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Call Meeting To Order

Vice Chairman Bryan Green called the Key West Historical Architectural Review Commission (HARC) Meeting of September 27, 2011 to order at **3:06 pm** at Old City Hall, in the antechamber at 510 Greene Street, Key West.

Pledge of Allegiance to the Flag

Roll Call

Mr. Green explained that some may be aware that the decision has been reached to amend the membership of the Commission from five (5) to seven (7) members to mirror the Planning Board. This change should take place within the next couple of months. In the meantime the Commission is comprised of five (5) members and up until recently did not have any alternate members. Mr. Green explained that for this meeting the Commission has two (2) members away on vacation. Mr. Green also regretfully advised that Commissioner Muench is undergoing serious medical treatment and on behalf of the Commission wished Nils a speedy recovery. Mr. Green explains that this means that for today's meeting there is not a quorum from the regular Commissioners. Mr. Green explained that the Commission believes that it is their duty to the Citizens of Key West to review and determine applications as speedily as possible so that renovations and building projects can get underway without delay. Therefore, Mr. Green explained that we are very grateful that two (2) experienced past HARC Commissioners have agreed to re-join the Commission as alternates – George Galvan and Barbara Bowers. Mr. Green asked the applicants to forgive some issues with today's meeting particularly where applications are coming for the second reading since Ms. Bowers and Mr. Galvan may not feel they have enough background to properly vote on these applications. With that said, Mr. Green asked Ms. Bennett to call roll.

Commissioners present include: Vice Chairman Bryan Green, Carlos Rojas, George Galvan, and Barbara Bowers.

Commissioners Daniel Metzle, Nils Muench and Chairman Rudy Molinet were absent with consent.

Also, present from City staff: Assistant City Attorney Ron Ramsingh, Historic Preservation Planner Enid Torregrosa, IT Tech Mike Rivera, and Recording Secretary Jo Bennett.

Approval of Agenda

Vice Chairman Bryan Green inquired as to any changes to the agenda. Enid Torregrosa stated there were no changes.

Actions/Motions:

A motion was made by Mr. Carlos Rojas, seconded by Ms. Barbara Bowers that the Agenda be **Approved**. The motion **Passed** by a unanimous vote.

Approval of Minutes

1 September 13, 2011

Actions/Motions:

Following a brief discussion with the new members the decision was made to move the approval of the Minutes to the next meeting.

Discussion

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2 Revision of HARC meetings schedule for Wednesdays afternoons- **Donald Craig**

Mr. Craig explained the reasoning behind the request to move the meetings to Wednesdays and after 5:00 pm. The first goal for moving to a day of the week that should not have the potential conflict of Tuesdays. The second goal and maybe the most important reason for moving to after work hours is to allow more participation of the citizens in the HARC meetings. The expectation would be to begin the new schedule with the October 26th meeting. The only concern is that Code Compliance uses the meeting space on Tuesdays starting at 1:30 pm. Mr. Ramsingh stated is rare that the Code Compliance meetings run past 5:30 pm.

Mr. Green asked Ms. Torregrosa for her input. Ms. Torregrosa indicated she is in favor of the change mainly due to giving the citizens a better opportunity to participate in the HARC process.

The Commissioners were ready to vote for the change but could not since the item was advertised as a discussion item. The meeting time and day change will be on the October 11th meeting agenda for a vote.

Old Business

3a Addition at rear- **#617 Mickens Lane- Michael Skoglund (H11-01-855)**

Mr. Green stated that even though this item is under Old Business but has not been heard in the past therefore the Commission can address the proposal.

Michael Skoglund presented the project. Mr. Skoglund stated that the plans are to add on to the building – a two-story addition to the back with a single story off to the side of the new two-story.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the building located on #617 Mickens Lane is listed as a contributing resource in the surveys. The house is a one story frame vernacular structure and was built circa 1920. The proposed plans include the construction of an L shape frame building that will be two stories attached to the back of the historic house and one story on the north side. The new two story addition will be taller than the main house and the proposed one story part of the addition will be wider than the historic structure. On August 9, 2011 the Commission motioned to postpone the review of the project and requested from the applicant as built drawings as well as photographs of surrounding buildings. The applicant submitted as built drawings of three elevations as well as photographs of surrounding properties.

