

Minutes of the Key West Historic Architectural Review Commission

April 25, 2012

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Call Meeting To Order

Chairman Rudy Molinet called the Key West Historic Architectural Review Commission (HARC) Meeting of April 25, 2012 to order at **5:34 pm** at Old City Hall, in the antechamber at 510 Greene Street, Key West. Mr. Molinet explained that due to the Code Compliance running over and then returning at 7:30pm the proceedings need to run as quickly as possible yet not take away from the discussions needed to take the proper actions.

Pledge of Allegiance to the Flag

Roll Call

Commissioners present include: Donna Bosold, Theo Glorie, Maggie Gutierrez, Daniel Metzler, Michael Miller, and Chairman Rudy Molinet.

Commissioners absent include: Vice Chairman Bryan Green

Also, present from City staff: Assistant City Attorney Ron Ramsingh, Historic Perseveration Planner Enid Torregrosa, IT Ian Willis, and Recording Secretary Jo Bennett.

Approval of Agenda

Chairman Rudy Molinet inquired as to any changes to the agenda. Enid Torregrosa stated that applicant has requested item #10 be postponed until the next meeting.

Actions/Motions:

A motion was made by Mr. Daniel Metzler, seconded by Ms. Maggie Gutierrez, that the Agenda with no changes be **Approved**. The motion **Passed** by a unanimous voice vote.

Approval of Minutes

1 April 11, 2012

Actions/Motions:

A motion was made by Ms. Maggie Gutierrez, seconded by Ms. Donna Bosold, that the Minutes be **Approved**. The motion **Passed** by a unanimous voice vote.

HARC Planner's Report

Ms. Torregrosa stated that in an effort to save time she would skip her report this meeting.

Assistant City Attorney's Report

Mr. Ramsingh stated that the Demolition Ordinance is scheduled for the May 15th City Commission meeting.

Old Business

2 Demolition of new top louvered fence to comply with front and side heights. Front fence will be 4' tall and side and back fences will be 6" tall- Code Compliance Case-**#1316 Eliza Street- Victor Olson (H12-01-552) Second reading**

Victor Olson presented the project. Mr. Olson stated he had nothing to add.

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	<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 item. Ms. Torregrosa stated that Staff understands that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district as stated in Section 102-218 of the Land Development Regulations. Portions of the fence that will be demolished were built last year.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Mr. Theo Glorie, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Chairman Molinet Absent: 1 – Mr. Green</p>
New Business	
3	<p>Two wall and awning signs- #500 Truman Avenue- Southernmost Sign (H12-01-564)</p> <p>David Ball presented the project. Mr. Ball explained that they have removed the "Burgers and Fries" from the awning. Mr. Ball handed out updated copy Mr. Ball along with Owen Trepanier and business owner Miles Scott explained the proposed signs.</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 install two wall signs and repetitive signs on an awning valance and the signs are for a new business. Ms. Torregrosa added that the copy for the wall signs will be "<i>Five Guys</i>" and the 9 repetitive signs for the awning will copy "<i>Burgers and Fries</i>". Ms. Torregrosa stated that the proposed wall sign facing Truman Avenue will be located on a pediment will have exposed red neon tubes and the letters will be 12 inches tall. Ms. Torregrosa stated that the structure where the signs are proposed to be installed is not in the corner; a kiosk where ice cream and tickets are sold is the corner structure for this particular lot. Ms. Torregrosa concluded stating that it is Staff's opinion that by removing the awning signs the application will be consistent with the guidelines.</p> <p>Commission Discussion: Daniel Metzler asked about the signs that are currently on the property. Mr. Ball responded that the signs currently on the property are property directory signs. It was determined that the directory signs would also need to be approved. Mr. Scott explained that they had asked the landlord to put up the directory signs. Mr. Trepanier explained that they would gladly take down any sign on the property that had not been properly permitted.</p>

