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Call Meeting To Order	
Chairman Rudy Molinet called the Key West Historical Architectural Review Commission (HARC) Meeting of February 21, 2012 to order at 5:30 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, Daniel Metzler, Michael Miller, Bryan Green, and Chairman Rudy Molinet. Commissioners absent include: Margaret Gutierrez Also, present from City staff: Assistant City Attorney Ron Ramsingh, Planning Director Donald Craig, IT Mike Rivera, and Recording Secretary Jo Bennett. Donna Bosold arrived at 6:00 pm.
Approval of Agenda	
	Chairman Rudy Molinet inquired as to any changes to the agenda. Mr. Don Craig stated that the only change is that item #10 was withdrawn by the applicant. Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the Agenda with item #10 withdrawn by the applicant be Approved . The motion Passed by a unanimous voice vote.
Approval of Minutes	
1	January 11, 2011 Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the Minutes be Approved with an updated to reflect that Mr. Green abstained from the vote for Vice Chair. The motion Passed by a unanimous voice vote.
2	January 25, 2011 Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the Minutes be Approved . The motion Passed by a unanimous voice vote.
HARC Planner's Report	
	Mr. Craig reported that Ms. Torregrosa is on vacation.
Assistant City Attorney's Report	
	Mr. Ramsingh reported that per Mr. Green's request in preparation for the Sign Workshop, he researched and confirmed that the LDRs cannot be changed by the HARC Board.
Old Business	
3	Modification of postponed item- Consideration of approval of wood or steel core replacement porch and balcony columns and ginger bread to resemble the original

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columns- **#936 United Street- Peter Gomez/ Hugh J. Morgan/ James J. Reynolds (H11-01-1603)**

Hugh Morgan, Jim Reynolds and Peter Gomez were present to review the project with the Commission. Mr. Morgan inquired if all the documentation will be included with the complete package as part of the record. Mr. Morgan stated that the discussion tonight will be simply cover using composite replicas. Mr. Reynolds discussed the process that they followed and how they came to the decision that the composite replica be used.

Public Comments:

There were no public comments.

Staff Report:

Don Craig presented the HARC Planner's Staff Report. Mr. Craig stated that it is Staff's opinion that the proposed composite and high density polyurethane architectural elements are inconsistent with the guidelines as well as with the Secretary of the Interior's Standards. Mr. Craig stated that the new columns and gingerbread elements can be replicated with wood and they are available. An original Certificate of Appropriateness was approved by this Commission for the removal of historic wood elements based on an application that included new wood replicas and the reuse of existing brackets and spandrels; what was built is far from what this Commission approved. Mr. Craig stated that the guidelines are very clear as to how historic features in porches need to be replaced; this includes same materials. Mr. Craig stated that is why the LDR provides for an Economic Hardship Section for substitution of alternative building materials for historic or traditional materials. In this case the owner of the property has expressed that he does not qualify for such hardship and the proposed replicas will be done with a non-traditional, non-historic material. Mr. Craig concluded it is staff's opinion that the new columns and gingerbread elements must be made of wood and must replicate, as close as possible the original in design.

Commission Discussion:

Mr. Green inquired as to the cost differential of the wood verse the replicas. Mr. Reynolds responded that the turned columns were around \$1200 per column and there are 22 columns, the composite columns are about \$480 per column. Mr. Reynolds added that there is quite a big difference in the labor. Mr. Reynolds stated that they did not calculate the labor cost. Mr. Reynolds stated their proposal is to replace the gingerbread with the composite. Mr. Green stated that he does not have an issue with using the replicas.

Mr. Miller inquired as to the actual size of the columns to insure the same size as the original is replaced. Mr. Miller stated he could compromise on the type of material but not on the size of the columns.

Mr. Metzler stated that his experience with this material has been good.

Mr. Glorie stated he wish he could see the actual material.

Mr. Molinet stated that he is very displeased with the proposal and feels that wood should be used. Mr. Molinet stated he feels this project has been one issue after another from the first proposal with each one impacting the Historic value of this structure. Mr. Molinet stated that he cannot support this change.