Ms. Torregrosa stated the Guidelines that should be reviewed for this application;
Additions; alterations and new construction (pages 36-38);

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the*

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- original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
 - (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
 - (6) *Additions should not alter the balance and symmetry of an historic structure.*
 - (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

Ms. Torregrosa stated variances will be required if the project is approved.

Commission Discussion:

Ms. Bowers inquired if the two-story addition was within the height guidelines. Ms. Torregrosa stated that it is within the 30 feet zoning regulation. Ms. Bowers also inquired if either of the adjoining buildings were two-story. Ms. Torregrosa stated there are no other two-story structures in the immediate area except in the back and referenced pictures submitted in the packet. Mr. Skoglund responded that there are a few other two-story structures in the area and the house to the back is two-story.

Mr. Rojas stated that this plan is scaled down from the original proposal. Mr. Rojas stated he finds the scale to be more appropriate.

Mr. Green inquired why the project is being submitted which requires set-back variances. Mr. Green reminded Mr. Skoglund that if HARC grants consent then the project would still need to be taken to the Planning Board for variance approval. Mr. Skoglund responded that this is the owner's wishes in an effort to maximize the space. Mr. Skoglund also stated that if the variance is not granted then they would scale down to meet the requirements.

Actions/Motions:

A motion was made by Mr. Carlos Rojas, seconded by Mr. George Galvan, that the item be **Approved**. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 3 - Mr. Rojas, Ms. Bowers, Mr. Galvan

No: 1 – Mr. Green

3b Demolition of back shed- #617 Mickens Lane- Michael Skoglund (H11-01-855)

Mr. Green stated he could not find a photo of the shed in the packet.

Michael Skoglund stated that it is simply an old shed which is falling down.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the building located on #617 Mickens Lane is listed as a contributing resource in the surveys. The house is a one story frame vernacular structure and was built circa 1920. The proposed plans include the demolition of a non historic shed located on the back of the lot.

Ms. Torregrosa stated it is staff's belief that the demolition criteria stated in the LDR, Sec.

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102-218, needs to be applied for the review of the demolition request:

(a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

(1) *If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

Ms. Torregrosa stated the Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

Staff understands that the proposed demolition of the non historic shed can be considered by this Commission since such structure is not historic nor can be consider a contributing resource in a near future. This is the first reading for the requested demolition.

Commission Discussion:

Ms. Bowers inquired if we didn't need photos in the packet when submitted. Ms. Torregrosa stated she thought there were pictures in the packet but no photos were found.

Mr. Green stated that the applicant will need to insure to include photos for the second reading.

Mr. Galvan inquired to verify with Ms. Torregrosa that the shed is non contributing and non historic. Ms. Torregrosa verified that the shed is non contributing and non historic.

Actions/Motions:

A motion was made by Mr. Carlos Rojas, seconded by Mr. George Galvan, that the item be **Approved**. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 4 - Mr. Rojas, Ms. Bowers, Mr. Galvan, Mr. Green

- 4** Removal of rear staircase on the right side of property. No build back- **After the Fact #805 Baptist Lane-Conquering Lion Construction (H11-01-1028) Second reading**

Actions/Motions:

Following a brief discussion with the new members the decision was made to move the approval of the item to the next meeting.

- 5** Remove rear deteriorated portion of building- **#1009 Grinnell Street- Seatech of the Florida Keys (H11-01-1074) Second reading**

Actions/Motions:

Following a brief discussion with the new members the decision was made to move the approval of the item to the next meeting.

- 6** Demolition of non-historic additions and non-historic dormer- **#1126 Washington Street-Bender and Associates (H11-01-1146) Second reading**

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Actions/Motions:

Following a brief discussion with the new members the decision was made to move the approval of the item to the next meeting.

