

Minutes of the Key West Historical Architectural Review Commission

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Call Meeting To Order	
Chairman Rudy Molinet called the Key West Historical Architectural Review Commission (HARC) Meeting of January 11, 2012 to order at 6:00 pm at Old City Hall, in the antechamber at 510 Greene Street, Key West.	
Pledge of Allegiance to the Flag	
Roll Call	
	Commissioners present include: Donna Bosold, Theo Glorie, Maggie Gutierrez, Daniel Metzler, Michael Miller, Vice Chairman Bryan Green, and Chairman Rudy Molinet.
	Also, present from City staff: Assistant City Ron Ramsingh, Historic Perseveration Planner Enid Torregrosa, IT Mike Riveria, and Recording Secretary Jo Bennett.
Approval of Agenda	
	Chairman Rudy Molinet inquired as to any changes to the agenda. Enid Torregrosa stated that the applicant has requested that item 8 be postponed in order to give the new architect time to get up to speed.
	Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the Agenda with no changes be Approved . The motion Passed by a unanimous voice vote.
Approval of Minutes	
1	December 14, 2011
	Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the Minutes be Approved with the correcting the second "Yes" to "No" for item 6 on page 10. The motion Passed by a unanimous voice vote.
2	December 28, 2011
	Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Michael Miller, that the Minutes be Approved . The motion Passed by a unanimous voice vote.
Action Items	
3	Election of Chair and Vice Chair
	Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Ms. Donna Bosold, that Rudy Molinet be elected Chair. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
	Actions/Motions: A motion was made by Mr. Michael Miller, seconded by Mr. Daniel Metzler, that Bryan Green be elected Vice Chair. The motion Passed by the following vote:

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	Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
4	<p>Changes of HARC meetings time</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the meeting start time be changed to 5:30pm. The motion Passed by a unanimous voice vote.</p>
5	<p>Change of February 22, 2012 to February 21, 2012 at Old City Hall due to conflict with City Commission Meeting</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the February 22, 2012 meeting be moved to February 21, 2012. The motion Passed by a unanimous voice vote.</p>
HARC Planner’s Report	
	<p>Ms. Torregrosa stated that each of the Commissioners has a paper copy of her report at their desk. Ms. Torregrosa reviewed the following fiscal year 2010-2011 highlights:</p> <ol style="list-style-type: none"> 1. 1,737 applications were reviewed which is 397 more than the previous year. Ms. Torregrosa supplied the following breakdown of the applications: Of the 1,737 applications, 1,566 were Staff Approved, 12 were Withdrawn, 159 were presented to the Commission, of the 159 presented to the Commission 112 were approved, 35 were denied and 12 were postponed. 2. A new Historical Survey is in process. 3. The HARC Board membership was increased to seven (7) members. 4. Started public noticing of all projects that will be presented in public meetings. 5. Ms. Torregrosa introduced the City’s new HARC Inspector Wayne Giordiano and explained this position is a combined position as a Plumbing inspector. Mr. Giordiano gave the Board members a brief overview of his background. 6. Ms. Torregrosa also presented a slide show of some before and after photos of projects that were reviewed by HARC.
Old Business	
6	<p>Replacement of existing window graphics and new 13 proposed signs-#12 Duval Street- CVS Pharmacy-RRW Architects/ Raymond Martinez- Jose Gordillo (H11-01-1447)</p> <p>Raymond Martinez presented the project. Raymond Martinez stated that they took some of the comments from the last meeting and explained the changes they made.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that is a request to replace existing photos located on the back of the interior gondolas facing the windows, six CVS window signs and a graphic over the new photos. This is a revision of an original application that was postponed on November 9, 2011. The new revisions include the replacement with 13 new black and white photos of historic buildings and sites of Key</p>