Actions/Motions:

A motion was made by Mr. Michael Miller, seconded by Mr. Daniel Metzler, that the

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	item be Approved with condition the steel core columns and composite gingerbread are exact replica of the original columns and shop drawings are submitted for final approval. The motion Passed by the following vote: Yes: 4 – Ms. Bosold, Mr. Metzler, Mr. Miller, Mr. Green No: 2 - Mr. Glorie, Chairman Molinet
4	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) Elizabeth Newland, Landscape Architect, presented the project. David Fernandez and Doug Bradshaw were on hand to answer any questions as needed. Ms. Newland noted that each Commissioner should have a color copy of the latest landscape plan for Virginia Street in front of them. Ms. Newland explained the plans details and the reasoning for her selections. Public Comments: There were no public comments. Staff Report: Mr. Craig stated that several members of the City Staff assisted Ms. Newland in the development of the plan. Mr. Craig stated that the plans plantings will provide both color and canopy for the area. Commission Discussion: Mr. Miller complemented everyone involved in the project for the fine results. Mr. Miller asked who will be responsible for the planting of the new landscape. Mr. Fernandez introduced Paul Williams the City's Urban Forestry Manager. Mr. Williams stated he would oversee the proper planting takes place. Mr. Molinet stated he too was pleased with the plan and inquired as to who would be responsible for maintaining the landscape. Mr. Williams responded that the City's Community Services Department would be responsible for the maintenance going forward. Mr. Glorie asked where someone on a bicycle would ride since there was parking on both sides of the street and two-lane traffic. Mr. Fernandez stated that by State law bicycles have the right to take the full traffic lane, which is what he recommends a bicycle do so anywhere they ride that does not have a bicycle lane. Mr. Glorie also inquired why so much on-street parking is included in the plan. Mr. Fernandez responded that the parking is a result of discussions with the neighborhood residents and that Staff took numerous counts of parking usage at numerous times throughout the day. Mr. Fernandez added that those numbers confirmed the need for the parking especially since the counts were taken during low-time. Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Ms. Donna Bosold, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
5	Remove metal v-crimp panels from front side of roof and replace with metal shingles. Economic hardship consideration request- Code Compliance case- #1312 Reynolds

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	Street - Brian and Kimberly Blanchette (H12-01-125) The applicant was not present. Public Comments: There were no public comments. Staff Report: Don Craig presented the HARC Planner's Staff Report. Mr. Craig stated that this is a Code Case. Mr. Craig stated that the submitted application includes the removal of v-crimp from the front part of the house and its replacement with metal shingles. The ridges and the rest of the roof will be the same as it is today, metal v-crimp and regular metal flashing. Mr. Craig added that the applicant also submitted an Economic Hardship Affidavit of alternative building materials. Mr. Craig stated that there is evidence that the house used to have convex ridge tiles, which was a character defining element to the house. Mr. Craig added that it is staff opinion that convex ridge tiles were not used with a metal shingle roof, rather with asphalt or any other shake type shingles. The roof of the main house is exposed and its front and sides are visible from the right-of-way. Mr. Craig stated that it is staff opinion that leaving metal v-crimp is contrary to the guidelines. Mr. Craig added that the restitution of convex ridge tiles and a shake type of shingle will be more appropriate on this case. It is staff's opinion that the house has lost character with the introduction of an inappropriate roof design and material. Mr. Craig stated that Staff has send emails to the applicant requesting clarification on the Economic Hardship Affidavit but has not received any answers. Mr. Craig stated that the applicant claims, and has submitted proof that they are receiving Aid to Families with dependent children, but the criteria also requires and total household income is below 80 per cent of the median income for the city. Mr. Craig added that the applicant did not submit any documents as proof of evidence with the Economic Hardship Affidavit regarding their income nor did they mark this criterion in the document. According to the Florida Housing Financial Corporation, State Housing initiatives Program (SHIP) the actual median income for Monroe County is \$71,400. Mr. Craig stated that Staff understands that the Economic Hardship Affidavit that was submitted by the applicant is incomplete. Commission Discussion: Mr. Green stated that this proposal is two-fold. Mr. Green stated that he would address the Economic Hardship first in that the application is incomplete and the applicant has not made the appropriate efforts to properly complete the application. Mr. Green stated that the second side of this proposal which seeks to change the front facing roof is the worst possible solution. Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Michael Miller, that the item be Denied due to the Economic Hardship Affidavit is incomplete since household income was not supplied and the roof application based on the Guidelines page 26-1 and 26-4. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
6	Demolition of laundry facility with no built back- Code Compliance case-#407 Whitehead Street- Estate of Paula Newhouse/ Kimberly Blanchette personal rep (H12-01-141) Second reading

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	The applicant was not present. Public Comments: There were no public comments. Staff Report: Mr. Craig stated that there was nothing to add to the staff report which was presented at the last meeting which was complete and accurate. Commission Discussion: The Commissioners had no additional comments or discussion. Actions/Motions: A motion was made by Mr. Theo Glorie, seconded by Ms. Donna Bosold, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
7	After the fact demolition of exterior stairs from previous Certificate of Occupancy in 1998-Code Compliance case- #2 Scheppens Lane- William P. Horn (H12-01-151) Second reading Bill Horn stated he had nothing to add for this second reading. Public Comments: There were no public comments. Staff Report: Mr. Craig stated that there was nothing to add to the staff report which was presented at the last meeting which was complete and accurate. Commission Discussion: The Commissioners had no additional comments or discussion. 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: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
8	Demolition of front of existing house and demolition of existing non conforming rear attached structure- #914 James Street- Seatech of the Florida Keys (H12-01-157) Second reading The applicant was not present. Public Comments: There were no public comments. Staff Report: Mr. Craig stated that there was nothing to add to the staff report which was presented at the last meeting which was complete and accurate.