- 7** Replace existing front wood picket fence with wood shadow box - 50 lineal feet by 6'-0" height- **#1307 Reynolds Street- Thornburg Construction (H11-01-1095)**

Jerry Ballarotto presented the project. Mr. Ballarotto stated he has owned the property since 1995. There has been a recent renovation to the entire property. Mr. Ballarotto stated that they intend to replace the entire fence around the property with a 6' fence. What they wish to do is to replace the entire fence rather than continuing to repair the fence. His concern is with the view of the pool by children walking past going to and coming from Reynolds School. Mr. Ballarotto is concerned a shorter fence will not afford the same security for the pool access.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the house located in 1317 Reynolds Street is not listed in the surveys. Ms. Torregrosa stated an addition to the back and the side of the house was recently done. The house is located on a corner lot. The house has an existing 6' tall fence that surrounds the property on its south and west sides. A swimming pool is located on the west side of the property towards Seminary Street. Ms. Torregrosa stated the applicant wants to replace the existing deteriorated front fence with a new 6 foot tall one. The applicant is worried about the proximity of his house to the Reynolds School.

Ms. Torregrosa suggested Guidelines that should be reviewed for this application;
Fences and walls (pages 41-42):

(3) A picket fence up to 4 feet in height is permitted at the front of the structure: if a building is located on a corner lot, this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions.

(4) Six foot height picket fences may be permitted on side and rear property lines only. All front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.

(6) Six foot fences may begin from the rear of where the façade of the house joints the front porch, or at least ten (10) feet from the front property line.

Ms. Torregrosa stated it is staff's belief that the proposed project is inconsistent with the guidelines. Staff did not find evidence of any previous permits or approvals for the six foot fence on the front yard of this particular property.

Commission Discussion:

Mr. Green asked Ms. Torregrossa if she had found any variances on file. Ms. Torregrossa stated that she could not find any variances nor building permits for a 6' tall fence in the files.

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Ms. Bowers inquired as to the description of a wood shadow box. Mr. Green showed Ms. Bowers a picture of a wood shadow box fence. Mr. Ballarotto stated he had been informed that HARC would not approve the shadow box but wanted a picket fence. Mr. Ballarotto stated that he does not have a problem changing the style of fence just as long as it remains 6'. Ms. Bowers asked if the fence is falling down. Mr. Ballarotto stated it was not falling down at this time and with continued maintenance it should continue to last. Mr. Ballarotto added that he just felt with all the other renovations that had taken place it was time to replace the entire fence rather than continuing to repair.

Mr. Rojas stated that we are at a conundrum because by Code he has to have at least a 5' fence. Mr. Rojas recommended that the applicant would be best suited to repair and paint the existing 6' fence.

Mr. Green stated he understands the issues with the 6' fence since there are so many around town with the same issues. With that said, Mr. Green stated that he could not support a complete re-build of a new 6' fence and agreed with Mr. Rojas' recommendation to the applicant.

Actions/Motions:

A motion was made by Ms. Barbara Bowers, seconded by Mr. Carlos Rojas, that the item be **Denied** based on Guidelines pages 41 and page 42, guidelines 3, 4, 5, and 6. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 4 - Mr. Rojas, Ms. Bowers, Mr. Galvan, Mr. Green

8a Add back gable roof and new stairs as per previous approved plans of 1998- Code Compliance Case - #2 Scheppens Lane- William P. Horn (H11-01-1220)

Bill Horn presented the project. Mr. Horn explained this has been a long process. This application is an attempt to return the property to its appearance prior to non conforming work taking place on the property by the previous owners. This process has included the use of old photos and plans. The Commissioners requested Mr. Horn to approach the dias as to allow him to point out the highlights of the proposed project.

Public Comments:

An eMail to Bill Horn from Susan Cardenas of Stones & Cardenas who represents the owner of #6 Scheppens Lane was read into record.