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	<p>Theo Glorie asked if there would be signs in the windows. Mr. Scott responded that there would be signs on the walls inside.</p> <p>Actions/Motions:</p> <p>A motion was made by Mr. Theo Glorie, seconded by Ms. Maggie Gutierrez, that the item be Approved with the conditions that the original proposed awning signs will not be installed and that all existing signs on the premises for the business that have never received any HARC approval be removed immediately. The motion Passed by the following vote:</p> <p>Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Chairman Molinet</p> <p>Absent: 1 – Mr. Green</p>
4a	<p>Renovations of rear façade of the building- #629 Caroline Street- William Horn (H12-01-638)</p> <p>Bill Horn presented the project. Mr. Horn explained the over all project. Mr. Horn outlined what will be done to restore the back part of the house by removing some additions and adding windows where appropriate.</p> <p>Public Comments:</p> <p>There were no public comments.</p> <p>Staff Report:</p> <p>Design:</p> <p>Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the application includes demolition of non-historic additions, which are in detrimental conditions. Ms. Torregrosa added that if the demolition is approved repairs of siding- including new, new windows, trims and new doors will be necessary in order to restore the rear façade. Ms. Torregrosa stated that the building in question is listed as a contributing resource. Ms. Torregrosa stated that in November of 2010 the Chief Building Official condemned the building and in July 2011 the Housing Authority bought the structure and since then started renovations. Ms. Torregrosa stated that the need of a stair on the north part of the house responds to actual building and fire codes since the attic serves as an apartment. This apartment was left in a will to the caretaker of this house. Ms. Torregrosa stated that the new design incorporates a spiral staircase that will be located on the interior of the house. Ms. Torregrosa added that the Housing Authority will need to secure an easement with the City. Ms. Torregrosa stated that it is staff's opinion that the proposed plans are consistent with many of the guidelines. Ms. Torregrosa added that the proposed design will bring back the back façade to an accurate original design. Ms. Torregrosa stated that the proposed new windows and doors will be appropriate to this historic house. Ms. Torregrosa concluded that since the building is a non-conforming structure the proposed project may require Planning Board review.</p> <p>Demolition:</p> <p>Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is for the first reading for a demolition request of a non-historic addition attached to the back of a historic house. Ms. Torregrosa stated that the northwest back portion of the building will not be demolished. Ms. Torregrosa concluded that it is Staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, as stated in Sec. 102- 218 of the LDR's. Ms.</p>

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	<p>Torregrosa stated that if the demolition is approved a second reading will be requested.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Ms. Maggie Gutierrez, seconded by Mr. Michael Miller, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Chairman Molinet Absent: 1 – Mr. Green</p>
4b	<p>Demolition of non-historic back addition- #629 Caroline Street- William Horn (H12-01-638)</p> <p>In an effort to expedite the meetings all discussion took place during the discussion of item 4a.</p> <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: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Chairman Molinet Absent: 1 – Mr. Green</p>
5&6	<p>Mr. Molinet stated that in an effort to conserve time item 5 and item 6 would be discussed at the same time.</p> <p>Restoration and renovation of façade and roof- #418 Appelrouth Lane- McKendry Builders (H12-01-640)</p> <p>Restoration and renovation of façade and roof- #420-422 Appelrouth Lane- McKendry Builders (H12-01-641)</p> <p>Bill Shepler presented the project. Mr. Shepler reviewed the restorations and renovations planned for the Appelrouth properties. Mr. Shepler stated that the majority of the planned work is to replace a flat roof with a gable roof which will cover the flat roof area and the roof area over part of the building located on 420-422 Appelrouth Lane. Mr. Shepler also stated that the main restoration work will be on the façade of the 422 Appelrouth Lane building.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: 418 Appelrouth Lane: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is for renovations to part of the façade of the building located at 418 Appelrouth Lane and a new roof. According to the latest Sanborn map part of the building in question used to be a carport, at some point in time it was enclosed and expanded but the front setback from the sidewalk was kept. Ms. Torregrosa stated that it is staff's belief that the new roof will be compatible with the main building's roof configuration. Staff also</p>

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understands that the proposed renovations are much needed and consistent with the guidelines. If the project is approved it may require Planning Board review since its construction may exceed the 66% of the cost of the structure which is non-conforming.