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	<p>West with and overlay of a red dotted graphic. Over six of the graphics there will be red letters, 9" high with copy of CVS. Ms. Torregrosa stated that the standard graphic with red dots will be applied over all photos. Ms. Torregrosa stated that the building in question is not listed in the surveys and is located on a corner lot. Ms. Torregrosa added that the applicant will retain three existing signs, a hanging sign located on Duval Street and two corner signs, one facing Duval and Front Streets, and Duval and Wall Streets. Ms. Torregrosa stated that staff understands the need of the store not to leave the back of the gondolas exposed to the storefronts. Nevertheless, and according to the guidelines and the LDR, overlaying a photo with a standard pattern and having letters over it will constitute a sign. Ms. Torregrosa added that it is staff's opinion that the proposed design exceeds the maximum signs allowed on a corner lot; therefore the proposal is inconsistent with the guidelines and the LDR. Ms. Torregrosa stated that staff has discussed and explained to the applicant in several occasions the guidelines as well as the LDR's regulations regarding signage in the historic district.</p> <p>Commission Discussion: Mr. Green stated that this application is yet another classic example why the Guidelines and LDRs need to be addressed in a Sign Workshop as soon as possible. Mr. Green added that if he is not mistaken that since this application clearly is outside the Guidelines and the LDRs and since it is against the LDRs the Commissioners have little recourse but to deny the application as presented.</p> <p>Mr. Miller agreed with Mr. Green's comments and asked the other Commissioners if they would be agreeable if the applicant took the red dots and the CVS logo off? Mr. Miller added that he thinks the CVS is what makes these a sign.</p> <p>Mr. Molinet also agreed Mr. Green and Mr. Miller's comments. Mr. Molinet asked that the Sign Workshop be schedule as soon as possible.</p> <p>The Commissioners suggested the applicant postpone until he can remove the dots and the CVS logs from the black and white photos.</p> <p>Actions/Motions: A motion was made by Mr. Michael Miller, seconded by Mr. Daniel Metzler, that the item be Postponed. The motion Passed by a unanimous voice vote.</p>
<p>7</p>	<p>Demolish rear flat roof- #1108 Petronia Street- William Rowan (H11-01-1573) Second reading</p> <p>Patricia Gray presented the project. Ms. Gray stated she had nothing to add from the last meeting.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is the second reading for this project and that the Commission can consider the request since it is consistent with the LDRs.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p>

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	<p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the item be Approved with the understanding the demolition approval is tied to the approval of the revised plans of item 4a on the December 28, 2011 Agenda. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>8</p>	<p>Chamfer existing 5.5" by 5.5" square columns $\frac{3}{4}$" on each corner, leaving the top and bottom sections square. In the alternative, replace the square columns with 6.25" diameter round columns. The latter option is much more costly because it means completely replacing the existing columns- #936 United Street-Peter Gomez/ Hugh J. Morgan Esq. (H11-01-1603)</p> <p>Prior to the meeting the applicant requested the item be postponed until the next meeting.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the item be Postponed. The motion Passed by a unanimous voice vote.</p>
<p>9</p>	<p>Landscape and bulb out plan for Virginia Street per conditional approval- Virginia Street #800 through 1100 blocks north side of sidewalks- City of Key West- David Fernandez (H11-01-1773)</p> <p>David Fernandez presented the project. Mr. Fernandez and Doug Bradshaw stated that per the Commission's request they have developed a landscape plan for the Virginia Street project. Doug Bradshaw shared a presentation of the plans with the Commissioners and explained the changes which were made to accommodate the Commissioner's request from the previous meeting. The Commissioners were supplied with the most current update of the plan in paper form.</p> <p>Public Comments: A letter from Christine Russell – 1014 Grinnell Street was read into the record.</p> <p>The following members of the public spoke:</p> <ul style="list-style-type: none"> • Gary Ek – 1021 Watson Street <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that she is not a landscape person. Ms. Torregrosa reminded the Commission of the conditions for the approval of the project at the last meeting.</p> <p>Commission Discussion: Following a lengthy discussion, the Commissioners decided that the new presentation did not meet their conditions and asked the applicant to hire a Landscape architect and work with the City's Landscape Department to improve the plans.</p> <p>Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Mr. Theo Glorie, that the</p>