This firm represents Margo Alexander, owner of No. 6 Scheppens Lane, which shares a property boundary line with No. 2 Scheppens Lane owned by the Equator Guesthouse.

This will confirm our telephone conversation this morning. Ms. Alexander has reviewed the attached proposed side elevation, and requested that the wall enclosing the exterior stairway leading to the second floor balcony be increased from three to six feet. This will enhance the privacy of the occupants of No. 6 Scheppens Equator by shielding them from views of the Equator guest traversing this stairway.

If you have any question, please do not hesitate to contact me.

*Thank You
Susan Cardenas*

There were no additional public comments.

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Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the house located on 2 Scheppens Lane is listed as a contributing resource, built circa 1915. The house is a one story frame vernacular structure. This structure is part of the Equator Resort complex located on 818 Fleming Street. The complex includes 1 Scheppens Lane, 818 Fleming Street and 816 Fleming Street. Ms. Torregrosa stated that Code Compliance opened a case after neighbors complained of noise and construction work. Ms. Torregrosa stated that it was found that new wood decks with handrails and a wood solid fence had been built on the roof of the main building and a secondary structure without a Certificate of Appropriateness approval or Building permits.

Ms. Torregrosa stated that on September 30, 2008 a Certificate of Appropriateness was denied for 1 Scheppens Lane, the building located next to 2 Scheppens Lane. Ms. Torregrosa stated that for this application a request to demolish two saw tooth gable roofs and the construction of a deck over the structures was submitted. On February 24, 2009 a Certificate of Appropriateness was approved for the addition of a deck over existing two saw tooth gable roofs for 1 Scheppens Lane. By February 2009, staff visited the site and took photographs of the buildings, some of them include 2 Scheppens Lane. Although 2 Scheppens Lane was not owned by the applicant the structure was used as part of the resort. Ms. Torregrosa stated that many photos, including an aerial photograph from the Property Appraiser records, show a gable roof on the back portion of the building. At some point between February 2009 and present time the back portion of the gable roof of 2 Scheppens Lane has disappeared. Ms. Torregrosa stated that when Staff visited the site with Code Compliance Officer and observed that the new deck that was built over the roof rests on a flat surface, no evidence of the gable roof was found, just the gutters on each side of the building that were never removed.

Ms. Torregrosa stated that according to the latest Property Appraiser records 2 Scheppens Lane was bought by the company who owns the Equator Resort, Rockwell Property Inc., on January 18, 2010.

Ms. Torregrosa added that this new application is for adding back the gable roof that was removed and to built back new stairs. Ms. Torregrosa stated that the applicant has based the new gable roof design as well as the staircase on plans that were approved by HARC in 1997. After the project was built a Certificate of Occupancy was granted in 1998. Ms. Torregrosa stated that with the new plans the applicant wishes to bring back the historic building to the way it used to be in 1998. Ms. Torregrosa stated that Staff did not find any HARC approvals for changes to this building after 1998; therefore the actual exterior staircase as well as the existing roof deck was never approved by this Commission.

Ms. Torregrosa said that it is important to mention on this report that, according to the Survey map provided, a small portion of the back building and side fence of #2 Scheppens Lane is inside of their neighbor's property, #6 Scheppens Lane.

Ms. Torregrosa stated that Staff understands that the following guidelines should be reviewed for this new request;

For the Roof (page 26);

(4) The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.

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Ms. Torregrosa stated that the plans approved by HARC in 1997 proposed the expansion of the existing saw tooth towards the south, creating a flush south wall with the main structure's south elevation. Ms. Torregrosa stated that inside of that addition a roofless staircase was placed. A new door was installed on the south elevation to access the historic saw tooth structure. The new plans include a modification of the south wall; a 3' tall extension to the right side of the wall will bring more privacy to the neighboring house.

Ms. Torregrosa stated that at some point in time that new addition became part of the interior of the saw tooth structure and an exterior staircase was built in the south side yard. Ms. Torregrosa stated that the actual exterior staircase was never approved and it encroach the required minimum side yard setback which is 5'. Ms. Torregrosa added that The new plans will correct this problem.

