

HPC

Historic Preservation Commission

Monroe County

Application for Special Certificate of Appropriateness

August 2, 2021

Staff Report

151 OCEAN VIEW DRIVE

NATHAN WEINBAUM (FILE #2021-113) IS SEEKING APPROVAL TO CONSTRUCT A 400 SQUARE FOOT LOFT ADDITION AT 151 OCEAN VIEW DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER [00555310-000000](#) AND DESCRIBED AS LOT 1 LESS THE NORTHERLY 20 FEET, BLOCK 3, 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

151 Ocean View Drive is a non-contributing, stilt home built in 1984 as recorded in the property appraiser's records.

Relevant Standards and Guidelines

From the Tavernier Historic District Preservation Guidelines

Additions (p. 19) *Non-Contributing Structures*: "The placement of additions should not obscure historic buildings nor harm the district's urban fabric."

Dormers (p. 27) *Non-Contributing Structures*: "Dormers are allowed when they are structurally and spatially integrated with the building."

Roofing (p. 24) *Non-Contributing Structures*: "The intent is to keep a uniformity of roofing materials in the district." Allowable roofing materials include "standing seam, v-crimp, stamped metal and composition tile."

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

This is an after-the-fact dormer-like addition. Approval is recommended as the proposed addition will not obscure historic buildings.

Diane E. Silvia, Historic Florida Keys Foundation