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	<p>item be Postponed. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Chairman Molinet No: 1 – Mr. Green</p>
<p>New Business</p>	
<p>10</p>	<p>Install three digital prints total size 125" wide by 94" tall. Sign copy Pandora jewelry with background art- #423 Front Street- Category 5 signs/ Jay Wilson (H11-01-1659)</p> <p>Jay Wilson presented the project. Mr. Wilson stated that this is to replace an existing print that is old and peeling with a new one. Mr. Wilson stated that per the HARC Planners suggestion the building owner has made an effort to bring the building into compliance.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that there is no Certificate of Appropriateness application or any approval for the existing window sign that has a photo of a watch, an aircraft and Breitling signs. Ms. Torregrosa stated that the business used to have another four unpermitted signs that were removed recently. Ms. Torregrosa added that the application includes two different prints, one containing the words <i>Pandora unforgettable moments</i>. Ms. Torregrosa stated that the highest letters in the graphic are 7" tall. The graphics will cover the entire bay window, which is located on the south side of the building. Ms. Torregrosa stated that this is the only bay window found in the building. Ms. Torregrosa stated that it is staff's opinion that the proposed design exceeds the maximum signs allowed on a corner lot; therefore the proposal is inconsistent with the guidelines and the LDR. Ms. Torregrosa stated that staff understands that the scale of the signs detract from the historic character of the building.</p> <p>Commission Discussion: The Commissioners had a lengthy discussion as to the mass and scale of this sign as well as the number of signs on the building. There was a concern about the proposed graphic. They also reiterated the need for a Sign Workshop.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the item be Denied based on page 49 item 6. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>11a</p>	<p>Remove existing brick patio, concrete sidewalk wood decking. Construct new swimming pool, masonry garden wall, wood deck and fencing and exterior stair. Remove hot tub and lean to cover- #801-807 Fleming Street- Matthew Stratton (H11-01-1663)</p> <p>Matthew Stratton presented the project explaining the proposed changes. Mr. Stratton explained the plans are to improve the existing appearance of the property.</p> <p>Public Comments: There were no public comments.</p>

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	<p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the proposed plans include removal of wood decks and brick patios. Ms. Torregrosa stated that the new wood deck replacement will have less square footage than the existing ones, creating more green areas in the site. Ms. Torregrosa stated that a swimming pool is proposed between the two houses and will be setback from the front yard. Ms. Torregrosa stated an 8' tall wall with stucco finish will serve as a garden wall and as a water feature to the pool. This new wall will be built between the two main houses, and will be setback from Fleming Street approximately 10 feet. Ms. Torregrosa stated that two new 6' tall wood gates will be installed at each end of the garden wall. A new wood exterior staircase with metal railings will be replacing a non-conforming and non-historic stair in the back of the garage. Ms. Torregrosa stated that this new stair will conform to actual building code and will not be visible from the streets. The plans also include repairs of an existing 6' high wood fence facing the alley. Ms. Torregrosa stated that both historic buildings are non-conforming structures. Ms. Torregrosa added that although the proposed plans do not include renovations to the houses an easement will be required, since part of #801 Fleming Street is on city right-of-way. It is staff's opinion that the proposed fence, swimming pool, new stair and site improvements are in keeping with the character of the site. Ms. Torregrosa stated that the proposed plans will not have any effect on the houses which are contributing resources to the historic district. The proposed 8' tall garden wall will be built outside of the required front yard setback. The proposed swimming pool and decks will cover 50% of the lot minus the building's footprints. Staff understands that the proposed design is consistent with the guidelines. If approved staff recommends that the applicant coordinates with the Landscape division due to the existence of trees in the site. Ms. Torregrosa concluded that the applicant also needs to address the easement issue with the Planning Department.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Michael Miller, that the item be Approved. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
11b	<p>Remove existing greenhouse, existing stair and portion of wood fence at front-801-807 Fleming Street- Matthew Stratton (H11-01-1663)</p> <p>Matthew Stratton presented the project. Mr. Stratton stated he did not have anything to add from the previous discussion.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is the first reading for this project and that the Commission can consider the request since it is consistent with the LDRs.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p>