Ms. Torregrosa stated that Staff understands that the proposed plans are consistent with the guidelines. Nevertheless, although the plans proposes to built back what was in existence and approved by HARC the reconstruction of a historic gable roof will not bring back the irreparable lost of a historic gable roof.

Commission Discussion:

Mr. Rojas stated that this has indeed been a long drawn out process. The changes that were made did not have any approvals yet were made anyway by the previous owner. Mr. Rojas complemented Mr. Horn on the work he had accomplished on this project.

Actions/Motions:

A motion was made by Mr. Carlos Rojas, seconded by Mr. George Galvan, that the item be **Approved**. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 4 - Mr. Rojas, Ms. Bowers, Mr. Galvan, Mr. Green

8b After the fact demolition of gable roof, removal of existing second story roof deck, railings, fence and stairs- **Code Compliance Case - #2 Scheppens Lane – William P. Horn (H11-01-1220)**

Mr. Green explained that this application is a request to work after it had already taken place. Mr. Horn stated that at the request of the Commission he has placed the wording about the non-conforming work in the application.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the house located on 2 Scheppens Lane is listed as a contributing resource, built circa 1915. The house is a one story frame vernacular structure. Ms. Torregrosa stated this structure is part of the Equator Resort complex located on 818 Fleming Street. Ms. Torregrosa stated the complex includes 1 Scheppens Lane, 818 Fleming Street and 816 Fleming Street. Code Compliance open a case after neighbors complained of noise and construction work. New wood decks with handrails and a wood solid fence has been built on the roof of the main building and a secondary structure without a Certificate of Appropriateness approval or Building permits.

Ms. Torregrosa stated this new application proposes the removal of all the decks, railings and fences that were recently built over the historic house and the back building with no approvals from the Commission as well as a request to remove the existing exterior

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staircase, which was built before 2009 without any approvals. This application also includes an after the fact request for the demolition of a historic gable roof.

Ms. Torregrosa added that it is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

Ms. Torregrosa stated the Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

Ms. Torregrosa stated that Staff understands that the Commission can consider the demolition of all non historic and new elements that were built over the structures without any approvals. The Commission can also consider the request for demolition of the existing exterior staircases. As to the after the fact demolition of a historic roof over a contributing structure it is Staff's recommendation to this Commission to deny the request. It is the responsibility of this Commission, and not the owner of this structure, to make a determination if the historic roof qualified for demolition in accordance with Chapter 102 of the LDR's.

Ms. Torregrosa stated that the applicant included in the plans the restitution of the gable roof. Ms. Torregrosa also stated the removal of the historic roof is an irreparable lost.

Commission Discussion:

The Commissioners had a brief discussion concerning Ms. Torregrosa's recommendation to the after the fact demolition.

Actions/Motions:

A motion was made by Mr. Carlos Rojas, seconded by Mr. George Galvan, that the item be **Approved** with the understanding that the Commission is not pleased with the demolition of a historic structure and that in the future this type of work should never happen without approval. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 4 - Mr. Rojas, Ms. Bowers, Mr. Galvan, Mr. Green

9a Rebuilt front porch and stair, replace rotted wood siding with same and built deck on the back- #804 Truman Avenue- Fairbank Construction Inc.(H11-01-1157)

Jay Fairbank of Fairbank Construction Company presented the project. Mr. Fairbank explained that the project is to re-build a deteriorated wood front porch and stairs. Mr. Fairbanks stated that the plan is to demolish most of a rear addition removing the walls and the roof leaving the floor to as deck framing.

Public Comments:

There were no public comments.

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Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the house located on #804 Truman Avenue is listed as a contributing resource in the survey. The house is a one story frame structure and was built in 1928. Ms. Torregrosa stated that many of the architectural component elements of the front porch exhibits decay due to neglect. Ms. Torregrosa stated that the plans propose the restoration of the front porch elements using wood members that will replicate the existing ones. The non historic front steps will be replaced with wood ones. The plans also include the replacement of rotted wood siding with similar one and the construction of a 6' by 13' back wooden deck. No changes to doors or windows are proposed on these plans.