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	Commission Discussion: The Commissioners had no additional comments or discussion. 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: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
	New Business
9a	Rehabilitation of 814 Baptist Lane and new one story addition. Elevate existing structure, replace stairs and enlarge front porch. Relocate existing accessory shed and site improvements. #812-814 Baptist Lane- #812-814 Patone Street- Ty Symroski/ Cynthia Domenech (H12-01-189) Ty Symroski, Chris Little, and Cynthia Domenech were presented the project and respond to questions. Mr. Symroski stated that based on the input from previous submissions to HARC for this property, they have made modifications to the proposal for the property. Mr. Symroski stated that this proposal is for a new two story front porch, new front stairs and a new one story structure attached to the building. Mr. Symroski stated that the plans also include the relocation of an existing one story shed and site improvements. Mr. Symroski stated that the applicant proposes to elevate the building in order to gain head room. Mr. Symroski added that a new one story structure with a shed roof will replace an existing attached shed. Public Comments: There were no public comments. Staff Report: Don Craig presented the HARC Planner's Staff Report. Mr. Craig stated it is Staff's opinion that the proposed design is consistent with many of the guidelines for additions, alterations and new construction. Mr. Craig added that the new design will be sensible to the urban fabric and to the adjacent structures. Mr. Craig stated that nevertheless, if approved, the applicant will require variances from the Planning Board due to nonconformities with setbacks. Mr. Craig added that the applicant also needs to coordinate with the Landscape division for further review. Commission Discussion: Mr. Green stated that he has a problem with the applicant stating that this is a rehabilitation since he cannot tell how much of the old building will remain. Mr. Green stated he is concerned about the plans which will build beyond the existing footprint. Mr. Miller stated he sees this project as an improvement for the run down building. Ms. Bosold inquired concerning the statement that this is a two unit building. Mr. Symroski responded that the building has two ROGOs. Actions/Motions: 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: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Chairman Molinet No: 1 - Mr. Green

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9b	Demolition of existing stairs, shed and roof- #812-814 Baptist Lane- #812-814 Patone Street- Ty Symroski/ Cynthia Domenech (H12-01-189) The discussion for item 9a covered item 9b. 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, Mr. Metzler, Mr. Miller, Chairman Molinet No: 1 - Mr. Green
10	Replace 7 wood windows with wood vinyl clad- #1106 Packer Street- James Huber/ Dana Payne(H12-01-223) Withdrawn by the applicant prior to the meeting.
11	Restore condemned fire damage building. Built new one and a half story addition on back- #909 Pohalski Street- Thomas E. Pope (H12-01-250) Tom Pope presented the project. Mr. Pope stated that a fire caused this building to be condemned. Mr. Pope added that the plan is to maintain as much of the front of the building as possible to maintain the streetscape. This is one of the cottages which were built by the Cigar Factory. The roof will need to be removed due to the fire damage. Mr. Pope stated that the plan is to restore the front of the building while building a new story and a half addition in the burned out rear of the building. Public Comments: There were no public comments. Staff Report: Don Craig presented the HARC Planner's Staff Report. Mr. Craig stated that the proposed two story addition has almost the same footprint as the historic portion; nevertheless the addition is higher than the existing house. Mr. Craig stated that the urban context predominantly has one and one and a half stories structures. Mr. Craig added that the building to the right is a two story. Mr. Craig stated the use of transitional heights and setbacks from the street will lower the front visual impact of the two story addition. Mr. Craig stated it is staff's opinion that the proposed design is consistent with much of the guidelines. Mr. Craig stated that the historic part of the house will be saved although it was condemned. Mr. Craig added that because this building was declared unsafe and will be partially involuntarily demolish the proposed plans may not require variances. Commission Discussion: Mr. Green stated that he visited the area earlier in the day and that there is a house across the street has a similar design which fits well with the neighborhood. Mr. Miller stated he sees the plan as a very skillful approach to the site. Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the item be Approved. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet

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12	Two new signs copy CVS/ Pharmacy 24 hours- #530 Truman Avenue- Patricia Ortiz (H12-01-251) Patricia Ortiz presented the project. Ms. Ortiz stated that CVS is interested in removing their existing building wall sign and replacing it with an internally illuminated sign and they also would like to add a directional internally illuminated sign at the Northwest corner entrance. Ms. Ortiz remained to answer any questions as needed. Ms. Ortiz asked to be invited to the Sign Workshop when it is scheduled. Public Comments: There were no public comments. Staff Report: Don Craig presented the HARC Planner's Staff Report. Mr. Craig stated that this CVS business has two licenses, one as a retail store and one for pharmacy and film developing services. Mr. Craig stated that therefore they are allowed to have two signs with CVS pharmacy and two signs with the CVS logo at the location. Mr. Craig outlined the guidelines and the LDRs which the Commissioners should review in making their decision due to the letters exceeding the allowed size and the signs being illuminated. Commission Discussion: Mr. Green stated that this business is one of the worse transgressors of the City's sign ordinance. Mr. Green stated could not support this application. Mr. Green suggested to the applicant that she may want to wait until the Sign Workshop is held to make any signage changes. Actions/Motions: A motion was made by Mr. Bryan Green, seconded by Mr. Theo Glorie, that the item be Denied based on the Guidelines pages 49-51 and Section 114-103 and 114-104 of the LDRs. The motion Passed by the following vote: Yes: 6 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Mr. Green, Chairman Molinet
13a	Install new deck on the back. Replace metal windows with new wood deck- #610 Olivia Street- Thomas A. Kelly (H12-01-254) Tom Kelly presented the project. Mr. Kelly stated that the proposal is for the replacement of non-historic metal windows with new wood ones and for the installation of a new wood deck on the back of the house. Mr. Kelly stated that the plans also include the removal of existing non historic vinyl siding and its replacement with wood siding. Mr. Kelly stated the structure is a duplex house. Mr. Kelly stated that the proposal is for the removal of all non-historic windows and their replacement with 6 over 6 all wood true divided lite windows. The plans also include the removal of vinyl siding and its replacement with wood lap siding. Mr. Kelly remained to respond to any questions. Public Comments: There were no public comments. Staff Report: Don Craig presented the HARC Planner's Staff Report. Mr. Craig stated that it is Staff's belief that the proposed wood 6 over 6 true divided lite is an appropriate replacement window. Staff also understands that the removal of the vinyl siding should be approved.

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	Staff recommends that after the vinyl is removed an inspection of any existing siding should take place. Mr. Craig added Any replacement should match what is found under the vinyl. By observing the picture circa 1965 of the Monroe County Library website it is evident that the west side of the house used to have lap siding. Mr. Craig stated that it is staff's opinion that the replacement of the siding should match what was originally used as siding. Mr. Craig added that if there is no Historic evidence under the vinyl siding the proposed wood lap siding will be appropriate. Commission Discussion: Mr. Molinet inquired if the plan is to do lap siding regardless to what is found under the siding. Mr. Kelly responded that lap is the plan. Mr. Craig stated that it is Staff's wish that the materials be replaced like for like. Mr. Molinet stated that he could not support a fence similar to the one on the property next door and that the fence should stay with white picket fence. Actions/Motions: A motion was made by Mr. Michael Miller, seconded by Mr. Daniel Metzler, that the item be Approved with the condition that the fence is submitted as a separate application. The motion Passed by the following vote: Yes: 5 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Chairman Molinet Absent: 1 – Mr. Green
13b	Demolition of back attached addition- #610 Olivia Street- Thomas A. Kelly (H12-01-254) The discussion for item 13a covered item 13b. Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Ms. Donna Bosold, that the item be Approved. The motion Passed by the following vote: Yes: 5 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Chairman Molinet Absent: 1 – Mr. Green
14a	Renovations and reconfiguration of one story rear addition. Reconstruction of two story rear addition- #306 Elizabeth Street- Robert Delaune (H12-01-256) The applicant was not present. Commission Discussion: The Commissioners decided to postpone the item until the next meeting since the applicant was not present. Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Ms. Donna Bosold, that the item be Postponed. The motion Passed by the following vote: Yes: 5 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Chairman Molinet Absent: 1 – Mr. Green
14b	Demolition of rear additions- #306 Elizabeth Street- Robert Delaune (H12-01-256) The applicant was not present. Commission Discussion:

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	The Commissioners decided to postpone the item until the next meeting since the applicant was not present. Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Ms. Donna Bosold, that the item be Postponed. The motion Passed by the following vote: Yes: 5 – Ms. Bosold, Mr. Glorie, Mr. Metzler, Mr. Miller, Chairman Molinet Absent: 1 – Mr. Green
Commissioners Comments	
	The Commissioners discussed the ADA sidewalk projects and the impact to the streets.
Adjournment	
	Actions/Motions: A motion was made by Mr. Daniel Metzler, seconded by Ms. Donna Bosold, that the meeting be Adjourned. The motion Passed by a unanimous vote. Meeting adjourned at 8:10 pm.

Submitted by,

Jo Bennett

**Administrative Coordinator
Planning Department**