420-422 Appelrouth Lane:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the renovations to existing facades and new side gable roof for 420 Appelrouth. Ms. Torregrosa stated that the building located on #422 Appelrouth is a concrete block structure that was built after 1948. Ms. Torregrosa stated that Staff also understands that the proposed renovations are much needed for these two structures and are consistent with the guidelines. Staff recommendation will be to install new wood doors with one glass panel. Ms. Torregrosa concluded stating that if the project is approved it may require Planning Board review since its construction may exceed the 66% of the cost of the structure which is non-conforming. Ms. Torregrosa stated that no new signage is included in the applications.

Commission Discussion:

Michael Miller inquired about the roofs and if the applicant had thought of extending the roof over the doorways in order to create a porch to protect the doors. Mr. Miller also asked if there will be three (3) new roofs. Mr. Shepler responded that there would only be two (2) new roofs. Mr. Miller suggested that the applicant could think about extending the roof in order to provide protection for the doors.

Rudy Molinet asked the applicant if they had thought of using one lite doors as suggested by Staff. Mr. Shepler responded they would agree to the change to a one lite door. Mr. Molinet also suggested that the applicant would be allowed to use impact doors since they are non-contributing buildings. Mr. Molinet also asked the applicant if they had determined the new color for the building. Mr. Shepler responded that the new color had not been discussed as yet. Mr. Molinet asked the applicant to think about using a color, which would be appropriate for an art deco building.

Actions/Motions:

Item 05: (418 Appelrouth Lane)

A motion was made by Mr. Theo Glorie, seconded by Mr. Daniel Metzler, that the item be **Approved** with the condition that the existing 15 glass lite front door be replaced with a one glass panel door. The motion **Passed** by the following vote:

Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller,
Chairman Molinet

Absent: 1 – Mr. Green

Item 06: (420-422 Appelrouth Lane)

A motion was made by Mr. Theo Glorie, seconded by Mr. Daniel Metzler, that the item be **Approved** with the condition that the existing 15 glass lite front door be replaced with a one glass panel door. The motion **Passed** by the following vote:

Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller,
Chairman Molinet

Absent: 1 – Mr. Green

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One wall sign with halo effect and removal of two existing signs- **#1029 Truman Avenue- Chance Blatt (H12-01-644)**

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Javier Garrido and Chance Blatt presented the project. Mr. Garrido reviewed the changes made in the proposed sign. Mr. Garrido and Mr. Blatt covered the signs being removed and which signs are proposed to remain. Mr. Garrido and Mr. Blatt remained to respond to questions.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated that this is for a request to install a new wall sign with halo effect on its back. Ms. Torregrosa stated that the business has two interior illuminated signs, one interior illuminated pole sign, one awning sign and one wall sign. Ms. Torregrosa stated that the existing awning sign have not been submitted for any approvals; a new red canvas was approved to recover the existing awning but that approval did not included any sign. Ms. Torregrosa stated that the proposed new sign will have the copy of "*Bare Assets*", being the "B" letter 12" tall. Ms. Torregrosa stated that the letter's face will be aluminum, red in color with white and black borders and that the letters will have a halo effect on their back, red in color. Ms. Torregrosa stated that this new proposed sign complies with the guidelines in terms of size, percentage coverage. Ms. Torregrosa stated that this proposal will still exceed the allowed number of signs even though they remove two of the existing signs. Ms. Torregrosa stated that a review of the existing signs must be done by the applicant in order to comply with quantity as well as with permits.

Commission Discussion:

Mr. Ramsingh cautioned the Commission to not vote down an application due to a potential Code issue. Mr. Ramsingh suggested to the Commission that the look at what is being proposed not what is existing.

Donna Bosold stated that she did not want to have the Commission get into a "Let's Make A Deal" mode in that the site should comply prior to any new signage being approved.

Rudy Molinet stated he thought they needed to review the existing prior to voting on anything new at a location. Mr. Molinet discussed the number of signs with the applicant and suggested that changing the "*Girls Girls Girls*" sign to have signage for the liquor store. Mr. Blatt stated that he had no problem making that change if it meant the new sign would be approved. Mr. Ramsingh stated that proof is needed to show that the "*Girls Girls Girls*" sign is a legal non-conforming sign. Mr. Blatt stated that he could not commit to taking the sign down since the signs are part of his lease and he would need to clear it with his landlord.