Ms. Torregrosa stated the Guidelines that should be reviewed for this application;
Entrances, porches and doors (pages 32-33);

(7) Porch reconstruction on contributing buildings must duplicate the original entryway and porch and be compatible in design, size, scale, material and color with the historical character of the building.

For the deck (pages 39-40 of the guidelines);

(4) The proportion of decking, patio or pool dimensions shall not exceed fifty percent of the total lot minus the building footprint.

Ms. Torregrosa stated the historic house is in need of repairs. The plans propose the rebuild of existing deteriorated elements of the front porch. The replacement of the non historic concrete steps with wooden ones will be a more appropriate solution to such deteriorated steps. The proposed deck to be located on the back of the house will not exceed the 50% of the total lot minus the building footprint.

Ms. Torregrosa stated it is staff's belief that the proposed plans are consistent with the guidelines.

Commission Discussion:

The Commissioners had no questions nor comments.

Actions/Motions:

A motion was made by Mr. George Galvan, seconded by Ms. Barbara Bowers, that the item be **Approved**. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 4 - Mr. Rojas, Ms. Bowers, Mr. Galvan, Mr. Green

9b Demolish rear addition, including walls and roof, floor frame to remain as deck frame- #804 Truman Avenue- Fairbank Construction Inc. (H11-01-1157)

Jay Fairbank of Fairbank Construction Company presented the project. Mr. Fairbank explained that there is not much to add for this portion of the project

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the house located on #804 Truman Avenue is listed as a contributing resource in the survey. Ms. Torregrosa stated that the house is a one story frame structure and was built in 1928. Ms. Torregrosa

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stated that this staff report is for the review of a Certificate of Appropriateness for a request for demolition of a non historic attached addition located on the back of the historic house. The existing addition is not depicted in the Sanborn maps. Ms. Torregrosa added the plans propose the reuse of the existing floor structure to be used for a proposed new deck.

Ms. Torregrosa stated that Staff understands that the request to remove the attached addition constitutes demolition. The criteria when reviewing a Certificate of Appropriateness that request demolition in under Sec. 102-218 of the LDR's;

(a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

(1) *If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

Ms. Torregrosa stated the Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

Ms. Torregrosa stated that it is staff's belief that the proposed request can be considered by the Commission since the proposed structure to be demolish is not historic nor can it be consider as a contributing element to the historic house. This will be the first reading for the demolition request.

Commission Discussion:

The Commissioners had no questions nor comments.

Actions/Motions:

A motion was made by Mr. George Galvan, seconded by Ms. Barbara Bowers, that the item be **Approved**. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 4 - Mr. Rojas, Ms. Bowers, Mr. Galvan, Mr. Green

- 10** Construction of an accessory structure depicting the historic kitchen that was once part of the Geiger home- **#205 Whitehead Street – Richard J. Heisenbottle – Robert Tischenkel (H11-01-1218)**

Robert Tischenkel presented the project along with Katia Hechema the historian for the Audubon House who answered questions posed by Mr. Tischenkel concerning the extensive research that has taken place for the project.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the Audubon house, also known as the John H. Geiger house is a magnificent example of a frame vernacular structure. The two and a half story house was built in 1846 and is located on a corner lot. The proposed design consists of one ancillary structure that will be built on the back of the lot and will not be visible from the streets. The new structure is intended only for exhibit.

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Ms. Torregrosa stated the proposed kitchen will be rectangular in footprint and will measure approximately 14'-2" depth by 17'-1" wide and will be 14'-3" height from ground to ridge. A brick chimney is proposed on the south façade. The building will be built with cypress wood, including floors and siding and will have wood shake shingle roof. The building will have solid wood shutters used as windows and wood doors. Ms. Torregrosa stated the new ancillary structure will be elevated, in order to meet FEMA requirements. Ms. Torregrosa added that a ramp is also provided for handicap access.