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	<p>Actions/Motions: A motion was made by Mr. Michael Miller, seconded by Mr. Theo Glorie, that the item be Approved. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>12</p>	<p>Awning and window signs with copy chocolates, fudge, ice cream, espresso- #505 Duval Street- Michael Morello/ Jay Wilson (H11-01-1666)</p> <p>Jay Wilson and Michael Morello presented the project. Mr. Wilson stated that this proposed sign is an effort for the business owner to attract more business.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this request is to install 6 window signs in two storefronts. Ms. Torregrosa stated that the proposed signs will be display in the lower portion of the storefronts by using a red vinyl band, 8’ high, with cream color letters. Ms. Torregrosa stated that the proposed words will be <i>chocolates espresso fudge ice cream</i>. Ms. Torregrosa added that the existing business received staff approval for two conforming signs, a wall and a hanging sign with the copy of <i>Kilwin’s</i>. The license files establish that the business name is <i>Kilwin’s</i> chocolates and ice cream. Ms. Torregrosa added that the business is not located on a corner. Ms. Torregrosa stated that it is staff’s opinion that the proposed design exceeds the maximum signs allowed for a business not located on a corner; therefore the proposal is inconsistent with the guidelines and the LDR.</p> <p>Commission Discussion: The Commissioners had a lengthy discussion concerning the signage and once again stated the need for a Sign Workshop. The Commissioners made several recommendations to the applicant as what could be done within the Guidelines. There was a suggestion that the applicant use the full business name on the sign.</p> <p>Actions/Motions: A motion was made by Mr. Theo Glorie, seconded by Mr. Michael Miller, that the item be Postponed. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>13a</p>	<p>New wood posts and railings for the front porch. New railings for second floor back porch- #720 Windsor Lane- Phil Tannura (H11-01-1736)</p> <p>Phil Tannura presented the project. Mr. Tannura stated that</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this for the replacement of existing concrete columns to wood posts for the front and back porches of a non-contributing house. Ms. Torregrosa stated that the new wood posts will be 6” by 6”</p>

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	<p>and the proposed porch railings will be 2" by 2". Ms. Torregrosa stated that although the plans include other annotations this application is just for new posts and railings. Ms. Torregrosa stated that the building located on #720 Windsor Lane is not listed in the surveys. Ms. Torregrosa stated that the two story frame house has concrete columns on its front porch. Ms. Torregrosa stated that the front and back porches have concrete decorative blocks used as railings. Ms. Torregrosa stated that it is staff's opinion that the original posts and railings for both porches were made out of wood. Ms. Torregrosa stated that the house, although historic, has been altered through time, making it non-contributing. Ms. Torregrosa stated that staff was not able to find old pictures of the front porch. Ms. Torregrosa stated that it is staff's belief that the proposed plans are consistent with the guidelines. Ms. Torregrosa added that wood elements will be more appropriate for this house.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Michael Miller, seconded by Mr. Daniel Metzler, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Metzler, Ms. Gutierrez, Mr. Miller, Mr. Green, Chairman Molinet Absent: 1 – Mr. Glorie</p>
<p>13b</p>	<p>Remove concrete front porch columns and railings. Remove concrete railings on second floor back porch- #720 Windsor Lane- Phil Tannura (H11-01-1736) Phil Tannura presented the project.</p> <p>Phil Tannura presented the project. Mr. Tannura stated he did not have anything else to add.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is for a demolition request of non-historic concrete decorative blocks used as railings on the front and back porch and the removal of non-historic concrete columns located on the front porch. Ms. Torregrosa stated that the building located at #720 Windsor Lane is not listed in the surveys. Ms. Torregrosa stated that at some point the front porch was altered; concrete block columns were built and decorative concrete blocks were installed as railings. Ms. Torregrosa stated that the second floor back porch also has decorative concrete blocks used as railings. Ms. Torregrosa stated that it is staff's belief that the existing concrete elements on the porches are not historic and detracts from the historic character of the house. Ms. Torregrosa stated that it is staff's opinion that this request can be considered by the Commission since the elements that are proposed to be demolished are not historic and do not contribute to the integrity of the house. Ms. Torregrosa stated that if the plans are approved a second reading for demolition will be required.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions:</p>