Maggie Gutierrez inquired if the canopy sign is a Code Case. Mr. Ramsingh stated that that sign is not before the Commission at this time.

Daniel Metzler agreed with Mr. Molinet's suggestion concerning the "*Girls Girls Girls*" sign. Mr. Metzler stated that he thought that along with the replacement of the other two signs with the new proposed sign was an improvement to the overall appearance of the businesses.

Actions/Motions:

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	<p>A motion was made by Mr. Theo Glorie, seconded by Mr. Daniel Metzler, that the item be Approved with the conditions that an existing legal non-conforming wall sign with copy "<i>Girls Girls Girls</i>" and an <i>arrow</i>" will be refaced with a liquor store sign and the sign is proven to be legal non-conforming and the other two signs designated in the application are removed. The motion Passed by the following vote:</p> <p>Yes: 5 –Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Mr. Miller, Chairman Molinet No: 1 - Ms. Bosold Absent: 1 – Mr. Green</p>
8	<p>New detached sign- #415 Eaton Street/ 330 Duval Street- Southernmost Sign (H12-01-645)</p> <p>Carl Reed presented the project. Mr. Reed discussed the Ordinances and the lack of Guidelines for pole signs. Mr. Reed discussed the history of signs at the location and what is being proposed for new signage for the property. Mr. Reed stated that they are proposing removing some of the existing signage and replace them with the new proposed design. Mr. Reed remained to respond to questions.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the proposed application is for the installation of a double face pole sign, 27 square feet in which the words <i>Hotel</i> will have yellow double neon tube outline. Ms. Torregrosa stated that the sign will be a metal box 5'- 8" wide by 4'-6" high by 10" depth. Ms. Torregrosa stated that the Southern Cross and double lines on the top and bottom of the sign will have halo effect of yellow color. The box will be attached to a 10" by 10" sixteen feet high post and will be located on the West side of the contributing house. Ms. Torregrosa stated that according to the submitted drawings the total neon lit area will be approximately 9 feet. Ms. Torregrosa stated that the building has one hanging sign that was approved in 2010. The hotel complex has two signs on Duval Street. Ms. Torregrosa stated that it is Staff's belief that the proposed design is inconsistent with many of the guidelines for additions and alterations as well as guidelines for signage. Ms. Torregrosa stated that the scale and proportions of the pole sign will detract from the integrity of the historic bungalow building, which will be adjacent to the pole sign. Ms. Torregrosa concluded stating that it is Staff's opinion that the proposed sign is not appropriate in design, location and materials in relationship to the historic bungalow, which was built circa 1920.</p> <p>Commission Discussion: Michael Miller inquired if there were any photos of the existing signage on Eaton Street. Mr. Reed responded that he did not think there was one included in the package. Mr. Miller stated it would have been helpful. Mr. Miller discussed the height of the sign and stated that the sign is over the acceptable limits. Mr. Miller stated that he also finds the sign to be out of character for the area. Mr. Miller said he would like to see what the sign would look like at night.</p> <p>Theo Glorie inquired if the Eaton Street side the entrance of the hotel. Mr. Reed responded that the new entrance to hotel. Mr. Glorie stated that he found the sign to be excessive.</p>