Ms. Torregrosa stated that in the 1912, 1926 and 1948 Sanborn maps a structure, shown as a kitchen, can be observed on the back of the main house. According to the maps the structure was a one story wood frame with a front porch and its main entrance faced north. In the 1962 Sanborn map the structure is not recorded. Ms. Torregrosa stated that the proposed location of the new structure will be close to where the old kitchen used to be.

Ms. Torregrosa stated the Guidelines to be reviewed for the request are as follows;

Outbuildings (pages 40-41);

- (1) *Accessory structures shall be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing.*
- (2) *No accessory structure may be built in the front yard of a structure in the historic district.*
- (3) *Accessory structures should not exceed the height of the principal building on the site*
- (9) *Construction of new outbuildings must comply with all criteria for new construction in the Historic District.*

Ms. Torregrosa stated that Staff also understands that the guidelines for Additions and Alterations and New Construction (pages 36-38a) are applicable for the review of the plans

Ms. Torregrosa stated that it is staff's belief that the design is consistent with many of the guidelines.

Commission Discussion:

Mr. Green summarized the changes since the last project submission of the project – it now comprises only the kitchen and no longer includes the slave quarters.

Ms. Bowers inquired if the kitchen would be plumbed and have electric. Ms. Hechema answered that it would not have any plumbing nor electricity.

Mr. Rojas asked Ms. Torregrosa if this meets the guidelines. Ms. Torregrosa responded that this is not to be considered as a replica. Ms. Hechema responded that this building will be built in the style of a period kitchen but not an exact replica. Mr. Rojas stated his concern of keeping this property as historic as possible.

Mr. Green stated that he remains uncomfortable with the project since he is not keen on faux buildings. He too wished to continue to preserve property as historic as possible. Mr. Green stated that his only reason for agreeing with the project is that it will be used for educational purposes.

Actions/Motions:

A motion was made by Ms. Barbara Bowers, seconded by Mr. George Galvan, that the

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item be **Approved**. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 3 - Ms. Bowers, Mr. Galvan, Mr. Green

No: 1 - Mr. Rojas

- 11** Built office/ storage space. Install new mini split system. Interior-built mock-up of Fort Jefferson with non-permanent fixtures and installation of non-permanent display cases- **#231 Margaret Street- Thompson Fish House listed in the National Register of Historic Places- FMH Builders (H11-01-1231)**

Chris Breland of HTA presented the project along with Frank Herrada of FMH Builders. Mr. Herrada explaining that the project is to build and office and storage space along with a scale model display of Fort. Jefferson. David Wright presented the interactive display portion of the project.

Public Comments:

There were no public comments.

Staff Report:

Brendon Cunningham presented the staff report. Mr. Cunningham stated this staff report is for the review of a Certificate of Appropriateness for the interior construction of an office and storage area and an interpretive center. Mr. Cunningham stated the building is listed in the National Register of Historic Places. Mr. Cunningham added the structure currently houses the Key West Bight Dock Master's Office and a staging and storage area for the Yankee Freedom Ferry to Fort Jefferson. Mr. Cunningham stated that the applicant proposes to place the additional office space within a second story "void" between two of the roof trusses. The purpose of the office expansion is to accommodate Yankee Freedom staff. Additionally, there will be an historic interpretive center on the first floor. Mr. Cunningham stated the exhibit will feature a scale model of Fort Jefferson and associated installations depicting both the environs surrounding the fort and the evolution of the Key West Bight as a working seaport.

Interior work:

The interpretive center is comprised of free standing installations that are not structural in nature and have no physical impact on the historic nature or integrity of the building. The office space will sit over the storage space between two trusses and will have an observation window overlooking the interpretive center.

