improvements at 50 Clubhouse Road, Key Largo, Monroe County, Florida having real estate number: 000800200-000300 and legally described as:

The Club Facilities Unit, ANGLERS CLUB, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1028, Page 2375 of the Public Records of Monroe County, Florida, and any amendments thereto.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable Secretary of the Interior's Standards for Rehabilitation. She recommended that the front addition be denied.

Applicant presentation

John Olson, Peacock & Lewis Architects and Planners, LLC., David Schopp, Sharpe Project Developments, Inc., and Shelly Sanders represented the project.

Mr. Olson said vegetation would conceal the front addition and the building would still maintain its historic character. The entry will remain intact. An office addition of about 400 square feet was approved about 8 years ago.

Public testimony

There was no public testimony.

Staff response

Devin Rains said this project is subject to review by building, planning, and environmental resources.

Applicant response

Mr. Olson said they have not submitted a building permit.

Board discussion

Donna Bosold noted this is a little jewel and she is happy to see they want to fix it up. She is confused by the application. She is wondering what portions of the building the Planning Commission designated as a historic and cultural landmark when they sent it to the BOCC. Is it the entire building or only a portion that is considered historic? You are removing columns and windows.

Diane Silvia asked Mr. Olson if he knew the age of the building's current footprint.

Mr. Olson said he did not know.

Peter Morris located the lengthy resolution from 1993.

Ms. Bosold said we are going to need to determine which portions are designated historic. It looks like they are proposing bump out windows in the dining room area. The elevation drawings are not marked with heights and demolition notes.

Anne-Marie Victor-Howe said you can not see what is historic.

Mr. Olson said the living room is the significant historic part of the building.

Motion

Donna Bosold motioned to continue this item to the September 10, 2018 meeting so that more information can be obtained. Kate Deloach seconded the motion. As there were not objections, the motion carried unanimously.

Other Business:

There was no other business.

Adjournment

Kate Deloach motioned to adjourn. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.