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	<p>Daniel Metzler stated that he thinks the proposed signage is out of character and out of scale for the property and the Historic District. Mr. Metzler stated that allowing this type of sign would be bad for the Historic District.</p> <p>Rudy Molinet discussed the history of the hotel and suggested using the existing sign on Duval Street and a similar one on Eaton Street. Mr. Molinet stated that he could not support the application and suggested that the item be postponed until the applicant and hotel owner could discuss other options. Mr. Reed asked if they proposed a sign similar to the one on Duval Street would it be more appropriate and thus approved. Mr. Molinet responded by telling the applicant that he needs to draw something and meet with Staff to discuss. Mr. Miller stated that he supported Mr. Molinet's suggestion of using a sign similar to the existing one on Duval Street. Mr. Metzler stated that he did not expect the Commission could or would support a pole sign of any kind.</p> <p>Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Mr. Michael Miller, that the item be Postponed. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Michael Miller, Chairman Molinet Absent: 1 – Mr. Green</p>
9	<p>Rebuilt deck over carport and install butterfly gingerbread rails- #1108 South Street-One Call Construction (H12-01-646)</p> <p>Jennifer Reed presented the project. Ms. Reed stated that the owners of the house own the Key West Butterfly and Nature Conservatory. Ms. Reed explained the project with the butterfly railing and remained to respond to questions.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the request to change existing railings into wood gingerbread ones with butterflies is the reason this was brought to the Commission. Ms. Torregrosa stated that the proposal also includes the replacement of a front deck located over the garage. Ms. Torregrosa stated that the in 1998 there was a major renovation including a second floor addition. Ms. Torregrosa stated that the existing garage and deck are very close to the right-of-way. Ms. Torregrosa stated that it is Staff's opinion this particular guideline regarding decorative elements and details protects the integrity of contributing structures by discouraging the introduction of inappropriate architectural details. This is not a historic or contributing structure. Three houses across the street as well as the house located to the east side are listed as contributing.</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 Ms. Maggie Gutierrez, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Michael Miller, Chairman Molinet</p>

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	Absent: 1 – Mr. Green
10	<p>Revised plans as per Commission request. Two proposals, proposal 1 step back new chimney, proposal 2 no built back of chimney and installation of wood siding- #730 Southard Street- Adele V. Stones (H12-01-655)</p> <p>Prior to the meeting the applicant requested the item be postponed due to a schedule conflict.</p> <p>Actions/Motions: A motion was made by Ms. Maggie Gutierrez, seconded by Mr. Daniel Metzler, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Michael Miller, Chairman Molinet Absent: 1 – Mr. Green</p>
11	<p>Side addition for master suite-#1227 Von Phister Street- Michael Miller (H12-01-656)</p> <p>Michael Miller recused himself from deliberation and presented the project. Mr. Miller introduced the property owner Lee Sider. Mr. Sider introduced his partner Greg Stanton and explained their history with the house and why they have decided they need more room for their many visitors. Mr. Miller explained his design of the addition which he described as a garden tea house and drew attention to the site plan. Mr. Miller stated that even though the structure is not listed as contributing yet efforts were made with the proposed design treat it as contributing. Mr. Miller, Mr. Sider, and Mr. Stanton remained to respond to questions.</p> <p>Public Comments: There were no public comments.</p> <p>Staff Report: Enid Torregrosa presented her staff report. Ms. Torregrosa stated that the proposed addition will be on the East side of the house and will be setback from the front property line approximately 20 feet. Ms. Torregrosa stated that the addition will be rectangular in footprint and will be lower in height than the main house. Ms. Torregrosa stated that it is Staff's opinion that the proposed plans are consistent with the guidelines for additions and alterations. Ms. Torregrosa stated that the proposed new addition will be in keeping with the mass and scale of the existing structure and surrounding buildings. The proposed design does not mimic architectural elements or design found in the main house and its contemporary look is complementary to the house and its surrounding urban context.</p> <p>Commission Discussion: The Commissioners had no additional comments or discussion.</p> <p>Actions/Motions: A motion was made by Mr. Theo Glorie, seconded by Mr. Daniel Metzler, that the item be Approved. The motion Passed by the following vote: Recuse: 1 - Mr. Miller Yes: 5 – Ms. Bosold, Mr. Glorie, Ms. Gutierrez, Mr. Metzler, Chairman Molinet Absent: 1 – Mr. Green</p>

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Commissioners Comments	
	Due to time restraints with the Code Compliance Hearing reconvening, the Commissioners decided to not hold their round table discussion.
Adjournment	
	Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Ms. Maggie Gutierrez that the meeting be Adjourned . The motion Passed by a unanimous vote. Meeting adjourned at 7:07 pm .

Submitted by,

Jo Bennett

Administrative Coordinator
Planning Department