Exterior work:

The location of the associated condenser unit for additional air conditioning capacity is proposed to be located on the right-side wall at the eave. Relevant HARC Guidelines for mechanical equipment are as follows:

1. Exterior HVAC units shall be sited in a location least visible from the public right-of-way whenever possible.
2. Mechanical equipment should not be located in the side yard of any structure if that side yard is adjacent to a public right-of-way unless the following conditions are met:
 - a. There is no other technically defensible location for the equipment.
 - b. Equipment is screened from view.

Mr. Cunningham stated that while the building does not abut the public right-of-way, it is highly visible from many areas of the Bight. Further, it is highly visible while leaving the Bight for open water. Staff considers the project, as a whole, consistent with the HARC Guidelines. However, the proposed and existing mechanical equipment need to be

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configured such that they are screened from view.

Commission Discussion:

The Commissioners had a discussion concerning the air conditioners location not only the one proposed by the project but the existing air conditioner units. Mr. Green asked if the applicant would be responsive to making other arrangements for air conditioner unit.

Actions/Motions:

A motion was made by Mr. George Galvan, seconded by Ms. Barbara Bowers, that the item be **Approved** with the understanding that the air conditioner will be better concealed. The motion **Passed** by the following vote:

Absent: 3 – Mr. Metzler and Mr. Muench, Mr. Rudy Molinet

Yes: 4 - Mr. Rojas, Ms. Bowers, Mr. Galvan, Mr. Green

12a Renovations and new addition to a single family dwelling- #919 Southard Street- Robert M. Gurney (H11-01-1243)

Robert Gurney presented the project. Mr. Gurney stated this project involves adding to an existing historic cottage.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated that her staff report is for the review of a Certificate of Appropriateness for a request for the restoration of a contributing house and for a new attached addition that will be visible from the street. Ms. Torregrosa stated that the house located on #919 Southard Street is listed as a contributing resource. The historic frame house, which originally was a one and a half story structure, was built circa 1889. Ms. Torregrosa added that The Sanborn maps of 1948 and 1962 provide evidence that the actual footprint of the house has been altered through life by attached additions on the back. Ms. Torregrosa stated that the house has a prominent dormer in its front façade. The front porch has been altered and a non historic exterior staircase is located on the west side and visible from the street.

Ms. Torregrosa stated that Staff had several conversations with the architect and referred him to the Sanborn maps and the guidelines prior to receive the submitted plans. It is staff understanding that the proposed addition will alter the balance and symmetry of the historic and contributing house. Ms. Torregrosa stated that the proposed addition is too larger in footprint than the main house. Although the addition will be one story the mass and scale of the new design overshadows the historic house. Ms. Torregrosa stated that the proportions and scale of the proposed addition are not in keeping with the existing house. Although the proposed addition will be attached on the back of the historic building, and setback from the street it will be visible from the right of way. Ms. Torregrosa stated that the guidelines promote contemporary architecture in old town but this design is not harmonious to the historic house or to the surrounding historic urban context.

Ms. Torregrosa stated that if the design is approved the proposed addition will require variances for expanding a non conforming structure and possible variance for exceeding the 66% of the total value of the existing house.

Commission Discussion:

The Commissioners had a discussion concerning the mass and scale of the project while

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making suggestions to the applicant as to how to improve the design to enable it to be approved in the future.

Actions/Motions:

The applicant **Withdrew** the application.

12b Partial demolition on the back-#919 Southard Street- Robert M. Gurney (H11-01-1243)

Actions/Motions:

The applicant **Withdrew** item 12a and therefore item 12b was **Withdrawn** by the application.

HARC Planner's Report

Ms. Torregrosa welcomed Ms. Bowers and Mr. Galvan back to HARC. Ms. Torregrosa stated that their knowledge and understanding will be a great addition.

Adjournment

Actions/Motions:

A motion was made by Mr. George Galvan, seconded by Ms. Barbara Bowers, that the meeting be **Ajourned**. The motion **Passed** by a unanimous vote.

Meeting adjourned at **5:25 pm**.

Submitted by,

Jo Bennett

**Administrative Coordinator
Planning Department**