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	<p>A motion was made by Mr. Daniel Metzler, seconded by Mr. Michael Miller, that the item be Approved. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>14</p>	<p>Installation of wood louvers over existing 4’ high front fence and on sides and back yard fences. Total height of fences is 70”- After the Fact- Code Compliance case- #1316 Eliza Street- Victor Olson (H11-01-1747)</p> <p>Victor Olson presented the project. Mr. Olson stated he did not know that he was in the Historic District. Mr. Olson added that he was simply trying to install a fence to protect his property. Mr. Olson stated that he did try to finish the section he was working on after the Code Officer Red Tagged his work but this was simply his effort to try to insure everything was secure for safety reasons.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Case. Ms. Torregrosa stated that six (6) foot fences are not allowed in the front of properties in the Historic District.</p> <p>Commission Discussion: The Commissioners discussed the height of the fence and the fact that Mr. Olson should have checked the codes prior to starting work and should have stopped work when the Code Officer Red Tagged him.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be Denied. The motion Passed by the following vote: Yes: 7 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet</p>
<p>15a</p>	<p>Reconstruction of chimney with additional height of 6’ to 10’ and installation of flue liner in order to restore fireplace and chimney to operational condition, in compliance with fire and building code- Code Compliance case-#730 Southard Street- Adele V. Stones (H11-01-1757)</p> <p>Ginny Stones presented the project. Ms. Stones detailed what happened that resulted in the historic chimney being demolished. Ms. Stone stated they are embarrassed and apologized for this mistake.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Compliance Case. Ms. Torregrosa stated that this request for an after the fact demolition of a historic brick chimney. Ms. Torregrosa added that the existing house is listed as a contributing resource. Ms. Torregrosa stated that this house is a magnificent example of a two and a half story frame structure and, according to the survey it was built in 1919. Ms. Torregrosa stated that nevertheless staff found a similar footprint on the same location on</p>

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	<p>the 1892 Sanborn map. Ms. Torregrosa stated that the house is on a corner lot and has a widows' walk that was depicted for the first time in the 1912 Sanborn map. Ms. Torregrosa stated that the house used to have an exposed brick chimney on the south. Ms. Torregrosa stated that according to the applicant the brick chimney was in poor condition. Ms. Torregrosa added that on a submitted letter the applicant also states that the architect of the project was always contemplating the reconstruction of the chimney but that he was not aware of the requirement of a demolition approval for the external chimney. Ms. Torregrosa stated that this historic chimney was a character defining element of the house. Ms. Torregrosa stated that the structure had some vegetation but was structurally stable when the project received approval from the Commission. Ms. Torregrosa stated that there are not many historic exterior brick chimneys still standing at present time. Ms. Torregrosa stated that the demolition of this character defining element is an irreparable lost; once a historic structure is demolished there is no replacement for it. Ms. Torregrosa stated that it is staff understanding that the existing structure presents characteristics and gives information which is contrary to criteria 1, 3, 5, 6, 8 and 9. It is staff opinion that the after the fact request for demolition is in conflict with the Code of Ordinance Section 102-218- Demolitions in the historic district. Ms. Torregrosa stated that it is staff recommendation to this Commission to deny the request. Ms. Torregrosa stated that it is the responsibility of this Commission to make a determination if the historic chimney qualified for demolition in accordance with Chapter 102 of the LDR's. Ms. Torregrosa concluded by stating that the removal of the historic chimney is an irreparable lost.</p> <p>Commission Discussion: The Commissioners had a lengthy discussion of what went wrong with this project and expressed their dissatisfaction and sadness of what happened to the historic chimney. An extensive discussion took place concerning the functionality and structure of the historic chimney. The Commissioners discussed a true re-construction verse what is being planned which is a new chimney build. The bottom line is the historic chimney is gone and cannot be brought back.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be Approved with the condition of historic brick are used and it be set apart and new plans will be presented. The motion Passed by the following vote: Yes: 4 – Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green No: 3 – Ms. Bosold, Ms. Gutierrez, Chairman Molinet</p>
<p>15b</p>	<p>Demolition of historic chimney- After the fact- Code Compliance case-#730 Southard Street- Adele V. Stones (H11-01-1757)</p> <p>Ginny Stones presented the project. Ms. Stones stated that did not have anything to add.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is a Code Compliance Case. Ms. Torregrosa stated that this request for an after the fact demolition of a historic brick chimney. Ms. Torregrosa added that the existing house is listed as a contributing resource. Ms. Torregrosa stated that this house is a magnificent example of a two and a half story frame structure and, according to the survey it was built in 1919. Ms.</p>

