

HPC

Historic Preservation Commission

Monroe County

Application for Special Certificate of Appropriateness

August 2, 2021

Staff Report

122 OCEAN VIEW DRIVE

NEAL GILL (FILE #2021-112) IS SEEKING APPROVAL TO REPLACE EXISTING WINDOWS AND DOORS ON THE SECOND FLOOR WITH IMPACT RESISTANT WINDOWS AND DOORS AT 122 OCEAN VIEW DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER [00555490-000000](#) AND DESCRIBED AS LOT 8, BLOCK 4, TAVERNIER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 180 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

History and Architecture of the Building

122 Ocean View Drive is a non-contributing, stilt home built in 1987 as recorded in the property appraiser's records.

Relevant Standards and Guidelines

From the Tavernier Historic District Preservation Guidelines

Doors (p. 25) "Non-Contributing Structures: Doors should be compatible with the character of the district."

Windows (p. 26) "Non-Contributing Structures: Windows should be compatible with the character of the district."

From the Secretary of the Interior's Standards (p.9)

Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Analysis

Window and door replacements will be in the same size openings and locations as the existing windows and doors. Approval is recommended as the proposed project will have no negative effect on the character of the District.

Diane E. Silvia, Historic Florida Keys Foundation