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	<p>Torregrosa stated that nevertheless staff found a similar footprint on the same location on the 1892 Sanborn map. Ms. Torregrosa stated that the house is on a corner lot and has a widows' walk that was depicted for the first time in the 1912 Sanborn map. Ms. Torregrosa stated that the house used to have an exposed brick chimney on the south. Ms. Torregrosa stated that according to the applicant the brick chimney was in poor condition. Ms. Torregrosa added that on a submitted letter the applicant also states that the architect of the project was always contemplating the reconstruction of the chimney but that he was not aware of the requirement of a demolition approval for the external chimney. Ms. Torregrosa stated that this historic chimney was a character defining element of the house. Ms. Torregrosa stated that the structure had some vegetation but was structurally stable when the project received approval from the Commission. Ms. Torregrosa stated that there are not many historic exterior brick chimneys still standing at present time. Ms. Torregrosa stated that the demolition of this character defining element is an irreparable lost; once a historic structure is demolished there is no replacement for it. Ms. Torregrosa stated that it is staff understanding that the existing structure presents characteristics and gives information which is contrary to criteria 1, 3, 5, 6, 8 and 9. It is staff opinion that the after the fact request for demolition is in conflict with the Code of Ordinance Section 102-218- Demolitions in the historic district. Ms. Torregrosa stated that it is staff recommendation to this Commission to deny the request. Ms. Torregrosa stated that it is the responsibility of this Commission to make a determination if the historic chimney qualified for demolition in accordance with Chapter 102 of the LDR's. Ms. Torregrosa concluded by stating that the removal of the historic chimney is an irreparable lost.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be Denied based on page 39-1. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Miller, Mr. Green, Chairman Molinet No: 1 – Mr. Metzler</p>
<p>16</p>	<p>Remove existing Victorian shingle roof and replace with same. Construct new shed dormer at rear side of existing gable roof- #608 Griffin Lane- Robert Delaune (H11-01-1765)</p> <p>Robert Delaune along with owners Elliot and Audrey Baron presented the project. Mr. Delaune stated that this proposed project involves a re-roofing and also adding a new dormer to the back of the house. The dormer will give the owners better use of the upstairs area.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this for a new back <i>dormer</i> with a shed roof and the replacement of metal shingles of the main house with same material. Ms. Torregrosa stated that the house located on #608 Griffin Lane is listed as a contributing resource in the surveys. Ms. Torregrosa stated that the one and a half story frame vernacular structure was built circa 1889. Ms. Torregrosa stated that the proposed plans include a <i>dormer</i> 24' wide by 10' deep. Ms. Torregrosa stated that the</p>

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	<p>dormer will be located on the back of the main house half story and will have a shed roof. Ms. Torregrosa stated that the new roof will be slightly lower than the main roof. Ms. Torregrosa stated that it is staff's opinion that the proposed design is inconsistent with the guidelines. Ms. Torregrosa stated that the proposed <i>dormer</i> is almost the same width of the house, making it oversized in proportion to the historic house. Ms. Torregrosa stated that although the proposed <i>dormer</i> is on the back of the house it will change the mass and scale of the structure' as well as the roof historic configuration. Ms. Torregrosa stated that the proposed change of Victorian shingles with same is in compliance with the guidelines.</p> <p>Commission Discussion: The Commissioners discussed the fact that there are other structures in the area with the same design. An extensive discussion took place concerning the mass and scale of the addition to the original structure.</p> <p>Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Mr. Theo Glorie, that the item be Approved with the condition that the plate line be lowered to 7'6". The motion Passed by the following vote: Yes: 4 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller No: 3 – Ms. Gutierrez, Mr. Green, Chairman Molinet</p>
Commissioners Comments	
	<p>Mr. Molinet suggested that at the next meeting:</p> <ul style="list-style-type: none">• Run the clock for presentation - 5 minutes• Limit the items to 10 items• Shorten the HARC Planner's Report presentation for each item.
Adjournment	
	<p>Actions/Motions: A motion was made by Ms. Donna Bosold, seconded by Mr. Bryan Green, that the meeting be Adjourned. The motion Passed by a unanimous vote.</p> <p>Meeting adjourned at 10:58 pm.</p>

Submitted by,

Jo Bennett

**Administrative Coordinator
Planning Department**